

AROUND THE RIVER



RIVERWALK MASTER ASSOCIATION

March 2024



A Message from the Master Association

"Spring is nature's way of saying, 'Let's party!'"
— Robin Williams

- **Queen City Jazz**—Let's party with Queen City Jazz on Friday, March 22nd at 7pm. Tickets go on sale on Monday, March 4th at 8am. See page 2 of the newsletter for details.
- **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 humans and pets safe!
- **Just in Case You Forgot...It's Winter**—With over 335 days of beautiful weather in Colorado, we tend to forget about the other 30 when it isn't quite as beautiful. Snow, Ice and freezing temps make sidewalks, streets, stairs and parking areas slippery and dangerous. Your individual HOA's and the Master Association are doing their best to keep streets and sidewalks safe. However, it's important to make sure your own safety is a priority. This means driving safely, wearing nonslip footwear (tennis shoes can come out the other 335 days) and dressing for the elements. This may also mean staying in and enjoying a cup of tea, a book or a movie until the weather warms up and the melting begins. Take your safety seriously during the winter months and remember spring is right around the corner. Be safe!
- **Hot Tub**—The hot tub is open 365 days a year at the Clubhouse. You will need to use your fob to access the hot tub. This is a fantastic resource to have in the winter. We would like to ask that when you are finished using the hot tub, please replace the cover and turn the dial to off. Let's keep this amenity hot and ready to use for all residents.

Hours of Operation

Monday through Friday 8:00am—5:00pm
Saturday & 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

- **Slow Down You Move Too Fast**—We have received many complaints from residents that cars are speeding on Riverwalk Circle and not coming to a complete stop at the stop signs. The weather is still cold and the streets icy. Please make an effort to watch your speed, look for people walking and stop at the stop signs.
- **Faxing Services**—Just a reminder that effective January 1st, the Clubhouse no longer has faxing capabilities. We are happy to scan a document and email to you to be then forwarded by you. When we scan a document, there is no charge to you. Plus, you will have an electronic copy of the document for your files. If you need to fax a document, the UPS location on Lowell and Bowles, Columbine Library or Sheridan Library (3425 W. Oxford Ave) are your best options.
- **Cycling Without Age**—Have you experienced the fun of a trishaw ride? Trishaws are sturdy, three-wheeled electric-assistance bicycles that carry one or two passengers in a front seat and driven by an experienced "pilot." The rides are free and take place all year. Rides are 1-2 hours along the Platte River and Johnson Reservoir/ Clement Park. Contact Jinny at 414.861.4877 to arrange for a free ride.
- **If You Have a Dog, Scoop the Poop**—Please respect and care about our community and pick up your dog's waste. This is your responsibility and a part of caring for your pet.
- **Baked Taters & Beer**—Join us at the Clubhouse on Friday, March 15th from 4:30-6:30pm for a baked potato bar and a sampling of Guinness beer. See the flyer on page 4 of the newsletter for more information, including our "to go" option.
— Kristy Riviello, Association Manager & Michelle Milash, Clubhouse Coordinator



Queen City Jazz Band

Riverwalk Clubhouse

Friday, March 22nd at 7:00pm

\$15/person—***Tickets go on sale March 4th at 8am.***

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 not hold any tickets without payment.

Tickets are limited to four per person. We will be limiting this event to eighty people with no wait list. Cash only, please.

No refunds.

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!

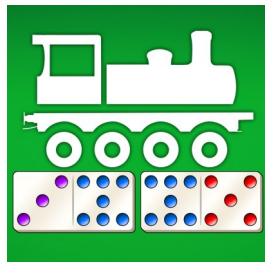


Train Dominoes

Wednesday,

**March 13th & March 27th
at 1:00pm**

Ready to put a new spin on Dominoes? The object of the game is for a player to play all the dominoes from his or her hand onto one or more chains, or "trains", emanating from a central hub or "station." Join your friends at the Clubhouse for Train Dominoes. Bring a drink, make a friend and learn a new pastime.



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, March 22th**. 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, March 21st 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, March 14th 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 March. 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 Date & Time****

Monday, March 11th from 9:30-10:30am

Join Chris Parsons from Colorado Center of the Blind to learn about low vision specific technologies and resources that can assist those experiencing low vision and may improve their quality of life, independence and difficulties in day-to-day activities.



Baked Taters & Beer

Friday, March 15th 4:30-6:30pm

\$5/person

Let's eat, drink and be Irish at the Clubhouse with a baked potato bar (butter, sour cream, cheese, bacon) and a sampling of Guinness beer.

If you do not want to join us on Friday night for the baked potato bar and beer, we will be offering a "to go" option at 12:30pm. Place your order for a \$2 baked potato with butter and sour cream on the side.

Please RSVP for Baked Taters & Beer or a "to go" potato by calling the Clubhouse at 303.798.9414 by Wednesday, March 13th at 5pm. Cash only, please!

