

AROUND THE RIVER



RIVERWALK MASTER ASSOCIATION

January 2024



A Message from the Master Association

"We will open the book. Its pages are blank. We are going to put words on them ourselves. The book is called Opportunity and its first chapter is New Year's Day." — Edith Pierce

- **Thank You! Merci! Gracias! Grazie! Danke!**—Many thanks for the cards, candy, baked goods and generous gifts that we received during the holiday season! You are the best! We appreciate your thoughtfulness and look forward to seeing you at more fun activities in 2024!
- **Preventing Porch Piracy All Year**—Many of you took us up on the offer to have your packages accepted and held at the Clubhouse this holiday season. Consider taking us up on this offer for the remainder of the year. We will accept your packages that are sent to the Clubhouse and contact you when they are received. This is a great way to avoid porch piracy all year long. Why miss out on something that you ordered, you paid for and you are looking forward to receiving. The Clubhouse is happy to accept packages in your name with the Clubhouse address (2751 West Riverwalk Circle) on the package. If you see anyone following a delivery vehicle or removing packages from a home, contact the Littleton Police non-emergency phone number at 303.794.1551. If you find any packages opened and dumped, please bring to the Clubhouse. We will contact the resident.
- **Hot Tub**—The hot tub is open 365 days a year at the Clubhouse. You will need to use your fob to access the hot tub. This is a fantastic resource to have in the winter. We would like to ask that when you are finished using the hot tub, please replace the cover and turn the dial to off. Let's keep this amenity hot and ready to use for all residents.

Hours of Operation

Monday through Friday 8:00am—5:00pm

Saturday Closed

Sunday Closed

Fitness Room 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

- **Slow Down You Move Too Fast**—We have received many complaints from residents that cars are speeding on Riverwalk Circle and not coming to a complete stop at the stop signs. The weather is getting colder and the streets icy. Please make an effort to watch your speed, look for people walking and stop at the stop signs.
- **Clubhouse Fax Service**—Effective January 1st, we will no longer offer a fax service at the Clubhouse. We are happy to scan a document and email to you to be then forwarded by you. When we scan a document, there is no charge to you. Plus, you will have an electronic copy of the document for your files. In January, should you need to fax a document, the UPS location on Lowell and Bowles, Columbine Library or Sheridan Library (3425 W. Oxford Ave) are your best options.
- **Cycling Without Age**—Have you experienced the fun of a trishaw ride? Trishaws are sturdy, three-wheeled electric-assistance bicycles that carry one or two passengers in a front seat and driven by an experienced "pilot." The rides are free and take place all year. Rides are 1-2 hours along the Platte River and Johnson Reservoir/ Clement Park. Contact Jinny at 414.861.4877 to arrange for a free ride.
- **National Soup Month**—Join us on January 12th at 11:30am for a community luncheon celebrating National Soup Month. You provide delicious soup and we will provide crackers and bread and warm environment for lunch and conversation. This is great way to see your friends and neighbors and have a filling and free lunch.

Happy New Year to you and yours!

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

COMMUNITY INFORMATION

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!



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!



Bunco

Wednesday, January 17th at 1:00pm

Sign-up and pay by Friday, January 12th

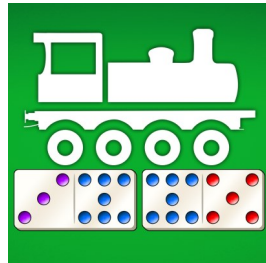
Cost: \$3 with prizes

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!

Train Dominoes

Wednesday, January 10th & January 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.



Returning in February

Craft Afternoon will return on the second Thursday in February at 1pm with a fun Valentine's Day craft.



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, January 19th**. 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, January 18th 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 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!

Returning in February

Low Vision Workshop will return in February on a new day and new time. Please look for more information in February newsletter. Thank you!



Community Luncheon

Friday, January 12th from 11:30am-1pm

Soup is good food and January is National Soup Month! Let's break bread and share soup with a soup themed community luncheon. Please RSVP to Michelle or Kristy at the Clubhouse(303.798.9414) to sign up for your delicious contribution. You provide a crockpot or pot of soup. We will provide crackers, bread, water, coffee, plates, silverware, serving utensils and have the tables set up community style. Please join us for a fun and heart warming lunch and enjoy fellowship and community with your friends and neighbors.



