

# AROUND THE RIVER



RIVERWALK MASTER ASSOCIATION

September 2023



## A Message from the Master Association

- **A Successful RMA Annual Meeting!**—The RMA Annual Meeting was a success! Thank you to all who attended in person or sent in proxies. We are proud of our accomplishments in 2022-2023 and look forward to continued financial stability for the Master Association, fun events for residents, a strong rental schedule and meeting more homeowners in the upcoming year.
- **Pool Closing Date**—The last day to use the pool will be Friday, September 15th. A big thank you to Jon Chenault, our weekend pool monitor. Jon, you did a great job and we appreciate your help and enthusiasm. Another thank you to Linda Chenault who lead the aqua fitness class on Saturday and Sunday mornings. Well done, Linda! And thanks to everyone who enjoyed the pool, honored the pool rules and kept the pool area clean and free of food. Take this holiday weekend and the days following to relax, get some vitamin D and enjoy time at our beautiful pool.
- **Keeping Our Community a Safe Haven**—We want to empower everyone in our community to help keep it safe. This means keeping your eyes and ears open and not being intimidated to call 911 or the Littleton Police Non-Emergency phone number at 303.794.1551. This means keeping your door shut if you are not in your garage and removing purses, wallets, garage door openers and computers from your vehicle. This means checking your front door, patio or balcony door, windows and mailbox to make sure they are locked. In October, we are hoping to have the Littleton Police visit the Clubhouse to talk to the nine homeowner associations about neighborhood watch. Let's continue to keep our community a safe and secure place to live.

### **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

- **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.
- **Josh Blackburn**—Josh is back on Tuesday, September 26th at 7pm. The tickets are \$5/person. Bring a friend and cocktail or bottle of wine and enjoy music just five minutes from your front door.
- **Blood Drive**—Mark your calendars for Monday, September 25th from 9am-1pm at the Clubhouse.
- **Rare Blue Moon**—August had one full moon that lit up the night sky on August 1st. A second full moon is scheduled for Wednesday, August 30th. When two full moons appear in the same month, the second full moon is called a Blue Moon. This moon is also called a supermoon because it is closer to the Earth than normal and looks huge!  
— **Kristy Riviello, Association Manager & Michelle Milash, Clubhouse Coordinator**



# Labor Day Hot Dogs

We will be grilling hot dogs at the Clubhouse  
on Friday, September 1st from  
11:30am-12:30pm.

\$2 for a hot dog, watermelon and a drink.

Please join us - it is always good to see you!

# 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

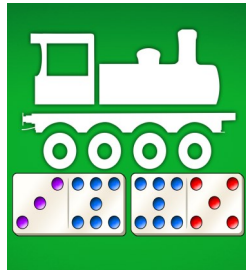
**Thursday, September 14th at 9:30am**  
**Please sign-up at the Clubhouse by**  
**Wednesday, September 13th**

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, September 13th &**  
**September 27th 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.



*Let's get*  
**Crafty**

## Craft Afternoon

**Thursday, September 14th 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, September 15th**. 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, September 14th at noon. \$7 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 (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, September 20th at**  
**1:00pm**

**Sign-up and pay by Friday, September 15th**  
**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.



## 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!



Join us at the Clubhouse on Tuesday, September 26th 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 or beverage of your choice to enjoy during the performance.

**Tickets will be available to purchase in person beginning Tuesday, September 5th at 8am.**

**We will not hold any tickets without payment.**

**We will be limiting this event to eighty people with no wait list.  
Cash only, please.**



## September Movie “Book Club: The Next Chapter”

Friday, September 8th at  
10:00am

Call the Clubhouse to RSVP  
by Thursday, September 7th  
at 5:00pm

Four lifelong friends reunite for their book club's next installment, this time traveling to Italy to

celebrate the engagement of one of their members. However, their relaxing vacation quickly turns into a once-in-a-lifetime adventure when they find themselves caught up in a series of hilarious mishaps.

The movies are **FREE**, so invite a friend and enjoy!



## Kiwanis of Columbine Community Blood Drive

Riverwalk Clubhouse  
Monday, September 25th  
9:00am – 1:00pm

During National Preparedness Month in September, Vitalant reminds all eligible donors giving blood is vital to ensuring an adequate supply is ready to help save lives every day, and when a natural or manmade disaster strikes.

Less blood is typically available for patients the week surrounding Labor Day than most other weeks of the year, but patients' needs are ongoing.

