

# AROUND THE RIVER



RIVERWALK MASTER ASSOCIATION

June 2024



## A Message from the Master Association

- **It's Pool Time!**—The opening date for the pool is Saturday, June 1st at noon. The pool deck received a makeover and looks fantastic. The new pool deck is a mix of resin and rubber granules that are comfortable to walk on and remain cool in the heat. We need to ask everyone to be very careful moving furniture on the pool deck. You are welcome to pick up and move a chaise, but the tables and umbrellas need to stay in place. We welcome back our pool monitor, Jon Chenault. Jon will be at the pool on Saturday and Sunday.
  - **Pool Reminders**—We are excited to have the pool open. Help us make this a fun and enjoyable pool season for everyone who visits the pool!
  - Residents need a fob and passes to enter the pool enclosure. If you do not have a fob or passes, please contact the Clubhouse during our business hours, Monday-Friday from 8am-5pm. Fobs and passes take 24 hours to program and activate. Each household receives four guest passes. You need to accompany your guests at all times.
  - The pool gate must remain closed. Please do not let people in pool area who do not have a fob. The pool is an amenity for Riverwalk residents.
  - We do not rent the pool area for private parties.
  - Please do not visit the pool if you are sick.
  - Pack it in and pack it out—please throw away all trash and take pool toys, towels and belongings with you when you leave for the day.
  - **Food at the Pool**—Just a reminder—light snacks only in the pool enclosure. Meals should be eaten prior to visiting the pool or eaten on the Clubhouse patio or picnic table. If a food delivery service is delivering food to you, please have the food delivered to your home. Food at the pool attracts ants, rodents and wasps.
- **Volunteers of America Colorado's Veteran Support Project**—Riverwalk, you are amazing! Thank you for the generous donations that benefit male veterans. The collection will be ending on Tuesday, June 4th, but there is still plenty of time to make a contribution. The items needed include: gently used men's clothing, rolling suit cases, new socks, new underwear, t-shirts, soap, deodorant, toothpaste, toothbrushes and granola bars, breakfast bars and trail mix. Please drop off your donation at the Clubhouse Monday-Friday from 8am-5pm.
  - **Private Property**—Each Riverwalk community or HOA is private property. Please keep this in mind when taking a walk or walking your pets. Please stay on Riverwalk Circle and do not walk your pets (or yourself) through a community that you do not reside. Also, please pick up and correctly dispose of any pet waste.
  - **Aqua Fitness**—Linda will be leading a fun and low impact aqua exercise class at the pool on Saturday and Sunday (weather permitting) from 8:30-9:30am. Her class will begin on Saturday, June 8th. This is a FREE class and a great way to start off your weekend!
  - **June 10th Blood Drive**—The quarterly blood drive sponsored by Kiwanis of Columbine is taking place on Monday, June 10th from 10am-2pm at the Clubhouse. See page 6 for the registration website and code or scan the QR code.
  - **May Shred Event**—Thank you to all residents who supported the shred event and lightened their paper load. Over 3,680 pounds of paper were shredded. This was our third shred event and the largest amount of paper shredded.  
— **Kristy Riviello, Association Manager & Michelle Milash, Clubhouse Coordinator**

### Hours of Operation

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

### Contact Information

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

# IT'S NOT TOO LATE TO SUPPORT VETERANS!

## Donation Barrels are here through Tuesday June 4th!

### 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



# COMMUNITY INFORMATION



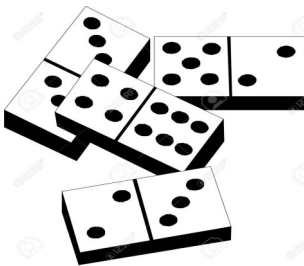
## Aqua Fitness is Back On Saturday, June 8th

**Saturday—Sunday, 8:30-9:30am**

Start your day with aqua fitness at the Riverwalk pool. Low impact exercise that includes stretching and toning. This class is FREE and you do not need to sign up.

### Benefits of Aqua Fitness

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



## Train Dominoes Wednesday, June 12th & June 26th at 1:00pm

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

from a central hub or "station." Join your friends at the Clubhouse for Train Dominoes. Bring a drink, make a friend and learn a new pastime.

