

AROUND THE RIVER



RIVERWALK MASTER ASSOCIATION

August 2023



A Message from the Master Association

August is here — ushering in the end of summer and painting the world in the warm hues of sunflowers and sunset skies! It's a month that feels slow and easy as we savor the heat and settle back into our routines.

- **Join Us at the Annual RMA Meeting**—The RMA Annual Meeting will take place on Tuesday, August 22nd at 6pm at the Clubhouse. This is a good time to receive an update on the community, voice any concerns and provide positive feedback. Look forward to seeing you!
- **Pool Updates**—Many thanks to everyone who has helped us keep the pool area clean and free of food. We appreciate that you eating prior to visiting the pool or using the picnic table outside the pool area. Just an FYI—the pool will be closing between September 5th and September 18th depending on pool usage. Take this last month of summer to relax, get some vitamin D and enjoy time at our beautiful pool.
- **Mail**—You may have heard that mail theft is occurring in Littleton. Let's not have this happen in our community. Columbine Hills Post Office recommends the following things to keep your mail safe: 1) Pick up your mail daily or at least once a week. 2) After picking up your mail, assure that your mailbox is locked. If you have a mail key that does not work, talk to Ted or our current mailman, Brad. 3) If you see a damaged or open mailbox, report this to your management company and call the post office. Just an FYI—the post office for Riverwalk is the Columbine Hills Post Office, not the Littleton Post Office on Prince Street. The Columbine Hills Post Office is located at 6698 Iris Street (located near Kipling and West Coal Mine Avenue). Their phone number is 303.948.8900.

Hours of Operation

Monday through Friday 8:00am—5:00pm

Saturday Closed

Sunday Closed

Fitness Room, Pool and Hot Tub hours are
5:00am—10:00pm with fob access.

Contact Information

Phone 303-798-9414 Fax 303-347-1413
2751 West Riverwalk Circle, Littleton, CO 80123

E-mail: riverwalk1@estreet.com
www.riverwalklittleton.com

- **Thank You for the Pet Food Donations!**—Colorado Pet Pantry received a very generous donation of 50+ bags and cans of pet food, plus pet toys. Thank you for the donations to support National Feed a Rescue Pet week!
- **KC & Associates Updated Portal**—KC & Associates has transitioned and updated their on-line platform to provide Riverwalk with state-of-the-art tools that enable you, the homeowner, easier access to your account. Please register with the new on-line platform at <https://kchoa.cincwebaxis.com>. Click on the **Sign In** tab at the top right of the page, then click the **Create Account** tab. You will need to fill out all fields that have a red asterisk under **User Information**, confirm how you want to receive correspondence and choose if you want to be opted into the Community Directory. You are opted out by default. Finally, you will need to enter the email address that you want associated with logging into your web portal. Please keep in mind your registration will need to be authenticated, which could take 2-3 business days, but you will receive an email once that is complete. If you have any questions, please contact Client Services at KC & Associates at 303-933-6279.
- **Sherry Clausen**—Many of you knew Sherry who was Riverwalk's Association Manager during and after the transition from BCorp to the Riverwalk Master Association. Sherry passed away in July. She was an important part of the history of this community. Sherry contributed to RMA meetings, budgets, resident events, numerous projects and the day to day Clubhouse management and activities. She will be missed.

— **Kristy Riviello, Association Manager & Michelle Milash, Clubhouse Coordinator**

Community Lunch to Kick Off Western Welcome Week

**Friday, August 11th from
11:30am-12:30pm**

RSVP by Thursday, August 10th at Noon

Let's kick off Western Welcome Week with a community lunch at the Clubhouse. We will provide barbeque turkey slider sandwiches. We need you to sign up for the following:

- | | |
|-------------------|--|
| • Potato Salad | • Vanilla Ice Cream & Whip Cream |
| • Baked Beans | • Corn Bread & Butter |
| • Corn on the Cob | • Watermelon |
| • Coleslaw | • Any other delicious side dish or dessert |
| • Apple Pie | |
| • Cherry Pie | |

Please contact Michelle at the Clubhouse(303.798.9414) or stop in to sign up for your delicious contribution. We will provide water and iced tea, plates, silverware, serving utensils and have the tables set up community style.

SADDLE UP!

for the 95TH YEAR!



WESTERN WELCOME WEEK

1928 ~ 2023

COMMUNITY INFORMATION

Aqua Fitness

Saturday—Sunday, 8:30-9:30am

Start your day with aqua fitness at the Riverwalk pool. Low impact exercise that includes stretching and toning. This class is FREE and you do not need to sign up.



Pinochle

Tuesdays at 1:00pm

This card game involves exchanging and putting together different combinations of cards or "melds," in order to score points. No sign-up necessary. Easy to learn and fast-paced excitement!