Most people are eligible to donate blood, yet only about 3% do. The more people who step up, the more we can avoid delays in patient care.

To schedule an appointment for  
Monday, September 25th, please scan  
the QR code:



## LET'S GET SOCIAL

### Social Night

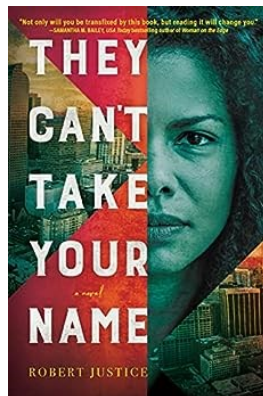
Thursday, September 28th from 4:30-6:30pm

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.

## One Book One Littleton September 29th 5:30pm-8pm Riverwalk Clubhouse

One Book One Littleton is an annual event for all members of the Littleton community to read and discuss the same book and then engage with the author.

This year's selection is *They Can't Take Your Name* by Denver native Robert Justice. This debut novel is a story of wrongful conviction, racial injustice and a daughter's fight to clear her father's name. Set against a Denver that many of us think we know, *They Can't Take Your Name* is a powerful elegy to the dream deferred that imprisons us all. Borrow a copy from the library, invite your friends and neighbors and attend a special reception and lecture with the author on September 29th at the Riverwalk Clubhouse. Tickets are required and may be purchased beginning September 1st. For more information, please visit the One Book One Littleton website: <https://www.library.littletonco.gov/Events-Programs/Adults/One-Book-One-Littleton>



## COMING SOON

- **Flu Shots**—Thursday, October 5th from 8:30am-9:30am
- **Oktoberfest**—Friday, October 20th 5:00-7:00pm
- **Josh Blackburn**—Thursday, November 9th at 7pm
- **3rd Annual Pie by the Fire**—Friday, November 17th 5:30-7pm
- **Holiday Cocktail Party**—Friday, December 15th

# GET YOUR STUFF RID OF

## **FREE**

### **Patio Bistro Electric Grill**

**Details:** For use on patio or balcony. Works fine, but needs a cleaning on inside.

**Contact:** Text Carla at 303.519.6002

### **Wine Rack**

**Details:** 16 1/2 inches wide by 40 1/2 inches tall by 10 inches deep. Each wine bottle compartment is 4 inches square by 10 inches deep.

**Contact:** Noreen 303.902.2631

### **Golf Storage Rack**

**Details:** 15 inches deep by 41 inches wide and 41 inches high.

**Contact:** Noreen 303.902.2631

### **Wire Rack/Basket System**

**Details:** 30 inches high by 24 inches deep and 24 inches wide.

**Contact:** Noreen 303.902.2631

### **Work-Out Bike**

**Details:** Electronic bike

**Contact:** Noreen 303.902.2631

### **Suede Side Chairs**

**Details:** 2 beige, 1 green and 1 taupe

**Contact:** Noreen 303.902.2631

## **FOR SALE**

### **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

### **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.



Active Minds®

## **Morocco**

**Wednesday, September 13th from 3:00—4:00pm**  
Located in the northwest corner of Africa just south of Spain, Morocco is a diverse country with a long history and rich culture. Home to the indigenous Berber people for thousands of years, Morocco has been at the crossroads of empires throughout history: Rome, the Arab Islamic Empire, and European powers in the "Scramble for Africa." Join Active Minds as we tell the story of the Kingdom of Morocco, including current issues and future challenges.

**Location:** RiverPointe **Cost:** Free

**RSVP:** Required call RiverPointe at 303-797-0600

## **Pirates: Tales & Legends**

**Monday, September 18th from 2:00-3:00 pm**

Pirates occupy a unique place in the popular imagination and have been an integral part of global history for centuries. From the swashbuckling privateers of the Golden Age of Piracy to the modern-day pirates plying the waters off the coast of Africa, pirates are a captivating class of criminal and antihero.