## Craft Afternoon

**Thursday, June 13th from  
1:00—3:00pm**

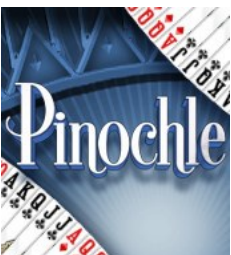
Bring your craft, quilting, sewing, crocheting, painting, scrapbooking or any project to the Clubhouse for a crafting afternoon. This is a fun and relaxing afternoon to work on craft projects, get creative ideas, meet your fellow craft enthusiasts, while enjoying conversation. Bring your own beverage.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



## Pinochle

**Tuesdays at 1:00pm**

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



## 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, June 7th**. 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, June 6th at noon. \$8 cash.
2. Let us know your pizza selection: Meat Lovers, Vegetable or Cheese.
3. Let us know your soda choice: Pepsi, Diet Pepsi, Sprite or a bottle of water.
4. Pick up your pizza at 11:30am at the Clubhouse and *take home to enjoy!*

We will be limiting the order for pizza to twenty individuals. We look forward to seeing you!



## Trivia Returns

**Wednesday, June 26th at 1:00-3:30pm  
At RiverPointe**

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

Call 810.441.1252 to RSVP for Trivia!



# Hot Dogs On The Patio

We will be grilling hot dogs at the Clubhouse on Friday, June 14th from 11:30am-1:00pm.

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

Please join us! We would love to see you!

## June Movie "Maestro"

Friday, June 7th at 10:00am  
Call the Clubhouse to RSVP by  
Thursday, June 6th at 5:00pm

Maestro is a towering and fearless love story chronicling the lifelong relationship between Leonard Bernstein and Felicia Montealegre Cohn Bernstein. A love letter to life and art, Maestro at its core is an emotionally epic portrayal of family and love. *This movie was nominated for best actor, best actress and best picture at the Academy Awards.*



Active Minds®

## Hawaii

Wednesday, June 12th from 3:00—4:00 pm

First settled by Polynesian sailors 1000 years ago, the Hawaiian Islands developed a unique culture that flourished in relative isolation for centuries. British explorer James Cook's landing in 1778 put the Islands on a path to colonization and eventual incorporation in to the United States when Hawaii became the 50th state in 1959. Hawaii has most recently been in the news with erupting volcanoes and devastating wildfires. Join Active Minds as we explore the history and culture of the United States' Pacific paradise.

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

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

## Albert Einstein

Monday, June 24th from 2:00—3:00pm

Widely regarded as one of the greatest scientists of all time, Albert Einstein famously started his career as a patent clerk but would rise to prominence, winning the Nobel Prize for Physics in 1921. Born in Germany, Einstein fled Nazi Germany in the 1930's and became a U.S. citizen in 1940. He warned the U.S. of the Nazi's efforts to develop a nuclear weapon which led to the Manhattan Project and the advent of the nuclear era, a role that troubled him deeply until his death in Princeton, New Jersey in 1955 at the age of 76. Join Active Minds as we trace the life and impact of this great thinker.

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

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

For more information, visit: [activeminds.com](http://activeminds.com)

COMING SOON

- Friday Movies—Past Lives, Poor Things
- Brats on the Patio—July 5th from 11:30am-1pm
- Josh Blackburn—July 18th at 7pm

# POOL RULES

- NO RUNNING • NO PEEING
- NO PUSHING • NO DIVING
- NO WHINING • NO GLASS

Follow the Rules & Have fun!

## Riverwalk Pool and Hot Tub Rules & Regulations

Pool and Hot Tub Hours: 5am-10pm

- Do not visit or use the pool if you have been sick.
- Residents and guests must have their FOB and passes with them.
- NO food or alcoholic beverage of any type inside the pool or hot tub. Light snacks only in the pool enclosure. Meals should be eaten outside the pool enclosure or prior to visiting the pool.
- NO person under the influence of alcohol or drugs should use the pool.
- NO smoking or glass containers of any type in pool or hot tub area.
- NO pets or animals in pool or hot tub enclosure or secured to fence.
- NO running, diving or rough play; no offensive language will be tolerated.
- NO spitting or blowing of nose in the pool.
- Persons with diarrheal illness, nausea, respiratory, skin, eye or ear infections, open lesions or wounds should not enter the pool.
- Children under 12 years of age must be accompanied by a responsible adult.
- NO children should be in the pool without supervision.
- It is recommended that children under 10 years of age not use the hot tub.
- Infants or children who are not toilet trained and adults who are incontinent, who wish to enter the pool, must wear a disposable swim diaper which must fit snugly around the legs and waist.
- Persons using the pool should shower before entering the pool or hot tub.
- Proper swimwear attire is required for all members and guests.
- Keep pool gates locked at all times and gate may not be propped open.
- Lower umbrellas, cover hot tub and dispose of trash prior to leaving area.
- Area must be vacated immediately at the first sign of thunder or lightning.