Low Vision Workshop

Thursday, August 10th at 9:30am

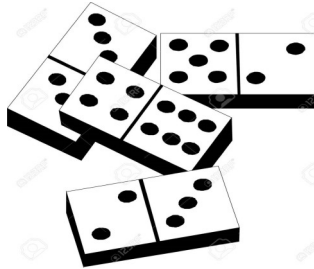
Please sign-up at the Clubhouse by Wednesday, August 9th

Join Chris Parsons to learn about low vision specific technologies and resources that can assist those experiencing low vision and may improve their quality of life, independence and difficulties in day-to-day activities.

Train Dominoes

Wednesday, August 9th & August 23rd at 1:00pm

Ready to put a new spin on Dominoes? The object of the game is for a player to play all the dominoes from his or her hand onto one or more chains, or "trains", emanating from a central hub or "station." Join your friends at the Clubhouse for Train Dominoes. Bring a drink, make a friend and learn a new pastime.



Crafty GURUS

Craft Afternoon—New Day

Thursday, August 10th from 1:00—4:00pm

Bring your craft, quilting, sewing, crocheting, painting, scrapbooking or any project to the Clubhouse for a crafting afternoon. This is a fun and relaxing afternoon to work on craft projects, get creative ideas, meet your fellow craft enthusiasts, while enjoying conversation. Please bring your own beverage.

It is half way through the year and the holidays will be here before you know it. Start thinking about fall and holiday crafts that will inspire creativity and fun.

We will be meeting in the Multi-Purpose Room at the Riverwalk Clubhouse. Look forward to seeing you!

Exercise Class

Monday—Friday, 9:00am (30-40 minutes)

Start your day with a refreshing low impact exercise session to DVDs at the Clubhouse. Walking, stretching and light weights. It is possible to choose different



exercises in different order depending on the needs of the people attending.

Monday: Senior Stretch—a good way to start the week.

Tuesday: More stretching, much of it sitting in a chair and using 1-3 pound weights, if you wish.

Wednesday: Walking, bending stretching and balance. Some use of weights optional.

Thursday: More stretching, much of it sitting in a chair and using 1-3 pound weights, if you wish.

Friday: Choose from above list or a class with more variety of exercises in more rapid succession.



The Clubhouse will be ordering individual pizzas on **Friday, August 18th**. The cost is \$7 for an individual pizza, including a drink and a small dessert.

How does this work?

1. Place your order at the Clubhouse by Thursday, August 17th at noon. \$7 cash.
2. Let us know your pizza selection: Meat Lovers, Vegetable or Cheese.
3. Let us know your soda choice: iced tea, diet tea or a bottle of water.
4. Pick up your pizza at 11:30am (note time change) at the Clubhouse and *take home to enjoy!*

We will be limiting the order for pizza to twenty individuals. We look forward to seeing you!

Bunco

Wednesday, August 16th, 1:00pm

Sign-up and pay by Friday, August 11th

Cost: \$3 with prizes

Call Margaret for more information at 303-738-5827. Never played Bunco before? It's a simple roll of the dice. 100% luck and prizes too!



Pinochle Players Needed

Want to spend a fun afternoon at the Clubhouse and meet some lovely people? Join the Pinochle players! Pinochle is played every Tuesday at 1pm at the Clubhouse. More Players = More Fun!

LET'S GET SOCIAL!

Social Night

Thursday, August 24th from 4:30-6:30pm

Meet your neighbors at the Clubhouse and enjoy social time! Bring your friends or family over for a fun game night—the pool tables and ping pong table will be ready for you to play. Invite your neighbors over for cocktails and conversation—bring your favorite signature cocktail and snacks. Or bring your favorite board game and play with your favorite people.



September 25th at 10am

This is a fantastic community that we are fortunate to live in.

Beginning in 2021, the Kiwanis of Columbine, in conjunction with the Master Association, have sponsored a quarterly blood drive. The response has been **overwhelming**. Because of **YOU** last year's donations reached 150+ units of blood. This translates to an unbelievable number of lives that have been impacted by your personal generosity. **Thank you!**

Please mark your calendars for September 25th.

There are three ways to sign up for the September 25th Blood Drive:

ON-LINE:

- Go to www.Vitalant.org
- Click on "Donate Now"
- Click on "MY Location"
- Enter date – 09/25/2023
- Click on "GO"
- Click on "Kiwanis of Columbine"
- Click on "See Times"
- Choose and click on the time convenient for you
- Enter your email address and password for Vitalant*
- Click on "Confirm appointment"
- *If you do not have an account with Vitalant you will be asked to set one up. Once you do Vitalant will notify you when your donation is used.

Telephone:

Alternative sign up, please call 303-363-2300. You will be asked where and when you want to sign-up for your donation. Give them this code **0572** and the time you would like to donate.

Walk-ins: We welcome you to walk in and donate!

POOL RULES

- NO RUNNING • NO PEEING
- NO PUSHING • NO DIVING
- NO WHINING • NO GLASS

Follow the Rules & Have fun!