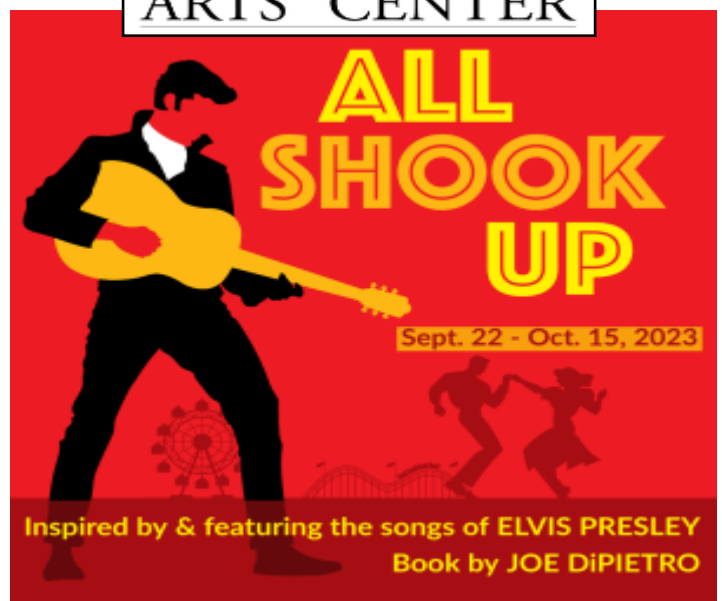
Sail with us on the seven seas as Active Minds discusses the history, personalities and tales of the pirates.

**Location:** Bemis Public Library, 6014 S Datura St.

**Cost:** Free **RSVP:** Not required

**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 **September and October** at: [activeminds.com](http://activeminds.com)

TOWN HALL  
ARTS CENTER



# RIVERWALK MASTER ASSOCIATION

## Summary of Annual Meeting

(Pending Approval) Tuesday, August 22, 2023

**Call to Order:** President Simonich called the meeting to order at 6:03 P.M.

**Certification of Notice:** Acting Secretary Milash certified that notice of the meeting had been duly given by mail to owners as required by law.

**Quorum:** There were 58 units represented in person and 75 by proxy. A quorum was declared.

**Approval of 2022 Minutes:** The 2022 Annual Meeting Minutes were approved at the October 18, 2022 monthly RMA Meeting.

**President's Report:** President Simonich introduced the Board of Directors and Association Manager Kristy Riviello. President Simonich commented that Riverwalk continues to be a strong and evolving community. Riverwalk is a sought-after community to purchase real estate and homes have a short term on the market. The crime rate remains low and homeowners are encouraged to keep their property and community safe. President Simonich recognized Stan Alspecter who stepped down from the RMA Board as the representative for Adult Condos. Director Alspecter was thanked for his service to the community and positions held on the RMA Board. Pam Kapus will represent Adult Condos on the RMA Board. President Simonich welcomed Director Kapus.

**Treasurer's Report:** Treasurer Milash presented a summary of the data about the Association's financial activity during the recently completed 2022/2023 fiscal year. The Operating Income of \$406,175 for the fiscal year ending July 31, 2023 was \$6,893 under the forecast amount of \$413,068. The Operating Expense of \$354,445 was \$58,623 under the budgeted amount of \$413,068. Delinquencies remain very low. Effective July 31, 2023, there were nine delinquent homeowners out of 552 homeowners or less than 2%. The delinquency balance is \$6,811, which remains low due to the delinquency protocol put in place by the RMA and the follow up by Kristy, KC & Associates and our attorneys at Altitude Law. There was no increase in the RMA monthly assessment. The reserve fund remains strong at \$561,940. \$300,000 of the reserve is invested in 6-month, 12-month and 15-month CDs with 4.75% interest rate. The monthly amount deposited into the reserve fund per homeowner for fiscal year 2022/2023 was \$15.66. The monthly amount deposited into the reserve fund per homeowner for fiscal year 2023/2024 will be \$15.66. The RMA 2023/2024 budget was ratified at the June 20, 2023 RMA monthly meeting.

**Association Manager's Report:** Manager Riviello reported that forty-five private events were held at the Clubhouse during fiscal year 2022/2023. \$38,250 was received from private rentals and homeowner rentals in the last fiscal year. Projects completed in the Clubhouse and on Master Association Property for fiscal year 2022/2023 included continued asphalt work on Riverwalk Circle, the purchase of a new dishwasher and bar cooler, the installation of new flooring in the

kitchen, two new computers and four new chairs for the Clubhouse lobby. Homeowner events that took place included the community food donation to Littleton Meals on Wheels, community pet food and pet supply donation to Colorado Pet Pantry, blood drives in partnership with Kiwanis Club of Columbine, brat and hot dog events, happy hours and social events, concerts, pie by the fire, Oktoberfest, wine exchange, holiday cocktail party and paper shredding event. Manager Riviello reported on upcoming projects being considered for fiscal year 2023/2024 to include resurfacing the pool deck, the purchase of a new television for the main room in the Clubhouse, landscaping enhancements to the islands and monument sign and continued maintenance of the asphalt on Riverwalk Circle and the Clubhouse parking lot.