Thank you!

It is with great appreciation to all who have supported our blood drives during 2023. Because of you, we have collected 82 units during this year with 20 of those collected in December. Every two seconds there is someone in our country that needs blood. You will never know who has received your donation; however you have improved, maybe saved, someone life this year.

As we approach 2024, we will continue to sponsor a drive each quarter. Please mark your calendars for March 18th for the next opportunity to donate. One thing that we all can do, even if you cannot donate, is spread the word amongst all we know about this life saving event.

—Tom Durkin—Kiwanis of Columbine Member and Greens Homeowner

— LET'S GET —
SOCIAL

Social Afternoon & Social Night

Friday, January 12th 3-4:30pm

Thursday, January 25th 4:30-6:30pm

Meet your neighbors at the Clubhouse and bring a glass of wine, a cold beer, a fancy cocktail and an appetizer, then enjoy social time by the fire. Or catch up from the holidays, bring a game, play ping pong or challenge your friends to a game of pool.



The History of Automobiles

Wednesday, January 10th from 3:00—4:00pm

From the hand cranked Model T that came in any color you want as long as it's black, to modern cars that have more circuits and chips than most computers, the automobile has a rich and still evolving history. Join Active Minds as we tell the story of the invention that replaced the horse and buggy. Along the way, we'll take a look at mass production, labor, environmental impacts and the introduction of self-driving cars.

Location: RiverPointe **Cost:** Free

RSVP Required: Call RiverPointe at 303-797-0600

Iran

Monday, January 22nd from 2:00—3:00pm

Join Active Minds for an in-depth look at the country of Iran. We will discuss the thorny issue of Iran's nuclear program, the relationship between Iran's religious and political leadership, and challenges presented by regional turmoil. In particular, we will discuss how the rest of the world is responding to the various challenges presented by Iran.

Location: Bemis Public Library, 6014 S Datura St.

Cost: Free **RSVP:** Not required

A Note from Our Mailman—Ted

Happy New Year! Thank you for the cards and generous gifts! Riverwalk has always been very good to me and I enjoy seeing all of you and delivering mail here. Just an FYI—I will be on vacation from February 11th-18th. Thank you again and wishing you the best in 2024!

—Ted Plowright, Your Riverwalk Mailman



- Valentine's Day Happy Hour—February 9th
- Friday Movie—February 16th
- Social Night—February 22nd at 4:30pm

Adult Condos Board Members
Monday, January 8th 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 January
 Managed by KC & Associates, LLC.
 Kathy Christensen 303-933-6279
 kathy.christensen@kchoa.com

President	Judy Armstrong
Vice President	
Treasurer	Jim Hayes
Secretary	Linda Chenault

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

President	Ann Bush
Vice President	
Secretary	Tracy Yoder
Treasurer	Colleen Lloyd

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

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

Belmont Board Members
Wednesday, January 17th 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 January
 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	Debbie Misrack
Director at Large	John Nesavich
Director at Large	George Frazier

Canterbury Board Members
Thursday, January 25th 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, January 22nd 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 in January
 Managed by Hammersmith/Real Manage
 Jason Heltzer 866-473-2573
 cenriver@ciramail.com

President	Margaret Bradley
Vice President	
Treasurer	Rita Eichhorn
Secretary	Sheryl Solberg
Director at Large	Daryl Nichol
Director at Large	Barb Barnard

The Riverwalk Master Association Meeting will take place on Tuesday, January 23rd 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

NEW ON THE MARKET 5281 S Greens Cir



An end unit with guest parking.



Front patio



Back patio

A rare primary suite on the main level. Also, the washer and dryer is on the first floor. The kitchen and entryway have beautiful refinished hardwood floors. There is a spacious living room/dining room with a gas fireplace and door to the front patio. The kitchen has a breakfast area, a sliding door to a patio, and an electric awning for those sunny days. The upper level has an open loft area to be used as an office, media room, or bedroom—a private second bedroom with a full bathroom. The property has an unfinished basement with a second laundry connection. There's lots of guest parking adjacent to this end unit.