Riverwalk Pool and Hot Tub Rules & Regulations

Pool and Hot Tub Hours: 5am-10pm

- Do not visit or use the pool if you have been sick.
- Residents and guests must have their FOB and passes with them.
- NO food or alcoholic beverage of any type inside the pool or hot tub. Light snacks only in the pool enclosure. Meals should be eaten outside the pool enclosure or prior to visiting the pool.
- NO person under the influence of alcohol or drugs should use the pool.
- NO smoking or glass containers of any type in pool or hot tub area.
- NO pets or animals in pool or hot tub enclosure or secured to fence.
- NO running, diving or rough play; no offensive language will be tolerated.
- NO spitting or blowing of nose in the pool.
- Persons with diarrheal illness, nausea, respiratory, skin, eye or ear infections, open lesions or wounds should not enter the pool.
- Children under 12 years of age must be accompanied by a responsible adult.
- NO children should be in the pool without supervision.
- It is recommended that children under 10 years of age not use the hot tub.
- Infants or children who are not toilet trained and adults who are incontinent, who wish to enter the pool, must wear a disposable swim diaper which must fit snugly around the legs and waist.
- Persons using the pool should shower before entering the pool or hot tub.
- Proper swimwear attire is required for all members and guests.
- Keep pool gates locked at all times and gate may not be propped open.
- Lower umbrellas, cover hot tub and dispose of trash prior to leaving area.
- Area must be vacated immediately at the first sign of thunder or lightning.

**FAILURE TO COMPLY WITH ABOVE RULES WILL
RESULT IN REMOVAL FROM THE POOL,
POSSIBLE REVOCATION OF POOL PRIVILEGES
AND KEY FOB DEACTIVATION.**

2023 Western Welcome Week Schedule of Events

Friday, August 11th

10am - 5pm — "Home on the Range" Art Exhibit Stanton Art Gallery at Town Hall Arts Center
5:30pm - 10pm — Western Welcome Week Kickoff – Concert & NEW Laser Show in the Park at Sterne Park



Saturday, August 12th

9:30am - 11:30 am — 26th Gold Panning on the South Platte River Carson Nature Center
10am - 12pm — Littleton Elk's Children's Fishing Derby
6:30pm - 9:30pm — Little Jam The Petty Nicks Experience at Sterne Park

Sunday, August 13th

8am - 11am — 13th Annual Pancake Stampede 5K Fun Run & Walk at Hudson Gardens & Event Center
8am - 11am — 19th WWW Kids "Games of Old" at Geneva Park at Geneva Lodge Lawn at the Littleton Center
8am - 11am — 45th WWW Pancake Breakfast at Geneva Lodge Lawn at the Littleton Center
9am - 10:30am — 27th Bruce Wolf Stick Horse Stampede at Geneva Park Geneva Lodge Lawn at the Littleton Center
10am - 2pm — 14th Littleton Elks Car Show at Littleton Elks Lodge
8pm - 11:59 pm — Perseids Meteor Shower Star Party at Carson Nature Center in South Platte Park

Tuesday, August 15th

6pm - 7:30pm — 26th HawkQuest Family Night Out at Carson Nature Center at South Platte Park
6pm - 8:30 pm — 27th RiverPointe Swing Dance with Zing the Great Big Band at RiverPointe Senior Living

Wednesday, August 16th

4am - 8:30pm — Cycling Without Age Littleton – Rock & Roll Roundup at RiverPointe Senior Living
6pm - 8:30pm — 22nd Taste of Western Welcome Week & Silent Auction | Littleton Center
6pm - 7:30pm — 22nd WWW Silent Auction & Somma's Spirits (Part of the Taste of WWW) at Littleton Center

Friday, August 18th

11am - 7pm — 20th Annual Community Quilt Show & Used Book Sale at First Presbyterian Church of Littleton
6pm - 11pm — Elks Hometown Pig Roast & Dance at Littleton Elks Lodge

Saturday, August 19th

6:30 am - 10am — 36th Grand Western Sandwich Breakfast at Littleton United Methodist Church
8am - 4pm — 63rd Craft and Home Improvement Fair in Downtown Littleton
8am - 4pm — Learning About Safety With Engine 1/2 in Downtown Littleton
8:30 am - 3pm — 20th Annual Community Quilt Show & Used Book Sale at First Presbyterian Church of Littleton
10am - 11:30 am — 94th Western Welcome Week Grand Parade in Downtown Littleton
12pm - 4pm — The Honor Bell: A Resounding Tribute for Colorado's Heroes in Downtown Littleton

Sunday, August 20th

12pm - 2:30 pm — Brad & Mary Bradford Memorial Duck Race in the War Memorial Rose Garden/Little's Creek

Around the River



Active Minds®

Vienna: Biography of a City

Wednesday, August 9th from 3:00—4:00pm

Join Active Minds for the story of Vienna, Austria's capital and largest city. Located on the banks of the Danube river, Vienna was the seat of political and economic power in Eastern Europe for centuries. Today Vienna remains and important cultural and political hub, with a deep history in the arts and sciences, including a pivotal role in the classical music works of composers such as Mozart, Beethoven, Hayden, and others.