**Question and Answer Session:** There were multiple comments from homeowners. A homeowner asked how many employees work for the RMA. The RMA has two full time employees, one part time employee and a seasonal pool monitor. A homeowner asked about the pool closing date. The last day to use the pool will be Friday, September 15<sup>th</sup>. Other comments included having the hot tub drained and cleaned, having the tile in the women's locker room cleaned and concern over individual homeowner associations overwatering and sprinklers that need repairs or redirection. A homeowner asked about resurfacing the pool deck which is cracking. This is under consideration and a possible reserve expense for 2023/2024.

**New Business:** President Simonich thanked everyone in attendance and invited all homeowners to the monthly meeting of the Riverwalk Master Association held on the third Tuesday of each month.

**Adjournment:** The meeting was adjourned at 6:36 P.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](http://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	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)
Townhomes	Jack Cothran	(2026)

# RIVERWALK MASTER ASSOCIATION

## Summary of Regular Monthly Meeting

(Pending Approval) Tuesday, August 22, 2023

The Board of Directors of the Riverwalk Master Association met at the Riverwalk Clubhouse following the Annual Meeting. President Simonich called the meeting to order at 6:50 p.m. Members Durkin, Harris, Kapus, Milash, Solberg and Vanderau were present. Members Chapman and Cothran were absent. Association Manager Kristy Riviello was present.

**Open Forum:** There were two homeowners in attendance. A homeowner commented on water running down Riverwalk Circle from sprinklers at Arlington and Centennial. The representatives from those homeowner associations will check on watering times and adjusting sprinkler heads. Director Vanderau reported on attempted home break ins in Canterbury and Lakeshore. A reminder will be included in the newsletter to keep doors locked and garage doors closed. Open Forum was closed and the regular monthly meeting opened at 6:55pm.

**Approval of Minutes:** It was moved by Solberg and seconded by Kapus to approve the minutes of the July 18, 2023 RMA meeting; approved unanimously.

**Standing Committee Reports:** This information was reported at the annual meeting.

### **Unfinished Business:**

**Two Collection Accounts:** Manger Riviello requested, per HB 22-1137, that the RMA Board approve two homeowner accounts to be sent to Altitude Law per collection protocol. Account A defaulted on a payment plan requested by the homeowner. It was moved by Solberg and seconded by Durkin to send Account A to Altitude Law per collection protocol and foreclosure; approved unanimously. Account B has not responded to collection attempts. It was moved by Vanderau and seconded by Harris to send Account B to Altitude Law per collection protocol; approved unanimously.

### **New Business:**

**Pool Repair Proposal:** Manager Riviello presented a bid from All Star Pools, Inc. to replace and install two Pentair Slide valve kits and PVC pipe. This replacement will help the pool retain water when backwashed. It was moved by Kapus and seconded by Solberg to accept the bid from All Star Pools, Inc. for \$1,805; approved unanimously.

**Pool Season:** Manager Riviello reported the last day to use the pool will be Friday, September 15<sup>th</sup>.

**Election of Officers:** The following officers were reelected for one-year terms:

President	Dennis Simonich
Vice President	Douglass Harris
Treasurer	Michelle Milash
Secretary	Sheryl Solberg

It was moved by Kapus and seconded by Durkin to re-elect the officers for another term, in addition to Sheryl Solberg accepting the secretary position; approved unanimously.

