

AROUND THE RIVER



RIVERWALK MASTER ASSOCIATION

July 2024



A Message from the Master Association

- **Pool Season**—We have had a rough start to pool season and need your help turning it around. Here are five reminders to make the pool a fun and safe place for everyone to enjoy.
 1. **Keep the pool gate and locker room doors closed**—The Riverwalk pool is an amenity for our residents. The pool gate and locker room doors must remain closed and not propped open. **DO NOT** let people in pool area who do not have a fob.
 2. **If you are feeling sick...**—Stay home! Come back when your cold or flu has run its course and you are feeling better. Please place band-aids in the trash. We find them around the exterior of the pool and on the tables. It's disgusting to pick up.
 3. **Eat at home or at the picnic table**—Light snacks are fine to enjoy at the pool. Please have your meal at home, on the patio or at the picnic table, then throw away your trash. Please help us keep the pool area free of ants and wasps.
 4. **Tables with umbrellas**—Please keep the tables with umbrellas where we have them placed. The umbrellas get broken or torn when moved and we want to preserve the new pool deck.
 5. **Swimming suits**—Please wear proper swimming attire. T-shirts and clothing with fraying material should not be worn in the pool.
- **Wellness Check**—How do you arrange for a wellness check? A wellness check is an in-person visit from enforcement officers in response to a request from a friend or family member who is concerned about the person's well being. If you need to request a wellness check on a neighbor, please contact the Littleton Police non-emergency phone number at 303.794.1551. You will need to provide their name, address and the reason for requesting a wellness check. An officer will visit the person in less than twenty-four hours.
- **National Feed a Rescue Pet Week**—July 24th-July 30th is National Feed a Rescue Pet Week. Let's support our four legged friends, but take it up a notch and collect for two weeks. We will begin collecting donations on Monday, July 22nd through Friday, August 2nd. The food and pet necessities will be donated to Colorado Pet Pantry. Please see page six of this newsletter for requested items.
- **Private Property**—Each Riverwalk community or HOA is private property. Please keep this in mind when taking a walk or walking your pets. Please stay on Riverwalk Circle and do not walk your pets (or yourself) through a community that you do not reside. Also, please pick up and correctly dispose of any pet waste.
- **Aqua Fitness**—Linda is leading a fun and low impact aqua exercise class at the pool on Saturday and Sunday (weather permitting) from 8:30-9:30am. This is a FREE class and a great way to start off your weekend!
- **Josh Blackburn**—Josh returns for another fun and entertaining night on Thursday, July 18th at 7pm. Tickets will be on sale on Monday, July 1st at 8am. This is Josh's last scheduled performance for this year, so let's fill the house.
- **Riverwalk Master Association Annual Meeting**—Mark your calendars! The RMA Annual Meeting will take place on Tuesday, August 20th at 6pm at the Riverwalk Clubhouse. Great news! There will be **no increase** to the RMA monthly assessment for the next fiscal year.
- **Brats on the Patio**—Join us on the patio on July 5th at 11:30am for brats. \$3 for a brat, chips and drink. Eat lunch on the patio, then head to the pool!
— Kristy Riviello, Association Manager & Michelle Milash, Clubhouse Coordinator

Hours of Operation

Monday through Friday 8:00am—5:00pm
Saturday & Sunday Closed
Fitness Room, Pool and Hot Tub hours are
5:00am—10:00pm Monday—Friday with fob access.

Contact Information

Phone 303-798-9414
2751 West Riverwalk Circle, Littleton, CO 80123
Kristy email: riverwalk1@estreet.com
Michelle email: riverwalk2@estreet.com
www.riverwalklittleton.com



Brats on the Patio

Friday, July 5th

Kristy and Michelle will be grilling brats on the Clubhouse patio.

Please join us on Friday, July 5th from
11:30am to 1:00pm.

You are welcome to eat on the patio or inside the Clubhouse.