**FAILURE TO COMPLY WITH ABOVE RULES WILL  
RESULT IN REMOVAL FROM THE POOL,  
POSSIBLE REVOCATION OF POOL PRIVILEGES  
AND KEY FOB DEACTIVATION.**

# BLOOD DRIVE

# SUMMER GAS GIVEAWAY

+ \$10 Gift Card



## Kiwanis Club of Columbine

**MONDAY, JUNE 10**  
**10 A.M. - 2 P.M.**  
**RIVERWALK CLUBHOUSE**  
**2751 W. RIVERWALK CIR.**



Neighbors Today, Vital Forever. When individuals come together to donate blood, they create a collective impact that transcends individual differences, reinforcing the idea that solidarity and compassion are vital threads weaving the fabric of a resilient community.

Donate blood this summer when regular blood donations can decline up to 20 percent, ensuring that blood is readily available for patients in need.

*Schedule your life-saving blood donation appointment today by visiting [donors.vitalant.org](https://donors.vitalant.org) and search using Blood Drive Code 0572 or scan the QR Code.*

 **GIVE BLOOD | [vitalant.org](https://vitalant.org)**

**vitalant.** 

## FOR SALE

**Item:** 3 Wheel Mobility Scooter with Charger  
**Description:** Battery holds 18 hour charge, comfortable seat with basket for pet or belongings  
**Price:** \$1,000 (Original price \$1,440)  
**Contact:** Betty at 303.877.7929



**WONDERFUL RIVERWALK NEIGHBORS** – thank you, again, for all the golf donations to support junior golf!! To date YOU have contributed 1,750 golf balls, four sets of golf clubs, two walking carts 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 at 2870 West Riverwalk Circle Unit 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)

## Homelessness Panel Discussion May 15, 2024

On May 15<sup>th</sup>, over 50 Riverwalk residents came to hear and ask questions of a panel of five local officials and volunteers who work with the homeless and one person who was able to move out of being homeless.

Here are some important take-aways from the event:

- 94% of the homeless in the Littleton area are from Littleton.
- Of the eleven known homeless veterans in the area, nine now have housing.
- The closest place for finding resources for help and a meal is the Graceful Café at 5610 S. Curtice St.
- The number one reason for homelessness is the high cost of housing. Other reasons include, domestic violence, aging out of foster care, medical issues and wages not keeping up with cost of living.
- Many people are uncomfortable giving the homeless money. Food, a gift card to the Arc, toiletries, Chap Stick and clean clothing items are welcome.
- The recently homeless person spoke about the cascade of problems that keep someone homeless. No address, no drivers' license, no transportation, no clean clothes. How do you keep/get a job?
- The Tri-City area (Littleton-Sheridan-Englewood) will be opening a center soon to house people while they train for a job.

*Many thanks to the residents who attended the panel discussion! A big thank you to the panelists and the Riverwalk Discussion Group for coordinating this informative and interesting event!*

**Nourish**  
Meals on Wheels

**PRESENTS THEATER NIGHT**  
Featuring the Musical

**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.

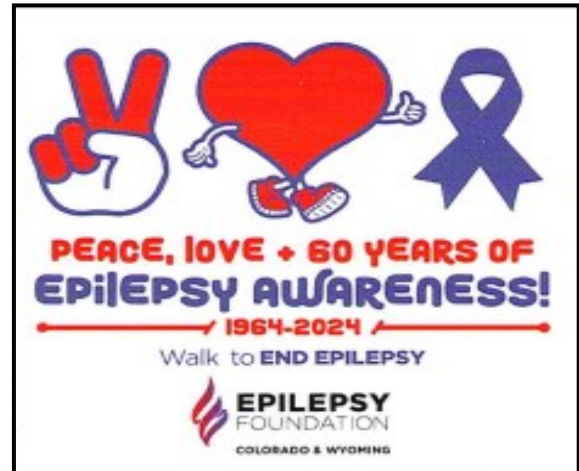
**6:00 PM — RECEPTION**  
**7:00 PM — CURTAIN**

**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



## Walk to End Epilepsy Sunday, June 9th at 9am

Come join Team Durkin at City Park in Denver on June 9th to help fund research that will find a cure for this disease. The walk will start at 9am at the Denver City Park Pavilion. To register go to:

[epilepsycoloradowyoming.org/walk](http://epilepsycoloradowyoming.org/walk)

and page down to find Team Durkin.  
If you are unable to attend, please consider a donation.  
By your participation, it will enable others, like my granddaughter Leia, to become a survivor.

