

# AROUND THE RIVER



RIVERWALK MASTER ASSOCIATION

May 2024



## A Message from the Master Association

*"May is the month of expectation, the month of wishes, the month of hope." — Emily Bronte*

- **Volunteers of America Colorado's Veteran Support Project**—Volunteers of America will be partnering with Riverwalk for another donation project to support male veterans. The collection will take place beginning Wednesday, May 1st and ending on Tuesday, June 4th. The items needed include: gently used men's clothing, gently used rolling suit cases, new socks, underwear, t-shirts, soap, deodorant, toothpaste, toothbrushes and individually wrapped granola bars, breakfast bars and trail mix. Please drop off these much needed items at the Clubhouse Monday-Friday from 8am-5pm. Thank you for your generous donations!
- **FREE Shred Event, Saturday, May 18th**—Drop off your shredding on Saturday, May 18th from 9-11am in the Clubhouse parking lot. XpressShred will be onsite to shred your papers while you watch. XpressShred will accept paper with paper clips, staples, binder clips, hanging folders, rubber bands and manila folders. XpressShred will NOT accept 3 ring binders, hard drives or electronics. This is the perfect time to clear out your closets, desks and file cabinets. Contact the Clubhouse to RSVP for the shred event. See page 4 for details.  
**Homelessness Panel Discussion:** Please join us for an informative and candid discussion on homelessness on Wednesday, May 15th from 1-3pm. The discussion panelists will include local service providers, a representative from City of Littleton and Arapahoe County and an individual who has experienced homelessness. This is an opportunity to understand the homeless situation in Littleton and Arapahoe County, ask questions and find out what is being accomplished.

### **Hours of Operation**

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

### **Contact Information**

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

- **Lunar Jazz**—From Littleton, Lunar Jazz is a delightful duo playing your favorite jazz standards from the 1920's to today. The harmonious blend of guitar and tenor saxophone engages and entertains the audience. When? Friday, May 17th at 7pm at the Clubhouse. \$5/person. Doors will open at 6pm. We will be having a vodka tasting prior to the concert. You are welcome to bring your own cocktails, wine, beer, sodas and snacks. Tickets will go on sale on May 1st.
- **City of Littleton and Riverwalk Leash Law**—Both the city and our community have a leash law in place for dogs. This means that your dog needs to be on a leash when you are walking with your dog. Residents have expressed concern about dogs off leash. Let's keep all our humans and pets safe!
- **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!
- **Pizza & Seltzer Happy Hour**—Let's open the patio and have a fun happy hour with pizza and refreshing hard seltzer! Join us on Thursday, May 9th from 4:30-6:30pm. If you do not like seltzers, please bring your beverage of choice. \$5/person. Please RSVP to the Clubhouse by Wednesday, May 8th at 5pm. We look forward to seeing you and catching up with you!
- **West Parking Lot Concrete Project**—The concrete project is complete for the west parking lot. Thank you for your patience!
- **The Pool**—The pool has a tentative opening date of Friday, May 31st at 10am.  
— **Kristy Riviello, Association Manager & Michelle Milash, Clubhouse Coordinator**

**JOIN US FOR ANOTHER SUCCESSFUL DONATION PROJECT THAT SUPPORTS VETERANS!**

## **Our Veterans need support during the warmer months!**

### **The Riverwalk Community & Volunteers of America Colorado's Veteran Support Project**

Starting May 1st through June 4th, Volunteers of America Colorado will have blue Veteran Support donation barrels located in the Riverwalk Community Clubhouse.

#### **VOAC BLUE BARREL**

##### **MEN'S NEW ITEMS NEEDED**

New socks: men's size large and extra-large. Crew, ankle and tube.

New underwear & undershirts: Men's size large and extra-large.

Hygiene items: Soap, deodorant, tooth paste, tooth brushes

Individually wrapped granola bars, breakfast bars and trail mix packets.



#### **VOAC BLUE BARREL**

##### **MEN'S GENTLY USED CLOTHING NEEDED**

VOA needs men's clean gently used clothing, shoes and coats. Please no suits and dress shoes.

Also, gently used rolling suit cases or rolling carts.

*If you have dress clothes, women & kids clothes and other items for donation, please consider donating to **ARC Thrift Stores**. The ARC thrift shopping voucher program provides free assistance to individuals, families and veterans facing emergencies and economic struggles.*



Volunteers of America / RSVP helps those 55 years and better find meaningful volunteer opportunities in which they can share their experience, abilities, and skills for the betterment of our communities and themselves.