Location: RiverPointe **Cost:** Free

RSVP: Required call RiverPointe at 303-797-0600

Cowboys

Monday, August 28th from 2:00-3:00 pm

Join Active Minds for the story of the American Cowboy. We will peel back the mythology and explain how the origins of the Cowboy lie south of the border in the Spanish colonies in the Americas. We'll trace the development of the American Cowboy and its influence upon this part of the country as well as tell a good 'ol Cowboy story or two.

Location: Bemis Public Library, 6014 S Datura St.

Cost: Free **RSVP:** Not required

**GET YOUR
RID OF
STUFF**



FOR SALE

FOR SALE: Convertible loveseat/sleeper

Details: Excellent condition, comfortable, white material, with side pockets, 56.5" wide

Price: PRICE REDUCTION! \$250.00 or willing to negotiate. Cash only, please!

Contact: Text Kazi at 720.827.2438

Picture on Clubhouse bulletin board

FOR SALE: Frames to hold your jewelry

Details: Get your jewelry out of the box, so you can see it! Holds earrings, necklaces and pins. 9 frames total, so plenty to go around! Includes some hooks to hold necklaces.

Price: \$20.00 each

Contact: Come check them out in Lakeshore, call Maedene at 303.898.9571

RIVERWALK MASTER ASSOCIATION

Summary of Regular Monthly Meeting

(Pending Approval) Tuesday, July 18, 2023

The Board of Directors of the Riverwalk Master Association met at the Riverwalk Clubhouse. President Simonich called the meeting to order at 6:01 p.m. Members Harris, Durkin, Milash and Solberg were present. Members Alspector, Chapman, Cothran and Vanderau were absent. Association Manager Kristy Riviello was present.

Open Forum: There were no homeowners in attendance. Manager Riviello received positive comments on the addition of the picnic table outside the pool area. Open Forum was closed and the regular monthly meeting opened at 6:04pm.

Approval of Minutes: It was moved by Harris and seconded by Durkin to approve the minutes of the June 20, 2023 RMA meeting; approved unanimously.

Standing Committee Reports:

Treasurer's Report: Treasurer Milash reported that the Operating Income for June was \$32,814 with a variance of \$1,609 under the expected amount of \$34,423. YTD Actual: \$369,944 YTD: \$378,653 Budget: Variance: \$8,709. The Operating Expense for June was \$34,729 with a variance of \$2,465 under the expected amount of \$37,193. YTD Actual: \$332,006 YTD: \$377,273 Budget: Variance: \$45,267. The Reserve Fund received the monthly transfer of \$8,644 in June with the total Reserve Fund being \$25,934. \$300,000 from the Reserve Fund was moved to 3 CDs - \$100,000 6 month CD, \$100,000 12 month CD and \$100,000 15 month CD. All CD's are at 4.75% interest rate. The remainder of the Reserve Fund was moved to a saving account earning 2.75% interest. In June, there were 5 delinquencies (flat to 5 in May) totaling \$6,047 (up from \$5,621); 1 of the delinquencies exceeded \$500 and account for \$5,922 (98%) of the total amount due.

Clubhouse Operations: Manager Riviello reported that during the month of June, seven private events were held. This brings the total amount received for private events through June to \$32,250. Five new contracts were written, bringing the total amount booked to \$36,250 through July. \$8,850 has been booked for the next fiscal year. Maintenance items and projects completed in and around the Clubhouse in June include the following: Three new HVAC actuators installed to replace failing actuators, touch up paint applied to the credenza in lobby and clubhouse baseboards, hot tub leak repaired, light pole #35 serviced, annual backflow inspection completed, low hanging trees lining Riverwalk Circle from Prince to Clubhouse trimmed, concrete grinding on trip hazards completed, crosswalks re-striped and two drainage culvert covers repainted. Social events and activities in June included the following: Josh Blackburn concert, Craft Afternoon, Movie: The Fabelmans, Personal Pizza Day, Blood Drive, Brats on the Patio and Social Night. On July 20th, the 17th Avenue Allstars will perform at the Clubhouse. In August, a community luncheon will kick-off to Western Welcome Week. The pool is scheduled to be closed between September 5th and September 18th depending on interest.

Unfinished Business:

Update on Asphalt, Striping and Concrete:

Manager Riviello reported that the asphalt, striping and concrete projects have been completed.

Date for Annual Meeting: Manager Riviello reminded the RMA Board that the annual meeting is scheduled for August 22nd at 6pm at the Clubhouse.

New Business: There was no new business.

Adjournment: The meeting was adjourned at 6:23p.m.