\$3 for a brat, chips, iced tea, lemonade or water.

COMMUNITY INFORMATION



Aqua Fitness is Back!

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.

Benefits of Aqua Fitness

- Water has twelve times the resistance of air—build strength by moving water.
- Reduce impact on joints by up to 90%.
- No swimming skills required.
- Improve mood and decrease anxiety.
- Burn calories in a comfortable environment.



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.

PIZZA FRIDAY

The Clubhouse will be ordering individual pizzas on **Friday, July 12th**. The cost is \$8 for an individual pizza, including a drink and a small dessert.

How does this work?

1. Place your order at the Clubhouse by Thursday, July 11th at noon. \$8 cash.
2. Let us know your pizza selection: Meat Lovers, Vegetable or Cheese.
3. Let us know your soda choice: Pepsi, Diet Pepsi, Sprite or a bottle of water.
4. Pick up your pizza at 11:30am 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!

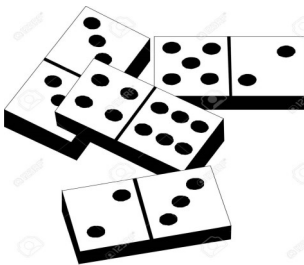


Trivia Returns

**Wednesday, July 24th at 1:00-3:00pm
at RiverPointe**

Residents of Riverwalk are invited to play! This is team trivia and tons of fun! However, you must RSVP to attend. Please call the hosts to save a spot or ask questions about playing. No charge to play.

Contact your trivia host Carolyn at 810.441.1252 or email her at pkcgmed1@gmail.com to RSVP.



Train Dominoes

**Wednesday, July 10 & July
24th at 1:00pm**

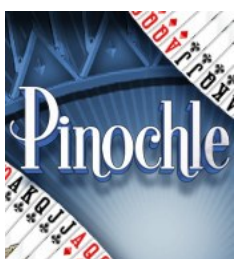
Ready to put a new spin on Dominoes? The object of the game is for a player to play all the dominoes from his or her hand onto one or more chains, or "trains", emanating

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.

Craft Afternoon

**Thursday, July 11th from
1:00—3:00pm**

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. Bring your own beverage. Summer is here and it's a great time to enjoy the cool and get creative and craft!



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!

Josh Blackburn

Join us at the Clubhouse on Thursday, July 18th from 7-9pm for a musical performance by Josh Blackburn. Josh is a local singer and guitarist who performs at The Pint Room and The Alley. He will be singing popular songs and his own original music.

\$5/person



The doors will open at 6:00pm. Please feel free to bring a bottle of wine, beer, cocktail, beverage or snack to enjoy during the performance.

Tickets will be available to purchase in person beginning Monday, July 1st at 8am. We will not hold any tickets without payment. We will be limiting this event at eighty people with no wait list.

Cash only, please.

July Movie "Poor Things"

Friday, July 12th at 10:00am
Call the Clubhouse to RSVP by
Thursday, July 11th at 5:00pm

From filmmaker Yorgos Lanthimos and producer Emma Stone comes the incredible tale and fantastical evolution of

Bella Baxter, a young woman brought back to life by the brilliant and unorthodox scientist Dr. Godwin Baxter. Under Baxter's protection, Bella is eager to learn. Hungry for the worldliness she is lacking, Bella runs off with Duncan Wedderburn, a slick and debauched lawyer, on a whirlwind adventure across the continents. *Emma Stone won best actress at the Academy Awards.*



Active Minds®

Picasso

Wednesday, July 10, 2024 from 3:00-4:00pm

Born in Spain in 1881, Pablo Picasso would live a life that would redefine the structure and concept of visual art. Over the course of his 91 years, his works as a painter and sculptor would be associated with various movements in 20th Century modern art, most notably Cubism. Join Active Minds as we explore the life and revolutionary works of Picasso.