If you would like to volunteer or have any questions, please call, email or scan the QR code.

Gayle Larsen, RSVP Program Specialist 720-264-3339 [glarsen@voacolorado.org](mailto:glarsen@voacolorado.org)



# COMMUNITY INFORMATION

## Pinochle

**Tuesdays at 1:00pm**

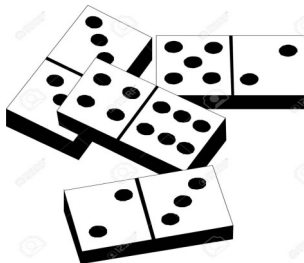
This card game involves exchanging and putting together different combinations of cards or "melds," in order to score points. No sign-up necessary. Easy to learn and fast-paced excitement!



## Train Dominoes

**Wednesday, May 22nd 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, May 10th**. 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, May 9th 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, May 9th from 1:00—3:00pm**

Bring your craft, quilting, sewing, crocheting, painting, scrapbooking or any project to the Clubhouse for a crafting afternoon. This is a fun and relaxing afternoon to work on craft projects, get creative ideas, meet your fellow craft enthusiasts, while enjoying conversation. Bring your own beverage. Spring is here and it's a great time to get creative and craft!



## 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, May 13th 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.



# FREE SHREDDING EVENT

## Saturday, May 18th 9-11am

It's time to clean out your filing cabinets, closets and desk drawers. **The FREE Shred Event is May 18th!**

XpressShred **will accept** paper with paper clips, staples, binder clips, hanging folders, rubber bands and manila folders. XpressShred **will NOT** accept 3 ring binders, hard drives or electronics.

XpressShred can shred 100 boxes per hour. They have a camera on their truck and you may watch your documents be shredded onsite. Your information will be secure.

The Shred Event is FREE for Riverwalk homeowners and residents. Please participate!

Contact the Clubhouse (303.798.9414) to let us know that you will be participating in the event.

## May Movie "Barbie"

Friday, May 10th at 10:00am  
Call the Clubhouse to RSVP by  
Thursday, May 9th at 5:00pm

Barbie and Ken are having the time of their lives in the colorful and seemingly perfect world of Barbie Land. However, when they get a chance to go to the real world, they soon discover the joys and perils of living among humans. *This movie was nominated for best supporting actor, best supporting actress, best picture and best writing for an adapted screenplay at the Oscars.*



## May Movie "NYAD"

Friday, May 17th at 10:00am  
Call the Clubhouse to RSVP by  
Thursday, May 16th 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 was nominated for best actress at the Academy Awards and Golden Globes.*



## A Note from Our Mailman—Ted

Save the Date! The Stamp Out Hunger Food Drive Day has been scheduled for Saturday, May 11th. I will leave mail tubs in the condo buildings or you may drop off food at the Clubhouse by May 10th at 5pm.

Just a reminder—Columbine Hills Post Office serves the Riverwalk Community. It is located at 6698 Iris St. The closest post office for stamps, cards, mail supplies and outgoing mail is located at Prince and Alamo.

—Ted Plowright, Your Riverwalk Mailman

COMING SOON

- Friday Movies—Maestro, Past Lives, Poor Things
- Hot Dogs on the Patio—June 14th 11:30am-1pm



## Great News!

### ONLY YOU MAKE A DIFFERENCE!

Every day, people around the country receive transfusions to treat chronic blood disorders, traumatic injuries, cancer and other conditions. You, and donors like you, give those patients hope for healing, recovery and survival. **Mark your calendars for our next Blood Drive on June 10th from 10:00am—2:00pm at the Riverwalk Clubhouse.**

To register: Go to [Vitalant.org](http://Vitalant.org) Click on Donate Now/Click on Filter/Search by Blood Drive code 0572/Click on See Times/Click on preferred time/Fill out your email address and password (if a current registered donor). If not click on Create Account and follow the instructions.

—Tom Durkin—Kiwanis of Columbine Member and Greens Homeowner



Active Minds®

## Lebanon

Wednesday, May 8th from 3:00-4:00 pm

Join Active Minds as we trace the history of the nation of Lebanon. We will provide the background necessary to understand the rise of Hezbollah, Lebanon's Shiite militia, and Lebanon's role in the current Arab-Israeli conflict, including the complex relationship with its neighbor Syria. Come learn how this important country fits into the puzzle that is the Middle East.

