

AROUND THE RIVER



RIVERWALK MASTER ASSOCIATION

April 2024



A Message from the Master Association

“April hath put a spirit of youth in everything.”
— William Shakespeare, Sonnet XCVIII

- **Queen City Jazz**—Thank you to everyone who attended the Queen City Jazz performance! They brought down the house with their talent, fantastic music selection and powerhouse singer. It was rewarding to have the Clubhouse filled with music and energy and then to see everyone smiling and tapping their toes. There will be more music to come this year. Thank you for supporting the music and events that we plan!
- **West Parking Lot Concrete Project**—The west side of the Clubhouse parking lot will be receiving a much needed makeover. Beginning **Monday, April 22nd**, the asphalt on the west side of the Clubhouse parking lot will be replaced with cement. Maintaining the asphalt on the west side of the parking lot has been a challenge due to water drainage, snow and ice and weekly visits from Waste Management trucks. The concrete upgrade will give this area extended longevity with less maintenance than asphalt. Please keep in mind that the first day (April 22nd) will be noisy (and dusty). The asphalt will need to be removed, then hauled away. You should expect loud noise from the equipment and trucks being used. The Clubhouse will be open, but some games and exercise may be cancelled. The west side of the parking lot will be blocked off the entire week. You will be able to park on the east side of the parking lot. However, the entrance to the Clubhouse parking lot may be blocked by equipment. The Clubhouse exit will be both the entrance and exit to the parking lot while this project is being completed. If you use the fitness room daily, we recommend walking over or coming before 8am or after 5pm.

Hours of Operation

Monday through Friday 8:00am—5:00pm
Saturday & Sunday Closed
Fitness Room 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

The parking lot will be finished on Saturday, April 27th. We appreciate everyone's patience while this project is being completed.

- **More Light=More People Out & About**—Now that it is staying light later, please watch for residents walking alone or with their four legged friends. Let's keep everyone safe including the bicyclists, runners, golfers and joggers too!
- **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.
- **Save the Date! The Shred Event is Coming!**—Mark your calendar for our 3rd Annual Shred Event! It will be held in the Clubhouse parking lot on May 18th from 9-11am. More info in May!
- **Josh Blackburn is Back & Let's Start Grilling!** Josh is back on Thursday, April 11th at 7pm in the main room at the Clubhouse. Tickets are \$5 per person and will be on sale Friday, March 29th. It's also time to fire up the grill again. We will be grilling from 5:30-6:30pm in front of the clubhouse prior to the concert. Brats, chips and sodas will be on the menu. If you have not heard Josh perform, he is very talented and plays a wide variety of music that you will recognize. Purchase a ticket to hear Josh, then come early for a grilled brat and social time. If you are not coming for the music, stop by for a brat to go. We look forward to seeing you!

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

JOSH BLACKBURN



Josh Blackburn

Riverwalk Clubhouse

Thursday, April 11th at 7:00pm

\$5/person—*Tickets go on sale Friday, March 29th.*

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.

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

Let's fire up the grill!

We are going to be grilling brats in front of the Clubhouse from 5:30-6:30pm prior to the concert. \$3 for a brat, chips and soda. If you are coming to the Josh Blackburn concert, stop and purchase a brat prior to the show. If you are not coming for the music, stop by for a brat to go.

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!

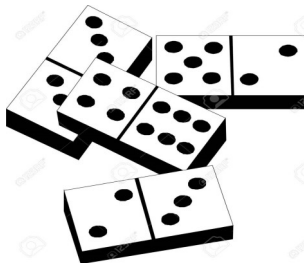


Train Dominoes

Wednesday,

April 10th 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.



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, April 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, April 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!



Craft Afternoon

Thursday, April 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. A spring craft will be provided in April. Bring your own beverage.



Calling All Bridge Players!

The bridge groups are looking for new players and substitutes. Why not meet nice people, improve your bridge skills, challenge yourself and have some fun? Contact Michelle at the Clubhouse at 303.798.9414. Michelle will provide your name to the organizers of the different bridge groups. Let's play!