Location: RiverPointe **Cost:** Free

RSVP Required: Call RiverPointe at 303-797-0600

Paris: Biography of a City

Monday, July 22, 2024 from 2:00-3:00 pm

As the city prepares to host the Summer Olympics in 2024, Paris will once again be in the spotlight. Join Active Minds as we will trace the city's history from its Celtic origins through to it becoming a cultural and political hub of France. In the process, we'll visit with some of the city's most colorful characters and notable places, including the Eiffel Tower, which was despised by Parisians in its day but has come to symbolize one of the world's great cities.

Location: Bemis Public Library, 6014 S Datura St.

Cost: Free **RSVP:** Not required

For more information, visit: activeminds.com

PLEASE NOTE: Active Minds is currently offering both virtual and in-person programs.

Be sure to RSVP for in-person programs as restrictions may apply.

There are many interesting virtual presentations that you may enjoy every week. Check the list of presentations for July and August at: activeminds.com

COMING SOON

- Western Welcome Week Potluck—Friday, August 9th
- RMA Annual Meeting—Tuesday, August 20th
- Mix It Up Happy Hour—Thursday, August 22nd

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.**



NATIONAL FEED A RESCUE PET WEEK

July 22nd-August 2nd

National Feed a Rescue Pet Week

Riverwalk loves their four legged friends, so let's help feed the rescue pets. National Feed a Rescue Pet Week is July 24th-July 30th, but we are going to begin collecting on Monday, July 22nd through Friday, August 2nd.

We will be collecting cat, dog, kitten and puppy food to donate to Colorado Pet Pantry. We are also accepting toys, pet beds of any size, medium harnesses and cat litter.

Donations may be dropped off at the Riverwalk Clubhouse Monday-Friday from 8am-5pm.

A donation box will be left inside the library for anyone dropping off a donation on the weekend.

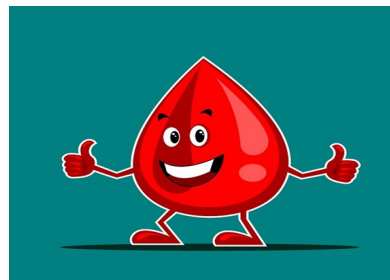
Thank you in advance for your generous donations for rescue pets!



The Riverwalk Community is shining a light through your continued support to Veterans and their families

A big thank you, Riverwalk Community! Our veterans support project was another huge success. Through your generous donations, veterans and their families received clothing, socks, hygiene items and more. VOAC RSVP team members filled multiple cars with clothing and suitcases. These donations were given to Volunteers of America Colorado's Bill Daniels Veteran Service Center (VSC). VOAC VSC staff were overjoyed with the bounty of clothing. Statewide VOAC assists over 2,500 veterans. Let me share a story about one. Mr. V is a veteran whose housing situation is currently unstable. Mr. V. not only utilizes services out of the VOAC's Bill Daniels Veteran Service Center but also volunteers his time supporting other vets who come through the doors. He is the first one to lend a hand and grab a cart when large donations come in. While assisting RSVP staff member Gayle with the first load of donations, he said he would quickly remove the donated clothing from the suitcases so they could be returned. Gayle let him know that the bags are also a donation. His eyes just lit up when he saw the particularly nice rolling duffel bag. Gayle asked if the bag would be helpful for him, and he sheepishly said yes. Mr. V. happily removed the donated items and set the rolling bag in the corner with his other possessions.

In addition to supporting VOAC's Veteran Service Center, 160 sock packs and 160 hygiene sacks were shared with veterans through VOAC RSVP's partnership with Soldiers' Angels monthly food distribution. The RSVP team of Gayle, Cathy & Betsy want to thank the Riverwalk Community and Riverwalk Clubhouse staff for your continued support to those who have given so much. The blue barrels will return in fall. If you would like more information about VOAC RSVP (Retired & Senior Volunteer Program) please contact Gayle Larsen 720-264-3339 glarsen@voacolorado.org.