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

## Scotland

Monday, May 20th from 2:00—3:00pm

The northernmost territory of Great Britain and the United Kingdom, Scotland has its own fierce national identity and deep historical ties with the United States due to centuries of Scottish emigration. The future of

Scotland is uncertain, however, given the United Kingdom's exit from the European Union and calls for second vote on independence (a first vote was narrowly defeated in 2014). Join Active Minds as we explore Scotland's history, its current situation, and its uncertain future. **Location:** Bemis Public Library, 6014 S Datura St.

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

For more information, visit: [activeminds.com](http://activeminds.com)  
**PLEASE NOTE:** Active Minds is currently offering both virtual and in-person programs.

# Homelessness Solutions

*"That first night on the streets was scary. I fell asleep next to Hobby Lobby in Englewood. I didn't even have shoes. But I woke up and someone had left money, a blanket and food next to me.*

*I just started crying.*

*I took it as a sign and started looking for ways to help myself.*

*-From "In Their Words-" actual stories of local homeless people*

*Yes, encountering a homeless person can be uncomfortable, tiring, or a little scary.*

**But our first step in solving this problem is understanding *who the homeless are*, and finding out *what is working right now to solve the problem.***

Come to an informational and candid discussion with local service providers, representatives of Littleton and Arapahoe County, and an individual who has experienced homelessness. Hear the **good news** about what is working to solve this problem

**Wednesday, May 15th**

**1:00-3:00pm**

**Riverwalk Clubhouse**

*For more information on local homelessness: [tricityshomeless.com](http://tricityshomeless.com)*

# 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:** Soft Leather Loveseat  
Very comfortable, powered for legs and back, works great. New—purchased 15 months ago. Non-smoking home with no pets. Excellent condition!  
**Price:** \$650.00  
**Contact:** Bob in Lakeshore 719.440.4390



# Kiwanis®

## CLUB OF COLUMBINE

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

**Recent project highlights:** Helping at the Sharing with Sheridan Food Pantry every Thursday. We consistently serve about 200 families every week. We help at Project Cure on the fourth Monday of every month, and we regularly help at the Jefferson County Symphony performances. This is just a few of our projects. In May we need help working the Colfax Marathon on Sunday May 19th, and the First Responders event on Saturday, May 11th. We have something that will fit anyone's interests and expertise and we can use your help! Details about our upcoming projects are in our weekly newsletter, contact:

[news@columbinekiwanis.org](mailto:news@columbinekiwanis.org)

to get added to our newsletter email distribution.

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

Nourish  
Meals on Wheels

PRESENTS THEATER NIGHT  
Featuring the Musical

the  
**PROM**

JUNE 20, 2024

Help Nourish combat food insecurity and end isolation!

Once a year, our biggest supporters come together to celebrate with a night of delightful entertainment, exceptional food, fabulous raffle prizes, and a LOT of fun!

Whether you are raising a paddle, buying a raffle ticket, or bringing a friend into the Nourish family, your support transforms lives.

**6:00 PM — RECEPTION**

**7:00 PM — CURTAIN**

**Event Tickets:** \$100 per person

*Act fast—seating is limited, and last year's event sold out early!*

**Raffle Tickets:** \$10 each or 3/\$25

*Win prizes worth \$100+ and you need not be present to win.*

**Purchase tickets at:**

<https://bebids.me/tickets/theaternight24/tix>  
or scan the QR code



Event held at Town Hall Arts Center  
2450 W. MAIN STREET, DOWNTOWN LITTLETON



**Riverwalk – Thank You!!!** We have already exceeded last year's donations of golf balls to First Tee. So far in 2024, we donated 1,300 golf balls, two sets of golf clubs and lots of tees and wiffle practice balls. The collection will continue all year so please feel free to drop off donations anytime to Lakeshore resident, Debbie Misrack 2870-A.

The donations benefit First Tee of 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. Here is a link to their website - About First Tee - Colorado Rocky Mountains | Junior Golf in Denver, Colorado:

[firstteecoloradorockymountains.org](http://firstteecoloradorockymountains.org).