Low Vision Work Group

Low Vision Workshop

*****New Location—RiverPointe*****

Monday, April 8th from 9:30-10:30am

Colorado Center for the Blind will be merging the Riverwalk and RiverPointe low vision groups into one group. The monthly workshop will meet at RiverPointe in the private dining room. Chris Parsons will continue to organize and lead the workshop that will take place on the second Monday of each month from 9:30-10:30am.

April Movie "NYAD"

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

A remarkable true story of tenacity, friendship and the triumph of the human spirit, NYAD recounts a riveting chapter in the life of world-class athlete Diana Nyad. Three decades after giving up marathon swimming in exchange for a prominent career as a sports journalist, at the age of 60, Diana becomes obsessed with completing an epic swim that always eluded her: the 110-mile trek from Cuba to Florida, referred to as the "Mount Everest" of swims. Determined to become the first person to finish the swim without a shark cage, Diana goes on a thrilling four-year journey with her best friend and coach Bonnie Stoll and a dedicated sailing team. *This movie is nominated for best actress and outstanding performance at the Academy Awards, Golden Globe Awards and Screen Actor Guild.*



Spring Blood Drive Report

Our blood drive successfully collected 14 units. For those who were able to contribute or made the attempt, a big **THANK YOU!**

We can do better. There were twenty-six available appointment times of which eleven volunteers who took advantage of this convenience. Our goal was nineteen as we had expected to make up this difference with walk-ins. If anyone has any thoughts on how to get the word out to increase donations, please do not hesitate to share them with me. I can be reached at cdurks@aol.com.

Also remember that even if this is not your "thing" talking to friends, neighbors and business associates can only help to spread the word.

Mark your calendars for our next Blood Drive taking place at the Riverwalk Clubhouse on **June 10th from 10am-2:15pm**. See you in June!

—Tom Durkin—Kiwanis of Columbine Member and Greens Homeowner

THANKS
for donating
BLOOD



Bunco

Wednesday, April 17th at 1:00pm
Sign-up and pay by Friday,
April 12th at 4:00pm
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!

A Note from Our Mailman—Ted

Happy Spring Riverwalk!
Thank you for continuing to check and pick up your mail consistently. I will be out of town April 4th through April 15th.

Save the Date! The Stamp Out Hunger Food Drive Day has been scheduled for Saturday, May 11th. I will be leaving mail tubs in the condo buildings or you may drop off food at the Clubhouse prior to May 11th. See you around the neighborhood!

—Ted Plowright, Your Riverwalk Mailman



Active Minds®

Renewable Energy

Wednesday, April 10th from 3:00-4:00 pm

Energy from renewable sources (solar, wind, geothermal, hydro, etc.) is an important part of the future of energy in the U.S. and the world. The issues involved are complex, involving technical challenges, economic issues, as well as environmental, political and social factors. Join Active Minds as we survey the current state of renewable energy and look at the various forces that will influence how these resources will evolve in the future.

Location: RiverPointe **Cost:** Free
RSVP Required: Call RiverPointe at 303-797-0600

The History of Automobiles

Monday, April 22nd from 2:00—3:00pm

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: 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.

COMING SOON



- Friday Movies—Maestro, Barbie, Past Lives
- Veterans Donation Collection May 1st-June 4th
- Pizza & Seltzers Happy Hour—May 9th 5:00pm
- Presentation on Homelessness—May 15th 1:00pm
- Lunar Jazz—May 17th at 7pm
- Shred Event—Saturday, May 18th 9am-11am

Odds and Ends

FOR SALE
Item: Oval mirror with wide natural color wicker frame.
Dimensions: 21x31" mirror, 4/5" frame, 30x40" overall
Price: \$30.00
Contact: Sharon 303.779.9954

FOR SALE
Item: 1 Loveland Ski Area Lift Ticket
 Valid 2023-2024 Season One Day Only (part of a 4 - PAK)
Price: \$75.00
Contact: Call Melissa at 720-215-5331

LOOKING TO RENT

Two former Riverwalk residents are seeking a condo/townhouse in the Riverwalk Community to rent for the month of August 2023. References provided. Call Mary at 949.521.8468. Glenn and Mary Payne



Attention Centennial Homeowners
Are you thinking about selling your condo?
 I would like to purchase a condo in either 2894 or 2896 on any floor. My only requirement is square footage. I would like to have 1,321 in square footage. If you are interested in selling your condo, please text Monica at 720.827.2438. I have been prequalified and I would love to live in Riverwalk.