**June Blood Drive
Thanks for all who made this drive a success!**

For our June blood drive, Vitalant provided us with **24** appointment times. **25** donors responded to our appeal and **21** units were collected. Soon these donations will be used to help a save a life of a leukemia patient, a victim of a car accident or a new mother after delivery.

Thanks to all who supported this project and mark your calendars for our next blood drive scheduled for September 23rd. By doing your part to either help facilitate, donate or spreading the word, we can insure yet another successful blood drive.

—Tom Durkin, Greens Homeowner & Kiwanis Club Member

A Note from Our Mailman—Ted

I will be out of town beginning Monday, July 1st and returning on Monday, July 8th.

Stamp Increase! Effective Sunday, July 14th, First-Class Mail Forever stamps will increase from 68 cents to 73 cents. Forever Stamps can be used to mail a one-ounce letter regardless of when the stamps are purchased or used and no matter how prices may change in the future. —Ted



FOR SALE

Item: Bar Stools
Description: 2 black iron bar stools with neutral seat
Price: \$40 for both
Contact: Monica—720.827.2438—text only



Kiwanis
CLUB OF COLUMBINE

The Kiwanis Club of Columbine is a group of volunteers dedicated to improving the lives of children and families in our community. We are serving our community with volunteer hours on some fifty active projects and making philanthropic gifts to over twenty different organizations throughout the year. Anyone is welcome to help on any of our projects or attend any of our social events anytime you like. You do not need to join the club to participate. We have a lot of fun, meet new people, and do a lot of good things for our community.

Recent project highlights: Helping at the Sharing with Sheridan Food Pantry every Thursday. We consistently serve about 200 families every week. We help at Project Cure on the fourth Monday of every month, and we regularly help at the Jefferson County Symphony performances. This is just a few of our projects. In May, we helped with the Colfax Marathon and First Responders event. We have something that will fit anyone's interests and expertise and we can use your help! Details about our upcoming projects are in our weekly newsletter, contact:

news@columbinekiwanis.org to get added to our newsletter email distribution.

Learn More About Kiwanis Club of Columbine: To learn more visit our website at columbinekiwanis.org, or join us for a free breakfast at our weekly meeting any Wednesday at 7 AM at 4Gs restaurant, 5950 S Platte Canyon Rd, Littleton. We also have a bimonthly meeting at Columbine Library on the second and fourth Tuesday of every month at 12:30 PM. For more information, please email: kensweet@gmail.com

RIVERWALK MASTER ASSOCIATION
Summary of Regular Monthly Meeting
(Pending Approval) Tuesday, June 18, 2024

The Board of Directors of the Riverwalk Master Association met at the Riverwalk Clubhouse. Vice President Harris called the meeting to order at 6:00 p.m. Members Cothran, Durkin, Kapus, Milash, Solberg and Vanderau were present. Members Chapman and Simonich were absent. Association Manager Kristy Riviello was present.

Open Forum: There were no homeowners in attendance. A board member commented that the new pool deck is a welcome upgrade to the pool area. Open Forum was closed and the regular monthly meeting opened at 6:01pm.

Approval of Minutes Regular RMA Meeting: It was moved by Solberg and seconded by Vanderau to approve the minutes of the May 21, 2024 Regular RMA Meeting; approved unanimously.

Standing Committee Reports:

Treasurer's Report: Treasurer Milash reported that the Operating Income for May was \$32,855 with a variance of \$1,568 under the expected amount of \$34,422. YTD Actual: \$354,190 YTD: \$344,223 Budget: Variance: \$9,967. The Operating Expense for May was \$32,216 with a variance of \$2,350 under the expected amount of \$34,567. YTD Actual: \$313,498 Budget: \$338,937 Variance: \$25,438. The Reserve Fund received the monthly transfer of \$8,644 in May with the total Reserve Fund being \$613,188. \$300,000 from the Reserve Fund was moved to 3 CDs - \$100,000 12-month CD and \$100,000 15-month CD at 4.75% interest rate. The 6-month CD was rolled to a 13-month CD at 5.0% interest rate. The remainder of the Reserve Fund was moved to a saving account earning 2.75% interest. In May, there were 6 delinquencies (down from 14 in April) totaling \$16,495 (up from \$15,984); 2 of the delinquencies exceeded \$500 and accounted for \$15,709 (95%) of the total amount due.