## LOOKING TO RENT

Two former Riverwalk residents are seeking a condo/townhouse in the Riverwalk Community to rent for the month of August 2024. References provided. Call Mary at 949.521.8468. Glenn and Mary Payne



## Pizza & Seltzer Happy Hour

Grab your sunglasses and join us on the Clubhouse patio on Thursday, May 9th from 4:30-6:30pm for a pizza and hard seltzer happy hour. If you do not like seltzers, please bring a beverage of your choice to enjoy. RSVP to the Clubhouse by Thursday, May 8th at 5pm.

**\$5/person**

Let's catch up, enjoy a game of pool or ping pong, have a slice or two and have fun!

See you on May 9th!



## Lunar Jazz Friday, May 17th 7:00pm

From Littleton, Colorado, Lunar Jazz is a delightful duo playing all your favorite jazz standards from the 1920s and beyond. The harmonious blend of guitar and tenor saxophone engages audience members with improvisation that elevates the mood and inspires conversation throughout the night.

**\$5/person**

Tickets go on sale on Wednesday, May 1st at 8am. The doors will open at 6pm on May 17th.

We have a vodka tasting from 6-7pm. You are welcome to bring your own wine, beer, cocktail and snack to enjoy during the performance.

Join Mel and Sang for a fun and entertaining night of jazz!





**RIVERWALK MASTER ASSOCIATION**  
**Summary of Regular Monthly Meeting**  
(Pending Approval) Tuesday, April 16, 2024

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

**Open Forum:** There were three homeowners in attendance. A homeowner requested the curbs on Riverwalk Circle be repainted, in addition to additional signs posted for no parking areas. Director Vanderau commented that the Lakeshore community enjoyed the musical performances at the Clubhouse. Open Forum was closed and the regular monthly meeting opened at 6:10pm.

**Approval of Minutes Regular RMA Meeting:** It was moved by Vanderau and seconded by Simonich 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 March was \$32,573 with a variance of \$1,849 under the expected amount of \$34,422. YTD Actual: \$285,711 YTD: \$275,379 Budget: Variance: \$10,332. The Operating Expense for March was \$24,985 with a variance of \$9,076 under the expected amount of \$34,061. YTD Actual: \$246,108 Budget:\$272,509 Variance: \$26,402.The Reserve Fund received the monthly transfer of \$8,644 in March with the total Reserve Fund being \$595,794. \$300,000 from the Reserve Fund was moved to 3 CDs - \$100,000 each.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 12 month CD will be mature in April and rolled to a CD with 5.0% interest rate. The remainder of the Reserve Fund was moved to a savings account earning 2.75% interest. In March, there were 14 delinquencies (up from 12 in February) totaling \$14,631 (up from \$14,140); 1 of the delinquencies exceeded \$500 and accounted for \$12,581 (98%) of the total amount due.

**Clubhouse Operations Report:** Manager Riviello reported that one private event was held in March. This brings the total amount received for private events for this fiscal year to \$30,000. Four new contracts were written. The expected income for this fiscal year is estimated at \$42,200 and \$4,500 for the next fiscal year. Maintenance items completed in and around the Clubhouse in March included: new glassware was purchased for the bar, the boiler was replaced for the men's locker room sauna and damaged tree branches were removed following the March 14th storm. Community social events that occurred in March included: Littleton Ladies Golf meeting, Craft Afternoon, Low Vision Workshop, Friday movie, Pizza Day, Kiwanis Blood Drive, Queen City Jazz Band, Baked Taters and Beer and 4th Thursday Social Night.

**Unfinished Business: Parking Lot Concrete Work:** Manager Riviello reported that the concrete work for

the west Clubhouse parking lot would begin on Monday, April 22nd pending weather. The project should be completed by Saturday, April 27th.

**Sauna Steamer Proposal:** Manager Riviello reported that the boiler was replaced for the men's locker room sauna. The sauna is running smoothly.

**New Business: Pool Deck Resurfacing:** Manager Riviello presented a bid from River Rock Resurfacing to resurface the pool deck with a rubber surfacing material. The rubber surfacing system is long lasting, UV stable, anti-fungal, antimicrobial and anti-slip. This would cover the existing "cool deck" material. The bid for this reserve item is \$43,856. The Board had follow-up questions and requested Manager Riviello visit an existing installation. Manager Riviello will follow up with the Board and request a vote via email. This is a reserve item.

**Bloom Landscape Proposal:** Manager Riviello presented a bid from Bloom Floralscapes to landscape the island with the monument sign and flags. It was moved by Vanderau and seconded by Harris to approve the bid from Bloom Floralscapes for \$23,272; approved unanimously. This is a reserve item.