Important Local Phone Numbers

- | | |
|-------------------------------------------------------------------------------------|----------------|
| Walgreens | (720) 214-5532 |
| King Soopers | (303) 798-2521 |
| Town Hall Arts Center | (303) 794-2787 |
| Bemis Library | (303) 795-3961 |
| Buck Center | (303) 797-8787 |
| Columbine Library | (303) 235-5275 |
| Littleton Golf and Tennis Club | (303) 794-5838 |
| Hudson Gardens | (303) 797-8565 |
| Littleton non-emergency, door-to-door solicitors and animal control (303) 794-1551. | |



One of our Lakeshore residents, Debbie Misrack, collects golf balls and donates them to First Tee of the Colorado Rocky Mountains. This is a great organization that offers junior and youth golf programs in Colorado. The mission of First Tee – Colorado Rocky Mountains is to educate and inspire youth academically, socially and physically through the game of golf. Visit their website at: [About First Tee - Colorado Rocky Mountains | Junior Golf in Denver, CO \(firstteecoloradorockymountains.org\)](http://AboutFirstTee-ColoradoRockyMountains|JuniorGolfinDenver,CO(firstteecoloradorockymountains.org)). If you end up collecting errant balls from the course, or if you or someone you know has used or new golf balls that you would like to pass along, please drop them off at Debbie's home, 2870-A. Last year, Lakeshore and Fairway Six residents donated over 700 golf balls! Let's exceed that number this year!



Visit: townhallartscenter.org to order tickets online or call the Box Office: 303.794.2787 extension 5

RIVERWALK MASTER ASSOCIATION
Summary of Regular Monthly Meeting
(Pending Approval) Tuesday, March 19, 2024

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

Open Forum: There were no homeowners in attendance. Open Forum was closed and the regular monthly meeting opened at 6:01pm.

Approval of Minutes Regular RMA Meeting: It was moved by Harris and seconded by Solberg to approve the minutes of the February 27, 2024 Regular RMA Meeting; approved unanimously.

Standing Committee Reports:

Treasurer’s Report: Treasurer Milash reported that the Operating Income for February was \$34,869 with a variance of \$447 over the expected amount of \$34,422. YTD Actual: \$253,138 YTD: \$240,956 Budget: Variance: \$12,181+. The Operating Expense for February was \$29,240 with a variance of \$3,862 under the expected amount of \$33,101. YTD Actual: \$221,147 Budget:\$238,449 Variance: \$17,301. The Reserve Fund received the monthly transfer of \$8,644 in February with the total Reserve Fund being \$587,003. \$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 February, there were twelve delinquencies (down from thirteen in January) totaling \$14,140 (up from \$13,983); 1 of the delinquencies exceeded \$500 and accounted for \$12,581 (98%) of the total amount due.

Clubhouse Operations Report: Manager Riviello reported that two private events were held in February. This brings the total amount received for private events for this fiscal year to \$28,450. Four new contracts were written and one contract cancelled. The expected income for this fiscal year is estimated at \$38,500. Maintenance items completed in and around the Clubhouse in February included: the security camera power supply repaired, lobby restroom toilet seats tightened and repaired, women’s locker room sauna door repaired, men’s locker room sinks re-caulked, pool gate spindle reattached, light pole 12 reported for service, monument solar light reported for service and the Riverwalk lettering re-mounted. Community social events that occurred in February included: Littleton Ladies Golf meeting, Craft Afternoon, Valentine’s Day resident party, Low Vision Workshop, Friday movie, Personal Pizza Day, Coffee with Holly and 4th Thursday social night.

Unfinished Business:

Parking Lot Proposals: President Simonich and Manager Riviello presented two bids to remove and replace the asphalt in the west parking lot with cement. This is a reserve item. It was moved by Milash and seconded by Solberg to accept the bid from JL Concrete for \$48,935; approved unanimously.

Delinquent Homeowner: Manager Riviello requested Board approval to send a delinquent homeowner to Altitude Law due to non-compliance on a requested payment plan. It was moved by Solberg and seconded by Chapman to approve sending the homeowner to Altitude Law; approved unanimously.