**RIVERWALK MASTER ASSOCIATION**  
**Summary of Regular Monthly Meeting**  
(Pending Approval) Tuesday, May 21, 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 Durkin, Harris, Milash, Solberg and Vanderau were present. Member Chapman, Cothran and Kapus were 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 Solberg and seconded by Vanderau to approve the minutes of the April 16, 2024 Regular RMA Meeting; approved unanimously.

**Standing Committee Reports:**

**Treasurer's Report:** Treasurer Milash reported that the Operating Income for April was \$35,624 with a variance of \$1,202 over the expected amount of \$34,422. YTD Actual: \$321,335 YTD: \$309,801 Budget: Variance: \$11,534. The Operating Expense for April was \$34,976 with a variance of \$3,115 over the expected amount of \$31,861. YTD Actual: \$281,282 Budget: \$304,670 Variance: \$23,088. The Reserve Fund received the monthly transfer of \$8,644 in April with the total Reserve Fund being \$604,435. \$300,000 from the Reserve Fund was moved to 3 CDs - \$100,000 12 month CD at 4.75% interest rate, \$100,000 13 month CD at 5.0% interest rate and a \$100,000 9 month CD at 5.0% interest rate. The remainder of the Reserve Fund was moved to a saving account earning 2.75% interest. In April, there were 14 delinquencies (same as March) totaling \$15,984 (up from \$14,631); 2 of the delinquencies exceeded \$500 and accounted for \$15,440 (97%) of the total amount due.

**Clubhouse Operations Report:** Manager Riviello reported that three private events were held in April. This brings the total amount received for private events for this fiscal year to \$32,650. Seven new contracts were written and two cancellations. The expected income for this fiscal year is estimated at \$43,200 and \$4,700 for the next fiscal year. Maintenance items completed in and around the Clubhouse in April included: replacing damaged ceiling tiles in the Main Hall, annual fire alarm and alarm panel inspection, quarterly fitness equipment inspection completed, tile in lobby and lobby restroom was cleaned, floor outlet in Main Hall replaced, garbage disposal repaired, touch-up paint applied in Main Hall, hallway camera reconfigured, sauna boiler installed, and aeration completed by landscaper company. Community social events that occurred in April included: Craft Afternoon, Brats and Josh Blackburn concert, Personal Pizza Day, Coffee with Holly and 4<sup>th</sup> Thursday social night. The pool has a tentative pool opening date of May 31<sup>st</sup>.

**Unfinished Business: Parking Lot Concrete Work:** Manager Riviello reported that the concrete work for the west Clubhouse parking lot has been completed.

**Potholes on Riverwalk Circle:** Manager Riviello reported that repairing the potholes on Riverwalk Circle and the Clubhouse parking lot is being scheduled.

**Pool Resurfacing Vote:** The RMA Board voted via email after questions were addressed on the project to resurface the pool deck. Seven board members voted to approve the bid received from River Rock Resurfacing. Two board members did not submit a vote. The bid was approved with seven votes.

**Bloom Project Update:** Manager Riviello reported that the landscaping project for the monument island was completed by Bloom Floralscapes.

**Budget Committee:** Manager Riviello reported that the Budget Committee will be meeting on June 12<sup>th</sup> to review the 2024/2025 Annual Budget.

**New Business: Curb and Signs:** Manager Riviello reported that the curbs on Riverwalk Circle are being scrubbed and painted. This project should be completed by the end of May. Signs on Riverwalk Circle that need to be replaced and added will be ordered in May.

**KC & Associates:** Manager Riviello discussed with the RMA Board recent challenges with KC & Associates, the accounting company for the RMA. Manager Riviello and Treasurer Milash met with Kathy Christensen and concerns have been addressed.