Clubhouse Operations Report: Manager Riviello reported that three private events were held in May. This brings the total amount received for private events for this fiscal year to \$35,125. Four new contracts were written. The expected income for this fiscal year is estimated at \$44,325 and \$4,700 for the next fiscal year. Maintenance items completed in and around the Clubhouse in May included: opening the pool (cleaning, filling, balancing the pool, installing handrails, hanging flags, posting safety signage), replacing the exterior pump room light, purchasing a new cover for the hot tub, remounting hot tub screens, cleaning and placing pool furniture, replacing the damaged American flag, painting curbs around Riverwalk Circle and completing the annual inspection for the backflows. Community events that occurred in May included: ladies golf meeting, Craft Afternoon, Pizza and Seltzer Happy Hour, Personal Pizza Day,

the Barbie movie, Homelessness Discussion Panel, the NYAD movie, Lunar Jazz, 3rd Annual Shred Event and 4th Thursday Social Night. The pool was opened on Saturday, June 1st.

Unfinished Business:

There was no unfinished business.

New Business:

Motors for the Air Conditioning Unit: Manager Riviello reported that two condenser fan motors need to be replaced. The condenser fan motors operate the air conditioning units that cool the offices, Multi-Purpose Room and Fitness Room. It was moved by Vanderau and seconded by Solberg to approve the quote from Climate Engineering for \$2,391; approved unanimously.

2024-2025 Proposed Budget Review: Treasurer Milash reported that the Budget Committee (Kapus, Vanderau, Milash and Riviello) recommended the adoption of an Operation Budget for the coming fiscal year of \$463,680. Of this amount, \$13.00 per unit per month (a total of \$86,112) would be transferred to the reserve account. It was moved by Durkin and seconded by Solberg to accept the 2024-2025 proposed budget; approved unanimously.

Adjournment: The meeting was adjourned at 6:29p.m.

These minutes were summarized from the minutes written by Sheryl Solberg, RMA Secretary 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.riverwalklitleton.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	Sheryl Solberg
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	(2026)
Condos	Pamela Kapus	(2024)
Fairway Six	Dennis Simonich	(2025)
Lakeshore	Pam Vanderau	(2026)
The Greens	Thomas Durkin	(2025)
Townehomes	Jack Cothran	(2026)

Adult Condos Board Members
Monday, July 8th at 4:00pm—Annual Meeting
 Managed by KC & Associates, LLC.
 Jon White 303-605-6925
 jon.white@kchoa.com

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

Fairway Six Board Members
No meeting in July
 Managed by KC & Associates, LLC.
 Tina White 303-605-6923
 tina.white@kchoa.com

President	Judy Armstrong
Vice President	
Treasurer	Jim Hayes
Secretary	Linda Chenault

Arlington Board Members
Monday, July 15th at 6:00pm
 Managed by CMC
 Diane Miller 720-283-3300
 communityquestions@att.net

President	Ann Bush
Vice President	
Secretary	Tracy Yoder
Treasurer	Connie Wilson

The Greens Board Members
Thursday, July 25th at 6:30pm
 Managed by Advance HOA Management
 Matt Berlekamp (303) 482-2213 x273
 matt.berlekamp@advancehoa.com

President	Jim Collins
Vice President	Art Ratzel
Treasurer	Thomas Durkin
Secretary	Carolyn Medland
Director at Large	Janice Maring

Belmont Board Members
Wednesday, July 17th at 6:00pm
 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