Defibrillator (AED) Research: Treasurer Milash informed the RMA Board that the defibrillator has been ordered. It will be delivered in 8-10 weeks.

Website Update: Manager Riviello informed the Board that the website is being updated. The website should be completed in April.

Sauna Steam Proposal: Manager Riviello and Treasurer Milash presented a bid from AAA Steam & Sauna to replace the boiler for the men’s locker room sauna. The boiler is 22 years old and no longer functioning. The cost for the new boiler and installation is \$6,320. It was moved by Cothran and seconded by Harris to approve the bid from AAA Steam & Sauna for \$6,320, plus an additional \$500 for additional work completed by the Clubhouse maintenance man; approved unanimously.

New Business: There was no new business.

Adjournment: The meeting was adjourned at 6:34 p.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.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)
Townehomes	Jack Cothran	(2026)

Adult Condos Board Members
Monday, April 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
Thursday, April 11th at 6:00pm
 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
No meeting for April
 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, April 25th at 6:30pm
 Managed by Advance HOA Management—Annual Meeting
 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, April 3rd at 6pm
 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
Wednesday, April 17th at 6:00pm
 Managed by KC & Associates, LLC
 Kathy Christensen 303-933-6279
 kathy.christensen@kchoa.com

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

Canterbury Board Members
No meeting in April
 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, April 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 in April
 Managed by Hammersmith/Real Manage
 Jason Heltzer 866-473-2573
 cenriver@ciramail.com

President	Margaret Bradley
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, April 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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For Sale

2886 W Riverwalk Cir #C



The home you've been waiting for is finally here! Step into luxury with this sprawling open floor plan in the prestigious Riverwalk community. This stunning residence is a testament to luxury and comfort, situated at the end of a peaceful cul-de-sac and nestled within the exclusive neighborhood. This home truly has it all—luxury living at its finest! It boasts custom design upgrades throughout. An impressive façade that hints at the beauty within. The home offers a spacious open floor plan designed with comfort and functionality in mind. The gourmet kitchen & spacious living room function as one ample space, creating an ideal place for entertaining guests and family members. The dining area is versatile and can be used as a sitting area or an office. The kitchen features an oversized island that provides additional meal prep/serving space, eating space, storage, new appliances, a pantry, and a breakfast nook. A perfect open layout overlooks a spacious living room, creating a warm, inclusive atmosphere. Just off the kitchen is access to a covered patio, which overlooks a serene pond/birdwatchers, open space, and the golf course. As warmer weather approaches, this will be a staple for you and your guests to unwind from a long day. The primary suite includes a beautiful bathroom for a spa-like retreat and an oversized walk-in closet. And a remodeled second bathroom with a walk-in shower. This custom-designed residence boasts meticulous craftsmanship, featuring TOP QUALITY WORKMANSHIP throughout. SPECIAL FEATURES elevate the home's sophistication with elegance. A haven of relaxation and entertainment awaits. And no steps in this beauty. Visit www.live-in-riverwalk.com for more information about the community.

Your Riverwalk Real Estate Specialist



Debi Romero
Direct: 303-587-4244
Email: debisellsrealestate@yahoo.com
Metro Brokers
mbbahlmarketinggroup



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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APRIL 2024



Coffee With Holly April 16th 9:30 am

I am happy to welcome our guest speaker, Mark Fetterhoff from AARP Foundation Elder-watch. Mark will present **Scam Trends Targeting Older Coloradans.** He will tell us what scams are being reported and how to best protect ourselves against fraud. He will also share who to contact if we feel we are a victim of scams, identity theft or fraud. I believe this topic is very timely and important for all of us.

Please be sure to sign up at the clubhouse so we have enough materials for everyone. I will serve coffee and breakfast burritos, pastries and fruit. I will also have door prizes! I look forward to seeing you April 16th!

NO ONE KNOWS RIVERWALK LIKE HOLLY!