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



Direct: 303-587-4244

Email: debisellsrealesate@yahoo.com Metro Brokers
mbbahlmarketinggroup



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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Riverwalk Statistics prepared by

HOLLY WALKER—Your Riverwalk Specialist for over 20 years

Properties SOLD 6/27/23-12/27/23 (6 months)

2770 W. Riverwalk Cir. #A	\$820,000	Your Castle Real Estate LLC
2730 W. Riverwalk Cir. #A	\$750,000	Brokers Guild Homes
2888 W. Riverwalk Cir. #C	\$665,000	Madison & Company Properti
2709 W. Greens Ct	\$645,000	Compass—Denver
2888 W. Riverwalk Cir. #A	\$635,000	MB Bahl Marketing Group
5221 S. Greens Cir.	\$581,000	Coldwell Banker Realty 44
2896 W. Riverwalk Cir. #A301	\$473,750	8Z Real Estate
2763 W. Riverwalk Cir. #I	\$460,000	Compass—Denver
2896 W. Riverwalk Cir. #A213	\$445,000	Century 21 Golden West Realty
2897 W. Riverwalk Cir. #207	\$438,000	MB Bahl Marketing Group
2943 W. Riverwalk Cir. #J	\$435,000	Tomasino Properties
2894 W. Riverwalk Cir. #B212	\$320,000	MB Rick Watkins, Inc.

(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

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Around the River



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Cheryl Medina
Broker Associate

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For current market information....

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Pros of being a homebuyer in this Market



Carlie Tracey

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- ✦ Seller may offer 2/1 Interest rate buy-down
- ✦ You have time to think
- ✦ Pay asking price **or** possibly even less!
- ✦ Room to actually negotiate
- ✦ Seller paid closing costs
- ✦ No waiving appraisal
- ✦ No appraisal gap coverage needed
- ✦ Less competition
- ✦ Seller accepting contingent offers
- ✦ Sellers actually making repairs

Let's Connect!

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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.

New Year's Word Search

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

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 CONFETTI
 COUNTDOWN
 EVE

FAMILY
 FRIENDS
 HAPPY
 JANUARY
 MIDNIGHT
 NEW YEAR
 NOISEMAKER
 PARTY

RESOLUTION
 TOAST



January 2024

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
<p>1 Fitness Room and Hot Tub Hours Monday -Sunday 5am-10pm * = Closed Play</p>	<p>2 Happy New Year! Clubhouse Closed</p>	<p>3 *Mahjong 11:30am Pinochle 1pm`</p>	<p>4 Bridge Buddies 10am</p>	<p>5 Thursday Bridge 10am</p>	<p>6 Private Event 12-4pm</p>	
<p>7</p>	<p>8 Monday Bridge 10am *Bag Ladies Bridge 12:30pm Adult Condos HOA Meeting 4:00pm</p>	<p>9 *Mahjong 11:30am Pinochle 1pm</p>	<p>10 Trent's Canasta 1pm Train Dominoes 1pm</p>	<p>11 Thursday Bridge 10am</p>	<p>12 Community Luncheon 11:30am Social Afternoon 3:00-4:30pm</p>	<p>13</p>
<p>14</p>	<p>15 Jack's Bridge 12:30pm Martin Luther King Day</p>	<p>16 *Mahjong 11:30 Pinochle 1-2:30pm</p>	<p>17 Bridge Buddies 10am Bunco 1pm</p>	<p>18 Thursday Bridge 10am</p>	<p>19 Personal Pizza Friday 11:30am</p>	<p>20</p>
<p>21</p>	<p>22 Townehomes HOA Meeting 10am Monday Bridge 10am *Bag Ladies Bridge 12:30pm</p>	<p>23 *Mahjong 11:30am Pinochle 1pm RMA Meeting 6pm</p>	<p>24 Trent's Canasta 1pm Train Dominoes 1pm</p>	<p>25 Thursday Bridge 10am Social Night 4:30-6:30pm Greens HOA Meeting 6:30pm</p>	<p>26 4th Friday Bridge 10am Fairway Six Friday Frolic 5:30pm</p>	<p>27</p>
<p>28</p>	<p>29</p>	<p>30 *Mahjong 11:30am Pinochle 1pm</p>	<p>31 Bridge Buddies 10am</p>	<p>February 1st Thursday Bridge 10am</p>	<p>February 2nd</p>	<p>February 3rd</p>