Lakeshore Board Members
No meeting in July
 Managed by KC & Associates, LLC
 Tina White 303-605-6923
 tina.white@kchoa.com

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

Canterbury Board Members
Thursday, July 11th at 6:30pm via Zoom
 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	

Townhomes Board Members
Monday, July 15th at 10:00am
 Managed by KC & Associates, LLC
 Sam Marquez 303-634-2882
 samuel.marquez@kchoa.com

President	Gerhard Hertel
Vice President	Wes Lilley
Treasurer	Don Egan
Secretary	Don Egan
Member at Large	

Centennial Board Members
No meeting for July
 Managed by Real/Manage
 Aubrey Sorenson 866-473-2573
 cenriver@ciramail.com

President	Ganie Corey
Vice President	Daryl Nichol
Treasurer	Rita Eichhorn
Secretary	Sheryl Solberg
Director at Large	Barb Barnard

The Riverwalk Master Association Meeting will take place on Tuesday, July 16th 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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on one unit systems. Cannot be combined with any other offers. Must be booked by 12/15/23.

2nd Annual



Bringing Comfort to Kids

WE WILL BE DONATING A PORTION OF ALL FURNACE & WATER HEATER INSTALLS UNTIL JANUARY 31ST TO CHILDREN'S HOSPITAL COLORADO

Join us & donate at:

Rockheating.com/Childrens



\$850 OFF

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\$20/ Month

ROCK COMFORT CLUB MEMBERSHIP

Includes two seasonal maintenances, whole-home plumbing inspection, and 10% off repairs.

100% SATISFACTION GUARANTEE

FAMILY OWNED & OPERATED





JULY 2024



Coffee With Holly

**Our next Coffee With Holly will be Tuesday, August 20th
Guest Speaker will be District 1 Littleton City Council Member
Patrick Driscoll—Don't miss it!!**

NO ONE KNOWS RIVERWALK LIKE HOLLY!

Your Riverwalk Specialist for over 22 years

Riverwalk Statistics prepared by: HOLLY WALKER

Properties SOLD 11/28/23-5/28/24 (6 months)

2798 W. Greens Dr.	\$752,000	Redesigned Realty
2886 W. Riverwalk Cir. #C	\$721,500	MB Bahl Marketing Group
2866 W. Riverwalk Cir. #A	\$685,000	Heather Gardens Brokers
2700 W. Greens Place	\$675,000	PGM Realty
2797 W. Greens Dr.	\$640,000	RE/MAX Professionals
2775 W. Greens Dr.	\$575,000	Compass Denver
2750 W Greens Ct.	\$560,000	RE/MAX Professionals
2896 W. Riverwalk Cir. #A212	\$535,000	USAJ Realty
5281 S. Greens Cir.	\$524,740	MB Bahl Marketing Group
2896 W. Riverwalk Cir. #A312	\$510,000	New Padd, LLC
2765 W. Riverwalk Cir. #A	\$465,000	Your Castle Real Estate, Inc.
2769 W. Riverwalk Cir. #M	\$463,500	Coldwell Banker Realty 54
2943 W. Riverwalk Cir. #X	\$450,000	West and Main Homes, Inc.
2769 W. Riverwalk Cir. #H	\$449,000	Keller Williams Avenues Realty
2759 W. Riverwalk Cir. #F	\$447,000	Barton Gilliom
2896 W. Riverwalk Cir. #A113	\$445,000	MB Bahl Marketing Group
2897 W. Riverwalk Cir. \$308	\$440,000	RE/MAX Synergy
2949 W. Riverwalk Cir. #A	\$439,000	Engel & Voelkers Aspen-Snowmass
2896 W. Riverwalk Cir. #A216	\$435,000	West and Main Homes, In
2896 W. Riverwalk Cir. #A106	\$410,000	MB Bahl Marketing Group
2943 W. Riverwalk Cir. #V	\$399,000	Tadla & Tadla Real Estate Group
2896 W. Riverwalk Cir. #A207	\$375,000	RE/MAX Professionals
2896 W. Riverwalk Cir. #A307	\$355,000	Keller Williams Foothills Realty
2895 W. Riverwalk Cir. #A216	\$330,000	RE/MAX Professionals

Not all properties were listed and/or sold by RE/MAX Professionals (This representation is based in whole or in part on content supplied by REcolorado, Inc. REcolorado, Inc. does not guarantee nor is it in any way responsible for its accuracy. Content maintained by REcolorado, Inc. may not reflect all real estate activity in the market.)