Riverwalk Statistics prepared by

HOLLY WALKER—Your Riverwalk Specialist for over 22 years

Properties SOLD 9/26/23-/26/24 (6 months)

2770 W. Riverwalk Cir. #A	\$820,000	Your Castle Real Estate LLC
2866 W. Riverwalk Cir. #A	\$685,000	Heather Gardens Brokers
2797 W. Greens Dr.	\$640,000	RE/MAX Professionals
5221 S. Greens Cir.	\$581,000	Coldwell Banker Realty 44
2775 W. Greens Dr.	\$575,000	Compass Denver
2750 W Greens Ct.	\$560,000	RE/MAX Professionals
5281 S. Greens Cir.	\$524,740	MB Bahl Marketing Group
2896 W. Riverwalk Cir. #A301	\$473,750	SZ Real Estate
2759 W. Riverwalk Cir. #F	\$447,000	Barton Gilliom
2896 W. Riverwalk Cir. #A213	\$445,000	Century 21 Golden West Realty
2897 W. Riverwalk Cir. \$308	\$440,000	RE/MAX Synergy
2896 W. Riverwalk Cir. #A216	\$435,000	West and Main Homes, Inc.
2943 W. Riverwalk Cir. #J	\$435,000	Tomasino Properties
2896 W. Riverwalk Cir. #A106	\$410,000	MB Bahl Marketing Group
2896 W. Riverwalk Cir. #A307	\$355,000	Keller Williams Foothills Realty

(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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- Just turn 65?
- Currently on Medicare?
- Don't expose yourself to unnecessary medical costs.



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LeSean Wittkop
 (720) 204-0081
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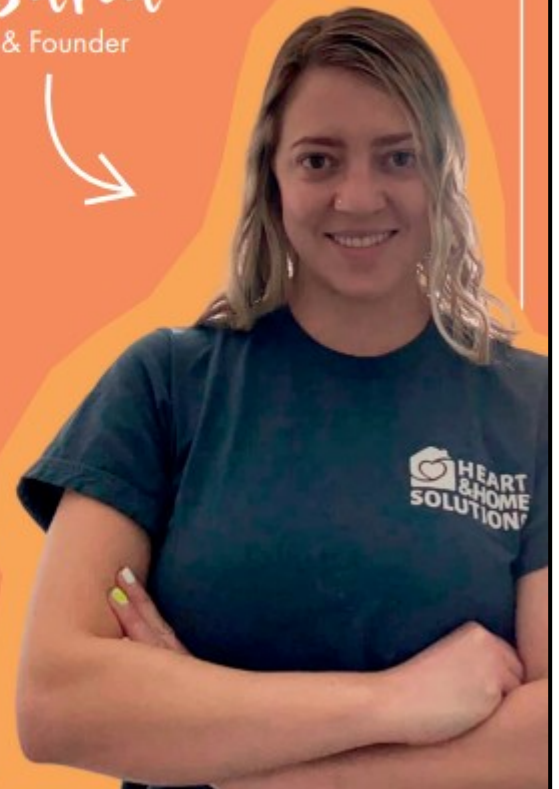
FENCES

- ♥ Fence Replacement
- ♥ Fence Repair
- ♥ New construction

OTHER SERVICES

- ♥ Gutter Cleaning
- ♥ Yard Cleanup

Susana
 CEO & Founder



Around the River

— REAL ESTATE UPDATE —

Activity February 2024 & March 2024

Belmont-Active \$469,000: 2949 W. Riverwalk Circle Unit A 3 bed/2 bath
Centennial-Active \$530,000: 2896 W. Riverwalk Circle Unit A-212 2 bed/2 bath
Lakeshore-Active \$785,000: 2886 W. Riverwalk Circle Unit C 2 bed/2 bath

Arlington-Pending: 2895 W. Riverwalk Circle Unit 216 2 bed/2 bath
Canterbury-Pending: 2769 W. Riverwalk Circle Unit H 2 bed/2 bath
Canterbury-Pending: 2769 W. Riverwalk Circle Unit M 2 bed/2 bath
Centennial-Pending: 2896 W. Riverwalk Circle Unit A-312 2 bed/2 bath
The Greens-Pending: 2700 W. Greens Place 4 bed/3 bath