These minutes were summarized from the minutes written by Michelle Milash, RMA Treasurer pending approval at the next Riverwalk Master Board Meeting. Unedited RMA Board Minutes, Financial Reports and the Reserve Study are available for review in the Manager's Office and on the Riverwalk website, www.riverwalklittleton.com. Agendas are posted one day prior to the next scheduled Riverwalk Master Association meeting.

RMA Board Officers

President	Dennis Simonich
Vice President	Douglass Harris
Secretary	Stan Alspector
Treasurer	Michelle Milash

RMA Board Directors by HOA & Ending Terms

Arlington	Michelle Milash	(2025)
Belmont	Lindsey Chapman	(2024)
Canterbury	Douglass Harris	(2024)
Centennial	Sheryl Solberg	(2023)
Condos	Stan Alspector	(2024)
Fairway Six	Dennis Simonich	(2025)
Lakeshore	Pam Vanderau	(2023)
The Greens	Thomas Durkin	(2025)
Townhomes	Jack Cothran	(2023)

Arlington Condo for Rent

Arlington condo ready for rental on August 14th. The condo building has no age restriction and is a secured building. One bedroom with one bath non-smoking unit with a heated underground parking space and a small storage unit, kitchen appliances and washer and dryer. The condo overlooks courtyard and pool. You will have full use of clubhouse amenities. No pets!

To schedule a showing or for additional information, please contact Steve at 303.704.7241.



Cat Needs a New Home

Temple is a black and white, 4 year old cat looking for a new home. Very curious, sweet and super cute! The owner is willing to make an initial monthly contribution for food, litter and pet supplies.

Please contact Merle at 303.679.6110.



Adult Condos Board Members
Monday, August 14th at 4:00pm
Managed by KC & Associates, LLC.
Jon White 303-605-6925
jon.white@kchoa.com

President	Susan Grubb
Vice President	Pamala Kapus
Treasurer	Stan Alspector
Secretary	Pat Lohman
Director at Large	Bob Ruesch

Arlington Board Members
No meeting in August
Managed by CMC
Diane Miller 720-283-3300
communityquestions@att.net

President	Ann Bush
Vice President	
Secretary	Kathy Hass
Treasurer	Colleen Lloyd

Belmont Board Members
No meeting in August
Managed by KC & Associates, LLC
Kathy Christensen 303-933-6279
kathy.christensen@kchoa.com

President	Lindsey Chapman
Vice President	David Dykehouse
Secretary	Melissa Lavers
Treasurer	Monica Wattermund
Director at Large	Cheryl Heaton

Canterbury Board Members
No meeting in August
Managed by LCM Property Management, LLC
Milagros Chavez (303) 221-1117 x112
mchavez@lcmpm.com

President	Elizabeth Collins
Vice President	
Treasurer	James Fallt
Secretary	Douglass Harris
Director at Large	Janey Hawley
Director at Large	

Centennial Board Members
No meeting in August
Managed by KC & Associates, LLC
Ashley Gonzales 303-933-6279
ashley.gonzales@kchoa.com

President	Margaret Bradley
Vice President	
Treasurer	
Secretary	Sheryl Solberg
Director at Large	Rita Eichhorn

Fairway Six Board Members
Monday, August 21st at 6:00pm
Managed by KC & Associates, LLC.
Ashley Gonzales 303-933-6279
ashley.gonzales@kchoa.com

President	Judy Armstrong
Vice President	Frank DeBord
Treasurer	Jim Hayes
Secretary	Linda Chenault

The Greens Board Members
Thursday, August 24th at 6:30pm
Managed by Advance HOA Management
Jessica Mayer (303) 482-2213 x221
jessica.mayer@advancehoa.com

President	Jim Collins
Vice President	Masha Polinski
Treasurer	Thomas Durkin
Secretary	Carolyn Medland
Director at Large	Janice Maring

Lakeshore Board Members
Monday, August 21st at 3:00pm
Managed by KC & Associates, LLC
Kathy Christensen 303-933-6279
kathy.christensen@kchoa.com

President	Bob Belleville
Vice President	Jerry Huling
Secretary	Warren Buettner
Treasurer	CJ Katzke
Director at Large	John Nesavich
Director at Large	George Frazier

Townhomes Board Members
Monday, August 21st at 4pm—Annual Meeting
Managed by KC & Associates, LLC
Sam Marquez 303-634-2882
samuel.marquez@kchoa.com

President	Nancy Anderson
Vice President	Bob Zinke
Treasurer	Ken Marble
Secretary	Gerhard Hertel
Member at Large	Don Egan

**The Riverwalk Master Association Annual Meeting
will take place on Tuesday, August 22nd at 6:00pm
at the Riverwalk Clubhouse.**

Payment & Automatic Checking Account
Withdrawals for Riverwalk Master Association,
Managed by: KC & Associates, LLC.
10106 W. San Juan Way, Suite 210
Littleton, CO 80127