Holly Walker—Broker Associate

Holly@HollyWalkerHomes.com

303-868-5542

“The Riverwalk Realtor You Trust!”



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PROFESSIONALS**

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RE/MAX 100% CLUB
SMDRA DIAMOND
CIRCLE AWARD**



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PAY LATER
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- Sculptra
- Kybella
- PRF Liquid
- PRF Bio Filler
- IPL
- Laser Hair Removal
- Rosacea Treatments
- Spider Vein Removal
- Scalp Treatments
- PRF Hair Restoration
- Chemical Peels
- Microneedling
- Custom Facials
- Post OP Facials
- Lipo Shots
- Vitamin Shots



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**2700 W Greens Place sold at \$675,000.00
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Email: debisellsrealestate@yahoo.com Metro Brokers



Debi has been recognized by the South Metro Denver REALTOR® Association (SMDRA) with the 2023 Diamond Circle Club Award for *Top Individual Residential Sales four years in a row.*

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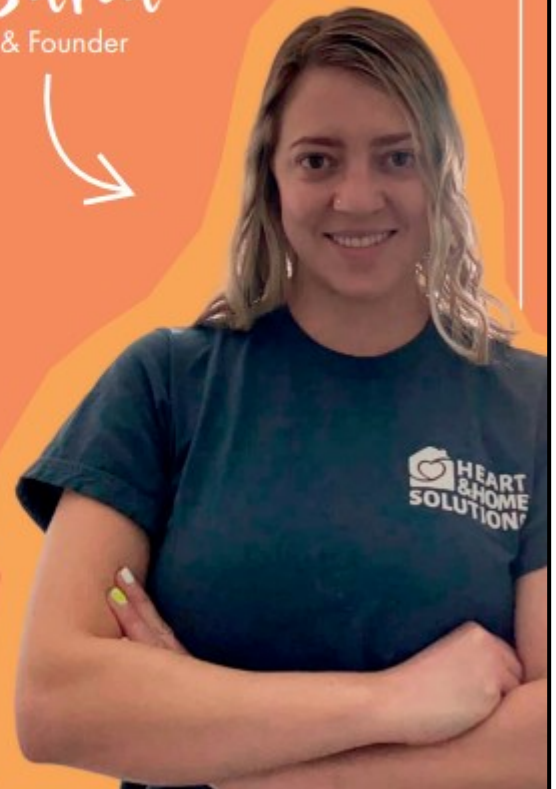
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- ♥ Yard Cleanup

Susana
 CEO & Founder



Around the River

— REAL ESTATE UPDATE —

Activity June 2024

Arlington-Active \$440,000: 2895 W. Riverwalk Circle Unit 216 2 bed/2 bath

Canterbury-Active \$449,900: 2759 W. Riverwalk Circle Unit D 2 bed/2 bath

Belmont-Pending: 2943 W. Riverwalk Circle Unit O 2 bed/2 bath

Canterbury-Pending: 2757 W. Riverwalk Circle Unit J 3 bed/2 bath

Canterbury-Pending: 2755 W. Riverwalk Circle Unit H 2 bed/2 bath

Centennial-Closed \$375,000: 2896 W. Riverwalk Circle Unit A-207 1 bed/2 bath

Belmont-Closed \$399,000: 2943 W. Riverwalk Circle Unit V 2 bed/2 bath

Belmont-Closed: \$439,000: 2949 W. Riverwalk Circle Unit A 3 bed/2 bath

Belmont-Closed \$450,000: 2943 W. Riverwalk Circle Unit X 2 bed/2 bath

Canterbury-Closed \$465,000: 2765 W. Riverwalk Circle Unit A 3 bed/2 bath

The Greens-Closed \$752,000 : 2798 W. Greens Drive 4 bed/3 bath

Happy 4th of July!