Centennial-Closed \$355,000: 2896 W. Riverwalk Circle Unit A-307 1 bed/2 bath
Centennial-Closed \$410,000: 2896 W. Riverwalk Circle Unit A-106 2 bed/2 bath
Centennial-Closed \$435,000: 2896 W. Riverwalk Circle Unit A-216 2 bed/2 bath
Adult Condos-Closed \$440,000: 2897 W. Riverwalk Circle Unit 308 2 bed/1 bath
The Greens-Closed \$524,740: 5281 S. Greens Circle 2 bed/3 bath
The Greens-Closed \$560,000: 2750 W. Greens Court 3 bed/3 bath
The Greens-Closed \$575,000: 2775 W. Greens Drive 2 bed/3 bath
The Greens-Closed \$640,000: 2797 W. Greens Drive 4 bed/4 bath
Lakeshore-Closed \$685,000: 2866 W. Riverwalk Circle Unit A 2 bed/2 bath

THE SPRING MARKET IS HEATING UP... THE EARLY BIRD GETS THE WORM!

**If this is the right time for you to buy or sell a home...call me!
I will help you navigate your perfect situation!**

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



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



Cheryl Medina
Broker Associate

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Spring is here!



Carlie Tracey

REALTOR / BROKER +
LAKESHORE RESIDENT

Thinking of Selling?

Now is the time to get your home ready for the spring/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

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!

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carlie.tracey@westandmain.com

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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.

April 2024

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
<p>1</p> <p>Fitness Room and Hot Tub Hours Monday -Sunday 5am-10pm * = Closed Play</p>	<p>1</p> <p>Jack's Bridge 12:30pm Centennial Mahjong 1pm</p>	<p>2</p> <p>*Mahjong 11:30am Pinochle 1pm</p>	<p>3</p> <p>Bridge Buddies 10am Belmont HOA Meeting 6pm</p>	<p>4</p> <p>Thursday Bridge 10am</p>	<p>5</p>	<p>6</p> <p>Private Event 4-10pm</p>
<p>7</p>	<p>8</p> <p>Monday Bridge 10am *Bag Ladies Bridge 12:30pm Centennial Mahjong 1pm Adult Condos HOA Meeting 4pm</p>	<p>9</p> <p>*Mahjong 11:30 Pinochle 1-2:30pm Lakeshore Social 5-7pm</p>	<p>10</p> <p>Trent's Canasta 1pm Train Dominoes 1pm</p>	<p>11</p> <p>Thursday Bridge 10am Craft Afternoon 1-3pm Fairway Six HOA Meeting 6pm Brats 5:30-6:30pm Josh Blackburn 7pm</p>	<p>12</p> <p>Movie: NYAD 10am Personal Pizza: 11:30am</p>	<p>13</p>
<p>14</p>	<p>15</p> <p>Townhomes HOA Meeting 10am Jack's Bridge 12:30pm Centennial Mahjong 1pm</p>	<p>16</p> <p>Coffee with Holly 9:30am *Mahjong 11:30am Pinochle 1pm RMA Meeting 6pm</p>	<p>17</p> <p>Bridge Buddies 10am Bunco 1pm Townhomes Social 5pm Lakeshore HOA Meeting 6pm</p>	<p>18</p> <p>Thursday Bridge 10am Centennial Social 4-6pm</p>	<p>19</p> <p>Private Event 11am-5pm</p>	<p>20</p> <p>Private Event 6-11pm</p>
<p>21</p>	<p>22</p> <p>Concrete work begins at the west side of the Clubhouse parking lot. No activities scheduled. Passover Begins at Sunset</p>	<p>23</p> <p>Concrete work continues. No activities scheduled.</p>	<p>24</p> <p>Concrete work continues. No activities until after 3pm. Greens Social 4:30-6:30pm</p>	<p>25</p> <p>Concrete work continues. Thursday Bridge 10am Social Night 4:30-6:30pm Greens HOA Annual Meeting 6:30pm</p>	<p>26</p> <p>Concrete work continues. 4th Friday Bridge 10am Fairway Six Friday Frolic 5:30pm</p>	<p>27</p> <p>Concrete work completed.</p>
<p>28</p>	<p>29</p> <p>Centennial Mahjong 1pm</p>	<p>30</p> <p>*Mahjong 11:30am Pinochle 1pm</p>	<p>May 1st</p> <p>Bridge Buddies 10am</p>	<p>May 2nd</p> <p>Thursday Bridge 10am</p>	<p>May 3rd</p>	<p>May 4th</p>