Sam Marquez 303-634-2882
samuel.marquez@kchoa.com

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AUGUST 2023

Riverwalk Statistics

Properties SOLD 1/30/23-7/30/23



2888 W. Riverwalk Cir. #C	\$665,000	Madison & Company Properties
2880 W. Riverwalk Cir. #C	\$658,000	Trelora Realty Team
2709 W. Greens Ct	\$645,000	Compass—Denver
2858 W. Riverwalk Cir. #A	\$629,500	RE/MAX Alliance
2768 W. Greens Dr.	\$614,640	RE/MAX Professionals
2700 W. Riverwalk Cir. #B	\$600,000	eXp Realty, LLC
2878 W. Riverwalk Cir. #A	\$595,000	Wisdom Real Estate
2747 W. Greens Dr.	\$585,000	Colorado Home Realty
2894 W. Riverwalk Cir. #B214	\$550,000	MODUS Real Estate
2894 W. Riverwalk Cir. #B218	\$465,000	Coldwell Banker Realty 44
2771 W. Riverwalk Cir. #B	\$464,000	Compass—Denver
2897 W. Riverwalk Cir. #205	\$445,000	RE/MAX Alliance
2894 W. Riverwalk Cir. #B308	\$445,000	MB Bahl Marketing Group
2897 W. Riverwalk Cir. #207	\$438,000	MB Bahl Marketing Group
2896 W. Riverwalk Cir. #A316	\$435,000	Madison & Company Properties
2895 W. Riverwalk Cir. #213	\$396,000	MB Bahl Marketing Group
2896 W. Riverwalk Cir. #A109	\$385,000	Alpine Real Estate
2894 W. Riverwalk Cir. #B212	\$320,000	MB Rick Watkins, Inc.
2895 W. Riverwalk Cir. #109	\$310,000	RE/MAX Professionals

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CALL ME AND PUT MY 22 YEARS OF SELLING RIVERWALK PROPERTIES TO WORK FOR
YOU!**



Holly Walker—Broker Associate

Holly@HollyWalkerHomes.com

303-868-5542

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able to help you with any questions regarding your current
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Just turn 65?

Currently on
Medicare?

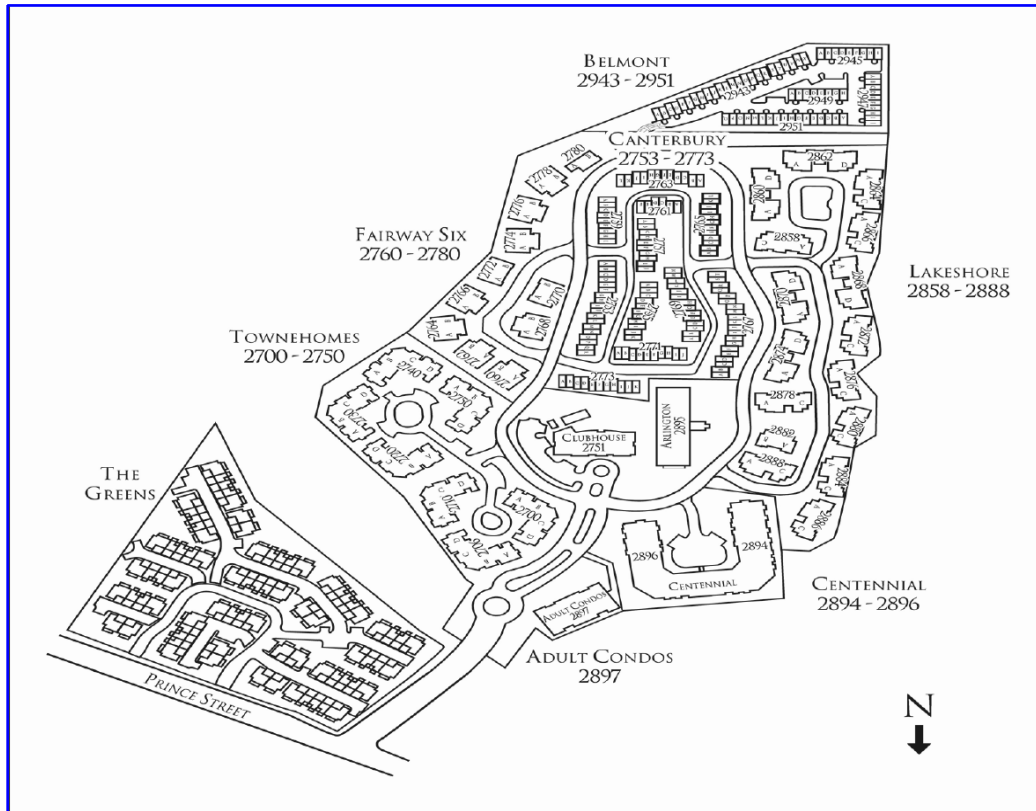
Don't expose
yourself to
unnecessary
medical costs.



Contact Me Today!