**RMA Annual Meeting Date:** The RMA Annual Meeting will take place on Tuesday, August 20, 2024.

**Adjournment:** The meeting was adjourned at 6:20p.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.*

**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, June 10th 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  
**Thursday, June 13th 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 June**  
 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, June 27th 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  
**No meeting for June**  
 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  
**Thursday, June 20th at 6:00pm**  
 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  
**No meeting for June**  
 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, June 17th at 10:00am**  
 Managed by KC & Associates, LLC  
 Sam Marquez 303-634-2882  
 samuel.marquez@kchoa.com

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

Centennial Board Members  
**No meeting for June**  
 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, June 18th 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



# Bringing Comfort Home



**(720) 806-1930**



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**SERVING SOUTH DENVER  
FOR 22+ YEARS**

**\$150**

## FURNACE TUNE-UP

on one unit systems. Cannot be combined with any other offers. Must be booked by 12/15/23.

**2nd Annual**



## Bringing Comfort to Kids

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

Join us & donate at:

[Rockheating.com/Childrens](http://Rockheating.com/Childrens)



**\$850 OFF**

## NEW SYSTEM INSTALLATION

on qualifying equipment. Some restrictions Apply. Cannot be combined with any other offer.

**\$20/ Month**

## ROCK COMFORT CLUB MEMBERSHIP

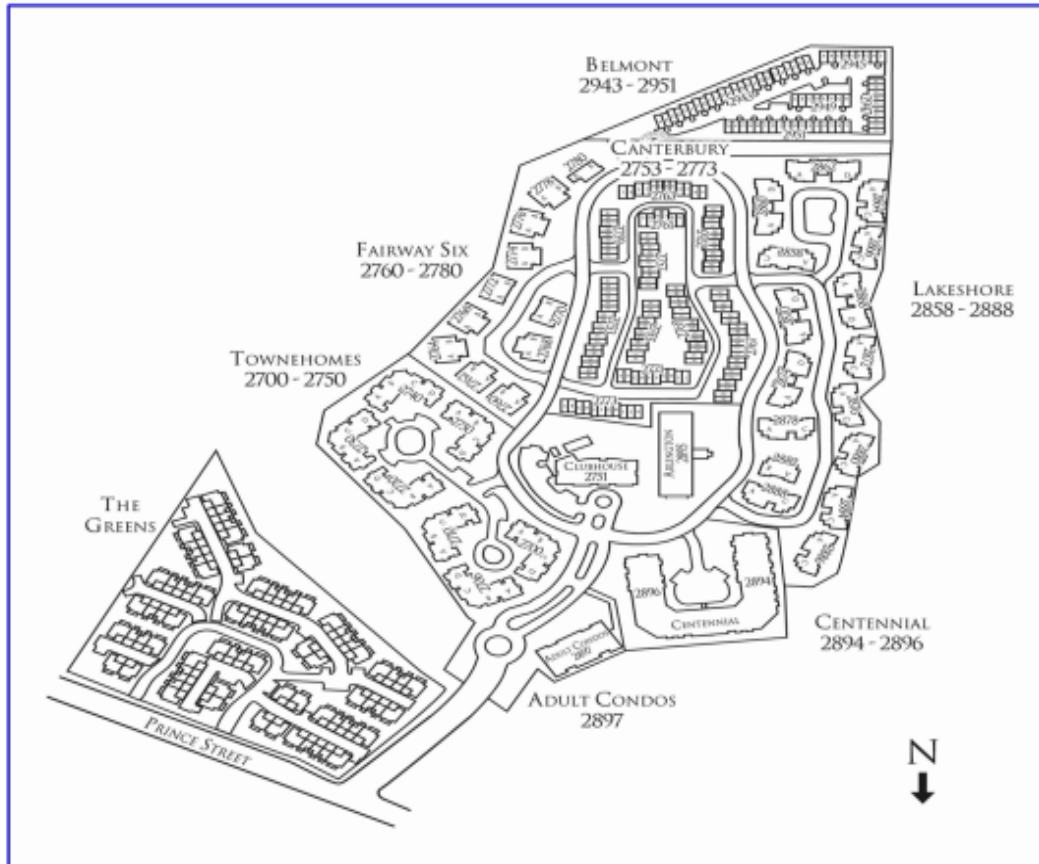
Includes two seasonal maintenances, whole-home plumbing inspection, and 10% off repairs.