Trust a real estate professional to assist you with your home buying or selling experience....call me!

Content obtained by RE Colorado Inc.

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

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Email: jcmedina@comcast.net

For current market information...

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Carlie Tracey
REALTOR / BROKER +
LAKESHORE RESIDENT

Are you thinking of Selling?

Now is the time to get your home ready for the summer selling season.

Here's a few things you can be doing to prepare your home for sale

- Declutter
- Cosmetic upgrades
- Repairs + touch up paint

Or maybe you're thinking of Buying?

Now is a good time to get pre-approved so you can be ready to go when the right property comes on the market.

If you'll be a cash buyer, now is a good time to start looking before more buyers begin their search

Let's Connect!

carlie.tracey@westandmain.com

2590 W Main St, Littleton

818-263-3383



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 & Scanning Prices:

- 10¢ per copy
- 50¢ per color copy
- **FREE for scanning to your email.**

We are happy to scan to your personal email. You would forward to the email.

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.

July 2024

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
<p>1 Fitness Room and Hot Tub Hours Monday -Sunday 5am-10pm * = Closed Play</p>	<p>1 Cindy's Bridge 12:30pm</p>	<p>2 *Mahjong 11:30 Pinochle 1-2:30pm</p>	<p>3 Bridge Buddies 10am</p>	<p>4 Clubhouse Closed Happy 4th of July!</p>	<p>5 Brats on the Patio 11:30am-1pm</p>	<p>6 Private Event 9am-6pm</p>
<p>7</p>	<p>8 Monday Bridge 10am *Bag Ladies Bridge 12:30pm Adult Condo Social 3pm Adult Condos Annual HOA Meeting 4pm</p>	<p>9 *Mahjong 11:30 Pinochle 1-2:30pm Lakeshore Social 5-7pm</p>	<p>10 Trent Canasta 1pm Train Dominoes 1pm</p>	<p>11 Thursday Bridge 10am Craft Afternoon 1-3pm</p>	<p>12 Movie: Poor Things 10am Personal Pizza 11:30am</p>	<p>13 Clubhouse Hours 11am-3pm</p>
<p>14</p>	<p>15 Townhomes HOA Meeting 10am Cindy's Bridge 12:30pm Arlington HOA Meeting 6pm</p>	<p>16 *Mahjong 11:30am Pinochle 1pm RMA Meeting 6pm</p>	<p>17 Bridge Buddies 10am Belmont HOA Meeting 6pm</p>	<p>18 Thursday Bridge 10am Josh Blackbum Concert 7pm</p>	<p>19</p>	<p>20 Private Event 3:30-10:30pm</p>
<p>21</p>	<p>22 Monday Bridge 10am *Bag Ladies Bridge 12:30pm National Feed A Rescue Pet Week</p>	<p>23 *Mahjong 11:30am Pinochle 1pm</p>	<p>24 Trent's Canasta 1pm Train Dominoes 1pm</p>	<p>25 Thursday Bridge 10am Social Night 4:30pm-6:30pm Greens HOA Meeting 6:30pm</p>	<p>26 Fourth Friday Bridge 10am Fairway Six Friday Frolic 5:30pm</p>	<p>27</p>
<p>28 Private Event 12-6pm</p>	<p>29</p>	<p>30 *Mahjong 11:30am Pinochle 1pm</p>	<p>31 Bridge Buddies 10am</p>	<p>August 1st Thursday Bridge 10am</p>	<p>August 2nd Last day to drop off pet donations</p>	<p>August 3rd</p>