**Adjournment** The meeting was adjourned at 7:11 p.m.

Respectfully submitted,

Michelle Milash, RMA Acting Secretary



**BANDS**  
in the  
**BEER GARDEN** 5/20-9/16

@The Farm House at Breckenridge Brewery - 2990 Brewery Ln - Littleton, CO 80120

**EVERY SATURDAY 4PM - 7PM**  
(AND SELECT HOLIDAY WEEKENDS!)

May 20th - That Damn Sasquatch	July 29th - Buffalo Commons
May 27th - David Lawrence & The Spoonful	August 5th - Madeline Hawthorne
June 10th - Sqwerv	August 12th - Rolling Harvest A Tribute to Bob Dylan & Neil Young
June 17th - Tyler Grant & The Home Team Plays Dead & Songs of Their Own	August 20th - DeadPhish Orchestra
June 25th - Wake Up & Live A Tribute to Bob Marley	August 26th - Honey Island Swamp Band Album Release Set + Dark Side of The Swamp (Pink Floyd)
July 1st - Rusty 44	September 2nd - Banshee Tree
July 2nd - Wood Belly	September 3rd - The Sweet Lillies
July 8th - The Jauntee	September 10th - Tenth Mountain Division
July 15th - The Fretliners	September 16th - The Barlow
July 22nd - The Wrecklunds	



## Chatfield Farms

8500 W Deer Creek Canyon Road

Fridays – Sundays from September 15th – October 29th

9am – 5pm

It's time to "seas" the day as you dive in to explore Chatfield Farms seven-acre corn maze. This year's maze has a sea-creature theme for fun twists and tricky turns. The maze can be viewed from a 15 foot-tall bridge. Visitors under the age of 10 can explore the corn mini-maze.

- Last entry is 5 p.m. Corn Maze events and Chatfield Farm site close at 6 p.m.
- Halloween masks and costumes are not permitted on the premises.
- Ticket prices: \$16 for adults, \$14 for seniors (65+) and \$12 for children (3-15). Free admission for children 2 and younger. Tickets must be purchased in advance for a specific time. No onsite ticket sales.
- Pumpkin Patch is accessible during the Pumpkin Festival Friday – Sunday, October 6-8, 9am-4pm.
- Corn Maze is one trip through a 7-acre maze that takes approximately an hour to complete full of twists, turns and dead ends.
- Mini-Maze is open every Friday, Saturday and Sunday until 5 p.m. for children 10 and younger.



Adult Condos Board Members  
**Monday, September 11th at 4:00pm**  
Managed by KC & Associates, LLC.  
Jon White 303-605-6925  
jon.white@kchoa.com

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

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

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

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

President	Ann Bush
Vice President	
Secretary	Kathy Hass
Treasurer	Colleen Lloyd

The Greens Board Members  
**Thursday, September 28th 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

Belmont Board Members  
**Wednesday, September 13th at 6:00pm—Via Zoom**  
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 September**  
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

Canterbury Board Members  
**Thursday, September 28th at 6:00pm—Annual Meeting**  
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, September 18th at 4pm**  
Managed by KC & Associates, LLC  
Sam Marquez 303-634-2882  
samuel.marquez@kchoa.com

President	Gerhard Hertel
Vice President	Nancy Anderson
Treasurer	Don Egan
Secretary	Don Egan
Member at Large	

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

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

**The Riverwalk Master Association Meeting will take place on Tuesday, September 19th 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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**\$215.00**

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I'm no longer servicing Belmont or Canterbury.



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300 West Plaza Drive, Suite 200  
Highlands Ranch, Colorado 80129  
kwoodbury@thelawcenterpc.com

**TheLawCenterPC.com (303) 991-5218**

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**Beth Miller**, Certified Senior Advisor®

(303) 668-9152 | BethM@CarePatrol.com

## My new listing in Lakeshore–Riverwalk



**2888 W Riverwalk Cir #A**

**Ranch-style attached patio home in the premier area of Riverwalk. An end unit with an open floor plan. One level of living without any steps. The home offers special features of custom-plantation shutters, newer stainless steel appliances, ceiling fans with lights, and a gas fireplace. This community provides a clubhouse of 12000 sq. ft. community facility- a spa-billiards room - an outdoor pool, sauna and hot tub, banquet rooms, a fully equipped fitness facility, a charming lounge, and monthly activities. A distinctive lifestyle community that's maintenance-free. Walking distance to restaurants, the Platte River, stores and old town Littleton, light rail, and centrally located to other areas. Please visit [www.live-in-riverwalk.com](http://www.live-in-riverwalk.com) for more details about Riverwalk.**

**VISIT [www.live-in-riverwalk.com](http://www.live-in-riverwalk.com) and enter your name in the monthly drawing. The September giveaway is \$100.00. The deadline is September 20th.**



**Debi Romero**  
Direct: 303-587-4244  
Email:  
[debisellsrealesate@yahoo.com](mailto:debisellsrealesate@yahoo.com)  
Metro Brokers  
[mbbahlmarketinggroup](http://mbbahlmarketinggroup.com)

**Your Riverwalk Real Estate Specialist.**  
**A Realtor you can trust.**

**Debi has been recognized by the South Metro Denver REALTOR® Association (SMDRA) with the 2022 Diamond Circle Club Award for *Top Individual Residential Sales four years in a row.***



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—A Satisfied Riverwalk Homeowner

**Call 719-660-1441**  
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I am a local agent with knowledge of the area & market! I am able to help you with any questions regarding your current coverage and how to make the most of your Medicare.