**Pothole/Asphalt Maintenance:** Treasurer Milash asked the Board to approve \$5,000 for asphalt repairs on Riverwalk Circle. It was moved by Durkin and seconded by Vanderau to approve the repairs; approved unanimously.

**Insurance Renewal:** Manager Riviello requested approval for the renewal of the Master Association's six insurance policies. The six policies have a total annual increase of \$5,419. The renewal cost for the six policies is \$33,845. It was moved by Durkin and seconded by Vanderau to approve of the RMA insurance policies; approved unanimously.

**Budget Committee:** Director Kapus and Director Vanderau volunteered for the 2024/2025 budget committee.

**Adjournment:** The meeting was adjourned at 6:59 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. 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, May 13th 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/Secretary	Pat Lohman
Director at Large	Stan Alspector
Director at Large	Bob Ruesch

Fairway Six Board Members  
**No meeting in May**  
 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 May**  
 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, May 23rd at 6:30pm**  
 Managed by Advance HOA Management  
 Matt Berlekamp (303) 482-2213 x273  
 matt.berlekamp@advancehoa.com

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

Belmont Board Members  
**Wednesday, May 15th at 6:00pm**  
 Managed by KC & Associates, LLC  
 Kathy Christensen 303-933-6279  
 kathy.christensen@kchoa.com

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

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

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

Canterbury Board Members  
**Thursday, May 9th 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, May 20th 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  
**Tuesday, May 21st at 3:00pm**  
 Managed by Real/Manage  
 Aubrey Sorenson 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, May 21st 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



# MAY 2024



## Coffee With Holly

THANK YOU to everyone that came to AARP’s presentation about fraud April 16th. It was super informative and eye-opening. We all need to watch out for fraud—perpetrators are becoming more creative and pushy. I certainly learned a lot!

Be sure to mark your calendars for our next Coffee with Holly on **June 18th 9:30am** at the clubhouse. More information to follow, so stay tuned!

## **NO ONE KNOWS RIVERWALK LIKE HOLLY!**

Riverwalk Statistics prepared by

**HOLLY WALKER**—Your Riverwalk Specialist for over **22 years**

Properties SOLD 10/26/23-4/26/24 (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
2896 W. Riverwalk Cir. #A212	\$535,000	USAJ Realty
5281 S. Greens Cir.	\$524,740	MB Bahl Marketing Group
2896 W. Riverwalk Cir. #A312	\$510,000	New Padd, LLC
2769 W. Riverwalk Cir. #M	\$463,500	Coldwell Banker Realty 54
2769 W. Riverwalk Cir. #H	\$449,000	Keller Williams Avenues Realty
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
2895 W. Riverwalk Cir. #A216	\$330,000	RE/MAX Professionals

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



**Holly Walker**—Broker Associate

**Holly@HollyWalkerHomes.com**

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Debi Romero  
Direct: 303-587-4244  
Email: [debisellsrealestate@yahoo.com](mailto:debisellsrealestate@yahoo.com)  
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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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# Around the River

## — REAL ESTATE UPDATE —

### *Activity April 2024*

**Arlington-Active \$320,000:** 2895 W. Riverwalk Circle Unit 104 1 bed/1 bath

**Belmont-Active \$409,000:** 2943 W. Riverwalk Circle Unit V 2 bed/2 bath

**Belmont-Active \$454,000:** 2949 W. Riverwalk Circle Unit A 3 bed/2 bath

**Canterbury-Active \$465,000:** 2755 W. Riverwalk Circle Unit H 2 bed/2 bath

**Canterbury-Pending:** 2765 W. Riverwalk Circle Unit A 3 bed/2 bath

**Centennial-Pending:** 2896 W. Riverwalk Circle Unit A-113 2 bed/2 bath

**The Greens-Pending:** 2700 W. Greens Place 4 bed/3 bath

**Lakeshore-Pending:** 2886 W. Riverwalk Circle Unit C 2 bed/2 bath

**Arlington-Closed \$330,000:** 2895 W. Riverwalk Circle Unit 216 2 bed/2 bath

**Canterbury-Closed \$463,500:** 2769 W. Riverwalk Circle Unit M 2 bed/2 bath

**Centennial-Closed \$510,000:** 2896 W. Riverwalk Circle Unit 312 2 bed/2 bath

**Centennial-Closed \$535,000:** 2896 W. Riverwalk Circle Unit A-212 2 bed/2 bath

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I will help you navigate your perfect situation!