LeSean Wittkop
(720) 204-0081
lwittkop723@icloud.com

Riverwalk Community Price Ranges



Adult Condos: 345k-476k
 Arlington Building: 325k-475k
 Belmont: 375k-460k
 Canterbury: 375k-475k
 Centennial Buildings: 335k-530k

Fairway Six: 600k-730k
 Lakeshore: 475k-675k
 The Greens: 550k-703k
 Townehomes: 685k-775K

Would you like to know the actual value of your property? Call or send me an email—a free service with no obligations.



Debi Romero 303-587-4244 Metro Brokers Realtor

Your Riverwalk Real Estate Specialist

www.live-in-riverwalk.com Debi has been recognized by the South Metro Denver REALTOR® Association (SMDRA) 2021-2023 Diamond Circle Club Award for *Top Individual Residential sales.* (mbbahlmarketinggroup)

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- SERVICES**
- ♥ Move-outs
 - ♥ Showing
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 - ♥ Post-Construction
 - ♥ Weekly
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 - ♥ Offices

heartandhomesolutionsllc@gmail.com

Susana (720-477-8268)

Heart & Home Solutions Instagram heartandhome_solutions

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WE ARE TOO!



The Riverwalk Clubhouse has a Facebook page!



www.facebook.com/riverwalkclubhouse



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References Available

Owner/Operator

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@ 303-335-6237

or 303-730-8528

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- Smoke Alarm Replacement
- Furnace Filter Replacement

**Kitchen & Bath
Granite and
Quartz**

Around the River

— REAL ESTATE UPDATE —

Look at the current activity in your community:

Centennial-Active \$465,000:
2896 W. Riverwalk Circle Unit A-213 2 bed/2 bath

Canterbury-Under Contract:
2763 W. Riverwalk Circle Unit-I 2 bed/2 bath

Centennial-Sold \$320,000:
2894 W. Riverwalk Circle Unit B-212 1 bed/1 bath

Centennial-Sold \$435,000:
2896 W. Riverwalk Circle Unit A-316 2 bed/2 bath

Adult Condos-Sold \$438,000:
2897 W. Riverwalk Circle Unit 207 2 bed/2 bath

The Greens-Sold \$585,000:
2747 W. Greens Drive 3 bed/3 bath

Lakeshore-Sold \$629,500:
2858 W. Riverwalk Circle Unit-A 2 bed/2 bath

The Greens-Sold \$645,000:
2709 W. Greens Court 4 bed/3 bath

Lakeshore-Sold \$665,000:
2888 W. Riverwalk Circle Unit-C 2 bed/2 bath

***If this is the right time for you to buy
or sell a home... call me, I'll help you
figure out your perfect situation!***



Call or email me today and let me know how I can serve your real estate needs.

****Upon a successful closing of your home listed with me receive a \$200.00 gift card of your choice!****

Cheryl Medina

Broker Associate

8300 E. Maplewood Ave. Suite 100

Greenwood Village, CO 80111

Email: jcmolina@comcast.net

For current market information...

Call me 303-885-7663



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Not valid with any other offer. Limit one coupon
per visit. Must mention and print coupon for savings.
Call 303-347-1958 to schedule appointment.

\$149⁹⁹ TUNE-UP

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AIR CONDITIONING SYSTEM**

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per visit. Must mention and print coupon for savings.
Call 303-347-1958 to schedule appointment.

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\$849 Installed!**

**Reme-Halo In-Duct Air Purifier,
Normally \$949**

Restrictions apply. Exp 9/30/23.
Not valid with any other offer. Limit one coupon
per visit. Must mention and print coupon for savings.
Call 303-347-1958 to schedule appointment.

DON'T FORGET to annually maintain your HVAC equipment. Call today to schedule an appointment!



Box Ads

Box ads are intended for residents and businesses that wish to offer goods and services to the Community.

Cost:

- \$15 per business card size
- \$25 per quarter page
- \$50 per half page
- \$100 per full page

Discounts given after three consecutive insertions.

Deadline for ads and articles is the 20th of the preceding month and are subject to approval.

Clubhouse Copy & Fax Services:

- 10¢ per copy
- 50¢ per color copy
- 50¢ for local and toll free fax
- \$1 for long distance (per page).

For incoming faxes there will be a charge of 10¢ per page. Please direct faxes to (303) 347-1413.

Policy on accepting paid advertising for publication in *Around the River*

The Riverwalk Master Association reserves the right not to accept any advertisement or notice for publication in *Around the River*.

In general, *Around the River* will accept for publication (1) advertisements of offers to buy, sell, rent or exchange goods or services whose sale or use are not prohibited by law; (2) public or community service announcements whose sponsor is clearly identified in the notice itself; and (3) notices of meetings and events to be held at the Riverwalk Clubhouse.

Around the River will not accept for publication (1) political advertisements, whether for or against a candidate for public office or for or against a political cause such as a proposed statewide or local amendment, initiative or referendum; (2) any advertisement which could mislead the reader or (3) is deemed annoying and/or harmful to our readers.