**100% SATISFACTION GUARANTEE**

**FAMILY OWNED & OPERATED**



# Riverwalk Community Price Ranges



Adult Condos: 345k-476k

Arlington Building: 325k-475k

Belmont: 375k-460k

Canterbury: 375k-475k

Centennial Buildings: 335k-530k

Fairway Six: 600k-730k

Lakeshore: 475k-640k

The Greens: 550k-703k

Townhomes: 685k-775K

**Would you like to know the actual value of your property? Call or send me an email. A free service with no obligations.**



**Debi Romero 303-587-4244 Metro Brokers Realtor.**

(mbbahlmarketinggroup) [www.live-in-riverwalk.com](http://www.live-in-riverwalk.com) Debi has been recognized by the South Metro Denver REALTOR® Association (SMDRA) with the 2022-2023 Diamond Circle Club Award for *Top Individual Residential sales.*



**BOOK HERE**

**TREAT NOW  
PAY LATER  
WITH CHERRY**



# FEEL GOOD MED SPA

## 10% OFF ALL SERVICES FOR RESIDENTS

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



720.805.7079 5564 S Prince Str. Ste.11 Littleton feelgoodmedspa.com

**Over 22 Years of  
Cleaning Your  
Clubhouse & Riverwalk  
Residences!**

**Carpet Cleaning  
by Craig**



31 Years Experience

- Safe & Non Toxic
- Dries in 1-2 Hours
- No Soaps
- No Sticky Residue

**Call Today**

**(720) 378-0408**

Happy Summer to my Riverwalk friends! Call to me to set up an appointment!

**3 Rooms**

**\$155.00**

450 sq. ft. max

**5 Rooms**

**\$215.00**

850 sq. ft. max

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# JUNE 2024



## Coffee With Holly

**Coffee with Holly has been rescheduled to Tuesday, July 16th**

**See you in July!**

**NO ONE KNOWS RIVERWALK LIKE HOLLY!**

**Your Riverwalk Specialist for over 22 years**

Riverwalk Statistics prepared by

**HOLLY WALKER**

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

2886 W. Riverwalk Cir. #C	\$721,500	MB Bahl Marketing Group
2866 W. Riverwalk Cir. #A	\$685,000	Heather Gardens Brokers
2700 W. Greens Place	\$675,000	PGM Realty
2797 W. Greens Dr.	\$640,000	RE/MAX Professionals
2775 W. Greens Dr.	\$575,000	Compass Denver
2750 W Greens Ct.	\$560,000	RE/MAX Professionals
2896 W. Riverwalk Cir. #A212	\$535,000	USAJ Realty
5281 S. Greens Cir.	\$524,740	MB Bahl Marketing Group
2896 W. Riverwalk Cir. #A312	\$510,000	New Padd, LLC
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, In
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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**OUTDOOR SERVICES**