Content obtained by RE Colorado Inc.

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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)

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- ♥ New construction

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Susana  
 CEO & Founder





# Spring is here!

## Is your home ready?



## Carlie Tracey

REALTOR / BROKER +  
LAKESHORE RESIDENT

Now is the time for some Spring home maintenance ~ see how everything held up through the Winter...

- Change your HVAC filters & check to see if the system is running properly before Mother Nature turns on the heat!
- Clean & inspect your window screens for damage ~ keep the pests outside!
- If you have a sump pump, is it in working order?
- Look for moisture in your crawl space
- Pressure wash patios, decks, driveways/walkways & outdoor furniture
- Then kick back, relax & enjoy the gorgeous days ahead



818-263-3383

## Let's Connect!

carlie.tracey@westandmain.com

2590 W Main St, Littleton



## 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.



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



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

- |          |          |          |          |          |
|----------|----------|----------|----------|----------|
| MILITARY | MEMORIAL | CEREMONY | CEMETERY | MONUMENT |
| MARINES  | SOLDIER  | FLOWERS  | COUNTRY  | TRIBUTE  |
| FREEDOM  | MONDAY   | MEMORY   | DEFEND   | TROOPS   |
| PARADE   | BATTLE   | HEROS    | VOLOR    | PEACE    |
| KOREA    | HONOR    | GUARD    | GRAVE    | WWII     |
| IRAG     | BASE     | NAVY     | FLAG     | AIR      |

# May 2024

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
<p>5</p> <p><b>Fitness Room and Hot Tub Hours Monday -Sunday 5am-10pm</b> * = Closed Play</p>	<p>6</p> <p>Jack's Bridge 12:30pm Centennial Mahjong 1pm</p>	<p>7</p> <p>*Mahjong 11:30 Pinochle 1-2:30pm</p>	<p>8</p> <p><b>Private Event 11am-5pm</b></p>	<p>9</p> <p>Thursday Bridge 10am Craft Afternoon 1-3pm <b>Pizza &amp; Seltzer Happy Hour 4:30-6:30pm</b></p>	<p>10</p> <p>Movie: Barbie 10am Personal Pizza: 11:30am <b>Private Event 5-11pm</b></p>	<p>11</p> <p><b>Private Event 5-11pm</b></p>
<p>12</p>	<p>13</p> <p>Monday Bridge 10am *Bag Ladies Bridge 12:30pm Centennial Mahjong 1pm Adult Condos HOA Meeting 4pm</p>	<p>14</p> <p>*Mahjong 11:30am Pinochle 1pm Lakeshore Social 5-7pm</p>	<p>15</p> <p>Bridge Buddies 10am Homelessness Panel Discussion 1-3pm Belmont HOA Meeting 6pm</p>	<p>16</p> <p>Thursday Bridge 10am Centennial Social 5-7pm</p>	<p>17</p> <p>Movie: NYAD 10am <b>Lunar Jazz 7pm</b></p>	<p>18</p> <p><b>FREE Shred Event 9am-11am in the Clubhouse Parking Lot</b></p>
<p>19</p>	<p>20</p> <p>Townhomes HOA Meeting 10am Jack's Bridge 12:30pm Centennial Mahjong 1pm</p>	<p>21</p> <p>*Mahjong 11:30am Pinochle 1pm Centennial HOA Meeting 3pm RMA Meeting 6pm</p>	<p>22</p> <p>Trent's Canasta 1pm Train Dominoes 1pm</p>	<p>23</p> <p>Thursday Bridge 10am Social Night 4:30-6:30pm Greens HOA Annual Meeting 6:30pm</p>	<p>24</p> <p>4th Friday Bridge 10am</p>	<p>25</p>
<p>26</p>	<p>27</p> <p><b>Memorial Day Clubhouse Closed</b></p>	<p>28</p> <p>*Mahjong 11:30am Pinochle 1pm</p>	<p>29</p> <p>Bridge Buddies 10am</p>	<p>30</p> <p>Thursday Bridge 10am</p>	<p>31</p> <p><b>Tentative Pool Opening Day 10am</b> Fairway Six Friday Frolic 5:30pm</p>	<p>June 1st</p>