- 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

# SEPTEMBER 2023



## Riverwalk Statistics prepared by

**HOLLY WALKER—Your Riverwalk Specialist for over 20 years**

Properties SOLD 2/28/23-8/28/23

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
2763 W. Riverwalk Cir. #I	\$460,000	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

(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.)

**YOU HAVE A CHOICE IN RIVERWALK WHEN YOU ARE READY TO SELL YOUR HOME! 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**

*“The Riverwalk Realtor You Trust!”*



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SMDRA DIAMOND  
CIRCLE AWARD

# CLEANING SERVICES

RESIDENTIAL & COMMERCIAL

- SERVICES**
- ♥ Move-outs
  - ♥ Showing
  - ♥ One time Deep Cleaning
  - ♥ Post-Construction
  - ♥ Weekly
  - ♥ Bi-weekly
  - ♥ Monthly
  - ♥ Offices

heartandhomesolutionsllc@gmail.com  
Susana (720-477-8268)

Heart & Home Solutions Instagram: heartandhome\_solutions

YOU ARE ON FACEBOOK.



WE ARE TOO!



The Riverwalk Clubhouse has a Facebook page!



[www.facebook.com/riverwalkclubhouse](http://www.facebook.com/riverwalkclubhouse)



## Aminals Petsitting Service

Keeping your pet in its own environment eliminates stress, maintains a routine and reduces exposure to illness. So next time you leave home, leave your pet at home. Aminals Petsitting Service provides loving care for your furry family member. Daily and overnight visits available.

Bonded & Insured  
Member of Petsitters International  
References Available  
Owner/Operator  
Contact: Nancy  
@ 303-335-6237  
or 303-730-8528  
aminalsps@comcast.net

## JD's Maintenance & Painting Service



Call Jimmy for a  
FREE ESTIMATE  
Cell: 303-549-4655  
[jdruhot@msn.com](mailto:jdruhot@msn.com)

Over 20 years  
experience.  
Just minutes from  
your door!  
Reasonable Rates

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&  
Bonded

- Plumbing
- Light Electrical/Electrical Remodeling
- Deck Repair & Refinishing
- Water Heaters
- Painting / Accent Walls
- Kitchen & Bath Remodel
- Cabinet Replacement
- Tile Work
- Laminate Plank Flooring
- Sump Pump Replacement
- Deck Repair & Reconstruction
- Smoke Alarm Replacement
- Furnace Filter Replacement

**Kitchen & Bath  
Granite and  
Quartz**

# Around the River

## REAL ESTATE UPDATE

### 2023 Colorado Football Schedule

DENVER 2023 PRO SCHEDULE		COLORADO 2023 COLLEGE SCHEDULE	
SEP 10	Las Vegas 2:25p	SEP 2	@TCU
SEP 17	Washington 2:25p	SEP 9	Nebraska
SEP 24	@ Miami 11:00a	SEP 16	Colorado State
OCT 1	@ Chicago 11:00a	SEP 23	@ Oregon
OCT 8	NY Jets 2:25p	SEP 30	USC
OCT 12	@ Kansas City 6:15p	OCT 7	@ Arizona State
OCT 22	Green Bay 2:25p	OCT 13	Stanford
OCT 29	Kansas City 2:25p	OCT 28	@ UCLA
NOV 5	BYE	NOV 4	Oregon State
NOV 13	@ Buffalo 6:15p	NOV 11	Arizona
NOV 19	Minnesota 6:20p	NOV 17	@ Washington State
NOV 26	Cleveland 2:05p	NOV 25	@ Utah
DEC 3	@ Houston 2:05p		
DEC 10	@ LA Chargers 2:25p		
DEC 17	@ Detroit TBD		
DEC 24	New England 6:15p		
DEC 31	LA Chargers 2:25p		
JAN 7	@ Las Vegas TBD		