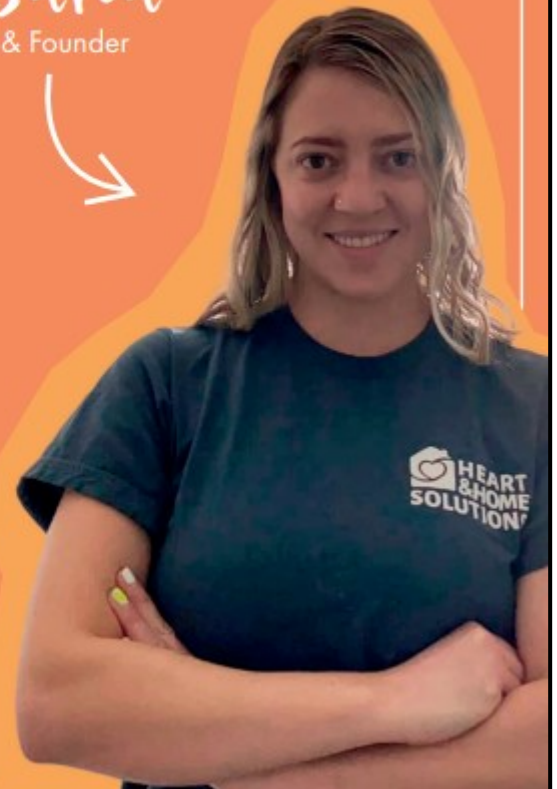
**FENCES**

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

**OTHER SERVICES**

- ♥ Gutter Cleaning
- ♥ Yard Cleanup

Susana  
 CEO & Founder



# Around the River

## — REAL ESTATE UPDATE —

### *Activity May 2024*

**Belmont-Active \$465,000:** 2943 W. Riverwalk Circle Unit O 2 bed/2 bath  
**Arlington-Active \$460,000:** 2895 W. Riverwalk Circle Unit 216 2 bed/2 bath  
**Belmont-Active \$455,000:** 2943 W. Riverwalk Circle Unit X 2 bed/2 bath  
**Canterbury-Active \$450,000:** 2755 W. Riverwalk Circle Unit H 2 bed/2 bath  
**Canterbury-Active \$449,900:** 2759 W. Riverwalk Circle Unit D 2 bed/2 bath  
**Arlington-Active \$310,000:** 2895 W. Riverwalk Circle Unit 104 1 bed/1 bath

**Belmont-Pending:** 2943 W. Riverwalk Circle Unit V 2 bed/2 bath  
**Belmont-Pending:** 2949 W. Riverwalk Circle Unit A 3 bed/2 bath  
**Canterbury-Pending:** 2765 W. Riverwalk Circle Unit A 3 bed/2 bath  
**The Greens-Pending:** 2798 W. Greens Drive 4 bed/3 bath

**Centennial-Closed \$445,000:** 2896 W. Riverwalk Circle Unit A-113 2 bed/2 bath

## SUMMER MARKET IS **HEATING** UP!

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

Content obtained by RE Colorado Inc.

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



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



*Cheryl Medina*  
**Broker Associate**

8300 E. Maplewood Ave. Suite 100  
Greenwood Village, CO 80111  
Email: [jcmedina@comcast.net](mailto:jcmedina@comcast.net)

For current market information...

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Not valid with any other offer. Limit one coupon  
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Call 303-347-1958 to schedule appointment.

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Call 303-347-1958 to schedule appointment.

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



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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.

# June 2024

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
<b>Fitness Room and Hot Tub Hours Monday -Sunday 5am-10pm</b> *= Closed Play						1 Clubhouse Hours 11am-3pm
2	3 Cindy's Bridge 12:30pm Trent Mahjong 12:30pm	4 *Mahjong 11:30 Pinochle 1-2:30pm <b>Last Day to Drop Off Veteran Donations</b>	5 Bridge Buddies 10am Littleton Ladies Golf Meeting 11am-1:30pm	6 Thursday Bridge 10am Greens HOA Social 5-7:30pm	7 Movie: Maestro 10am Personal Pizza 11:30am	8 Clubhouse Hours 11am-3pm
9	10 <b>Blood Drive 10am</b> Monday Bridge 10am *Bag Ladies Bridge 12:30pm Trent Mahjong 12:30pm Adult Condos HOA Meeting 4pm	11 *Mahjong 11:30am Pinochle 1pm Lakeshore Social 5-7pm	12 Trent Canasta 1pm Train Dominoes 1pm	13 Thursday Bridge 10am Craft Afternoon 1-3pm Fairway Six HOA Meeting 6pm	14 <b>Hot Dogs on the Patio 11:30am-1pm</b> <b>Private Event 11am-2pm—MPR</b>	15 <b>Private Event 8am-2pm</b>
16	17 Townehomes HOA Meeting 10am Cindy's Bridge 12:30pm Trent Mahjong 12:30pm <b>Private Event 8am-4pm Ballroom</b>	18 *Mahjong 11:30am Pinochle 1pm RMA Meeting 6pm	19 Bridge Buddies 10am	20 Thursday Bridge 10am Centennial Social 5-7pm Lakeshore HOA Meeting 6pm	21	22 Clubhouse Hours 11am-3pm
23 <b>Private Event 10am-6pm</b> 30	24 Monday Bridge 10am *Bag Ladies Bridge 12:30pm Trent Mahjong 12:30pm	25 *Mahjong 11:30am Pinochle 1pm	26 Trent's Canasta 1pm Train Dominoes 1pm	27 Thursday Bridge 10am Social Night 4:30-6:30pm Greens HOA Meeting 6:30pm	28 <b>Private Event 8:30am-2:30pm</b> Fairway Six Friday Frolic 5:30pm	29 Clubhouse Hours 11am-3pm