The Riverwalk Master Association does not investigate, and is not responsible for, the legitimacy or quality of items listed. Please contact Kristy Riviello, Association Manager, or Michelle Milash, Clubhouse Coordinator at (303-798-9414) for more information.

PUZZLE FOR AUGUST

W D C I Z Z N O X Y G E N D I S C O V E R E D G
 O R D G R E A T T R A I N R O B B E R Y Z N V A
 Q O D E L L I K A N A I D S S E C N I R P M I R
 F F S U M I L U Y G L A D I O L U S X O D R W U
 I T N R F R E U N I O N S O G J L O O P C V H Q
 R L W H U S D N E R A W D L R O W D N O C E S G
 S E H C E E P S G N I K R E H T U L N I T R A M
 T D P N O I T A C A V O C Z Z Y M D D K W N G Y
 W O S K R A P T N E M E S U M A I V R I Y N A H
 O M Q F U D C B T T J X Q R R T C I S L I I D N
 R G S S P Y C D Z S T E E N I O T C X F S I E O
 L N Y W C N S W E X N Z E O L M Y T L G C N D X
 D I D Q I X U I I F X L N U Q G R O B E V E N Y
 W L Q I G M T I T J O I M L S A G R L M C E U G
 A L J L M R M D O T N B H E C T M Y P S V R O J
 R I U S A U T I S G U B R M I H S O Z T W C F A
 S R X P L R H A N S I S V O N E S V U O X S S E
 T G O B F A S L S G D Q Z N C R E E Q N Q N S P
 A K S R V I V E L I J X P A I I L R D E O U O A
 R I V D L N T I Z X J G Q D P N N J M A N S R R
 T C S A I S H B T O R M H E J G I A T G D N C K
 E W N M A S F I H S E L V O Y S A P M A D U D S
 D O L I D S K D O M E O W U D X R A D T A X E L
 M J L Q A Z R G T J U F U O K U S N G E M W R G

AIR CONDITIONING
 FESTIVALS
 GEM STONE AGATE
 GREAT TRAIN ROBBERY
 HUMID
 MODEL T FORD
 PARKS
 POOL
 RED CROSS FOUNDED
 SUNSCREEN
 VICTORY OVER JAPAN

AMUSEMENT PARKS
 FIRST WORLD WAR STARTED
 GLADIOLUS
 GRILLING
 LEMONADE
 MONA LISA STOLEN
 PARTIES
 PRINCESS DIANA KILLED
 REUNIONS
 SWIMMING

COLUMBUS SET SAIL
 GATHERINGS
 GOLFING
 HOT
 MARTIN LUTHER KING SPEECH
 OXYGEN DISCOVERED
 PICNICS
 RAINLESS
 SECOND WORLD WAR ENDS
 VACATION

August 2023

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Fitness Room and Hot Tub Hours Monday -Sunday 5am-10pm *= Closed Play		1 *Mahjong 11:30am Pinochle 1pm	2 Bridge Buddies 10am Littleton Ladies Golf Meeting 11am *LGC Mahjong 1:30pm	3 Thursday Bridge 10am LLGC18 Meeting 11am-1pm	4 	5 Clubhouse open 11am-3pm
6 Private Event 2-8pm	7 Cindy's Bridge 1pm	8 *Mahjong 11:30am Pinochle 1pm Lakeshore Social 4-6pm	9 Trent's Canasta 1pm Train Dominoes 1pm	10 Low Vision Workshop 9:30am Thursday Bridge 10am Hand & Foot 1pm Craft Afternoon 1-4pm	11 Community Lunch 11:30am Western Welcome Week Begins	12 Clubhouse open 11am-3pm
13	14 Monday Bridge 10am *Bag Ladies Bridge 1pm Adult Condos HOA Meeting 4pm	15 *Mahjong 11:30 Pinochle 1-2:30pm	16 Bridge Buddies 10am Bunco 1pm	17 Thursday Bridge 10am	18 Personal Pizza 11:30am	19 Clubhouse open 11am-3pm
20	21 Cindy's Bridge 1pm Lakeshore HOA Meeting 3pm Townehomes Annual HOA Meeting 4pm Townehomes Social 5pm Fairway Six HOA Meeting 6pm	22 *Mahjong 11:30am Pinochle 1pm RMA Annual Meeting 6pm	23 Trent's Canasta 1pm Train Dominoes 1pm	24 Thursday Bridge 10am Hand & Foot 1pm Social Night 4:30-6:30pm Greens HOA Meeting 6:30pm	25 4th Friday Bridge 10am Fairway Six Friday Frolic 5:30pm	26 Clubhouse open 11am-3pm
27	28 Monday Bridge 10am *Bag Ladies Bridge 1pm	29 *Mahjong 11:30am Pinochle 1pm	30	31 Thursday Bridge 10am	September 1st Labor Day Weekend	September 2nd