COLORADO ST 2023 COLLEGE SCHEDULE		AIR FORCE 2023 COLLEGE SCHEDULE	
SEP 2	Washington State	SEP 2	Robert Morris
SEP 16	@ Colorado	SEP 9	@ Sam Houston
SEP 23	@ Middle Tennessee	SEP 16	Utah State
SEP 30	Utah Tech	SEP 23	@ San José State
OCT 7	@ Utah State	SEP 30	San Diego State
OCT 14	Boise State	OCT 14	Wyoming
OCT 21	@ UNLV	OCT 21	@ Navy
OCT 28	Air Force	OCT 28	@ Colorado State
NOV 4	@ Wyoming	NOV 4	Army
NOV 11	San Diego State	NOV 11	@ Hawai'i
NOV 18	Nevada	NOV 18	UNLV
NOV 25	@ Hawai'i	NOV 25	@ Boise State

This product is not manufactured, licensed, approved, or endorsed by the NFL, NCAA, or any featured team above. Schedules subject to change. Markful.com

SCAN FOR UP-TO-DATE SCHEDULE



*If you are looking to buy or sell a home...I can help you navigate your perfect situation!*



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**\*\*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: [jcmedina@comcast.net](mailto:jcmedina@comcast.net)

For current market information...

Call me 303-885-7663



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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.

**\$149<sup>99</sup> TUNE-UP**

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AIR CONDITIONING SYSTEM**

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Not valid with any other offer. Limit one coupon  
per visit. Must mention and print coupon for savings.  
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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.



# September word search

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

Apples	Fall	Football	Halloween
Hayrides	Hot chocolate	Leaves	Marshmallows
Orange	Popcorn balls	Pumpkin	Red
S'mores	Scare crows	Spices	Spooky
Sweaters	Warm	Wizard of oz	Yellow

# September 2023

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
<p>Fitness Room and Hot Tub Hours Monday -Sunday 5am-10pm * = Closed Play</p>					<p>1 Labor Day Hot Dogs 11:30am</p>	<p>2 Private Event 2-8pm</p>
3	<p>4 Labor Day Clubhouse Closed</p>	<p>5 *Mahjong 11:30am Pinochle 1pm</p>	<p>6 Bridge Buddies 10am LLG9 Meeting in MPR 11:30am</p>	<p>7 Thursday Bridge 10am</p>	<p>8 Movie: Book Club: The Next Chapter 10am  Private Event 4-11pm</p>	9
10	<p>11 Monday Bridge 10am *Bag Ladies Bridge 12:30pm *Trent's Mahjong 12:30pm  Adult Condos HOA Meeting 4pm</p>	<p>12 *Mahjong 11:30 Pinochle 1-2:30pm Lakeshore Social 4-6pm</p>	<p>13 Trent's Canasta 1pm Train Dominoes 1pm</p>	<p>14 Low Vision Workshop 9:30am Thursday Bridge 10am Hand &amp; Foot 1pm Craft Afternoon 1-4pm Centennial Social 4-6pm</p>	<p>15 Personal Pizza 11:30am Private Event 5-9pm  Rosh Hashana begins at sunset</p>	<p>16 Private Event 12:30-7:30pm</p>
17	<p>18 Townhomes HOA Meeting 10am  Jack's Bridge 12:30pm *Trent's Mahjong 12:30pm</p>	<p>19 *Mahjong 11:30am Pinochle 1pm RMA Meeting 6pm</p>	<p>20 Bridge Buddies 10am  Bunco 1pm</p>	<p>21 Thursday Bridge 10am</p>	<p>22 4th Friday Bridge 10am  Fairway Six Friday Frolic 5:30pm</p>	<p>23 Private Event 4-11pm  First Day of Autumn</p>
24	<p>25 Blood Drive 10am Monday Bridge 10am *Bag Ladies Bridge 12:30pm *Trent's Mahjong 12:30pm Rental 5:30-9:30</p>	<p>26 *Mahjong 11:30am Pinochle 1pm  Josh Blackburn 7pm</p>	<p>27 Trent's Canasta 1pm Train Dominoes 1pm</p>	<p>28 Thursday Bridge 10am Social Night 4:30-6:30pm Greens HOA Meeting 6:30pm Canterbury Annual Meeting 6pm</p>	<p>29 One Book One Littleton 5:30-8pm</p>	<p>30 Private Event 5-11pm</p>