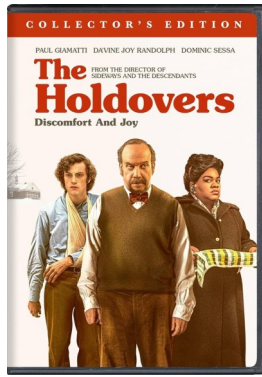
March Movie

“The Holdovers”

Friday, March 15th at
10:00am

Call the Clubhouse to RSVP
by Thursday, March 14th at
5:00pm

A curmudgeonly instructor at a New England prep school remains on campus during Christmas break to babysit a handful of students with nowhere to go. He soon forms an unlikely bond with a brainy but damaged troublemaker, and with the school's head cook, a woman who just lost a son in the Vietnam War. The movies are **FREE**, so invite a friend and enjoy! *This movie is nominated for best picture, best actor in a leading role, best actress in a supporting role,*



Let's *get* Social

Social Night

Thursday, March 28th 4:30-6:30pm

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



A Note from Our Mailman—Ted

Thank you for continuing to check and pick up your mail consistently. I will be out of town beginning April 6th through April 15th. Fun Fact: The first postage stamp, featuring a portrait of Benjamin Franklin, was issued in 1847. This marked the start of the Postal Service's transition from hand delivery to a postage

stamp system, revolutionizing how mail was sent.

—Ted Plowright, Your Riverwalk Mailman

COMING SOON

- Friday Movies—Maestro, Barbie, Past Lives, Nyad
- Social Night—4th Thursday from 4:30-6:30pm
- Josh Blackburn—Thursday, April 11th at 7pm
- Bunco—Returning April 17th at 1pm
- Spring Has Sprung Happy Hour with Pizza & Seltzers—April 19th at 5pm
- Lunar Jazz—May 17th at 7pm
- Shred Event—Saturday, May 18th 9am-11am

HOW BLOOD IS USED

Why Your Donation Matters



Blood donations impact lives in many awesome ways

Trauma patients in the ER



Organ transplant surgeries



Cancer treatment and other lifesaving transfusions



Ground-breaking research



Blood Drive

The need continues and your donation makes a difference! Once again it is time to mark your calendars for our next Blood Drive.

March 18th from 10am-2:15pm
Riverwalk Clubhouse



Active Minds®

Vietnam

Wednesday, March 13th from 3:00—4:00pm

Over seventy years ago, France, under pressure from Soviet-backed forces, ended its colonial control of Vietnam. Thereafter, the U.S. increased its troop presence in the region, an escalation that led to the Vietnam War. Over half a century after US withdrawal, Vietnam is a very different country with a bustling economy and relatively friendly relations with the United States. Join Active Minds as we take a look back at the evolution of Vietnam with a particular focus on its relationship with its neighbor China.

Location: RiverPointe **Cost:** Free

RSVP Required: Call RiverPointe at 303-797-0600

Women of Denver History

Monday, March 25th from 2:00—3:00pm

The city of Denver was shaped by the efforts of many great people. Join Active Minds as we focus on the women of Denver and their contributions to the city and the state. We will cover some familiar names as well as some lesser known figures as we trace the impact of these women and their place in history.

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.

Odds and Ends



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Box of Quilt Material
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 Contact Nancy at 614.312.2450



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.

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 (consistently serving about 200 families every week). Our last blood drive was in December and our next one will be on March 18th. We help at Project Cure on the fourth Monday of every month. We regularly help at the Jefferson County Symphony performances and work with the local schools. This is just a few of our projects. 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 to get added to our newsletter email distribution. To learn more visit our website at www.columbinekiwanis.org or join us for a free breakfast at our weekly meeting any Wednesday at 7:00am at 4Gs restaurant, 5950 S. Platte Canyon Road. 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 email: kensweet@gmail.com.



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

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.

Patrick Driscoll, Council Member District I,
 City of Littleton, 2255 W. Berry Avenue,
 Littleton, Colorado 80120, www.littletongov.org
 303-668-7877
lccpd@littletongov.org

Book by ROBERT NEMIROFF and CHARLOTTE ZALTZBERG
 Music by JUDD WOLDIN & Lyrics by ROBERT BRITTAN
 Based on LORRAINE HANSBERRY's *A Raisin in the Sun*

March 22 - April 14, 2024

RIVERWALK MASTER ASSOCIATION
Summary of Regular Monthly Meeting
(Pending Approval) Tuesday, February 27, 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, Durkin, Harris, Kapus, Milash, Solberg and Vanderau were present. Member Cothran was absent. Association Manager Kristy Riviello was present.

Open Forum: There were no homeowners in attendance. President Simonich asked to have a reminder placed in the newsletter to keep dogs on a leash when being walked in the community. Open Forum was closed and the regular monthly meeting opened at 6:06pm.

Approval of Minutes Regular RMA Meeting: It was moved by Chapman and seconded by Vanderau to approve the minutes of the November 21, 2023 Regular RMA Meeting; approved unanimously.

Standing Committee Reports: Treasurer's Report: Treasurer Milash reported that the Operating Income for January was \$36,213 with a variance of \$1,791 over the expected amount of \$34,422. YTD Actual: \$218,268 YTD: \$206,534 Budget: Variance: \$11,734+. The Operating Expense for January was \$30,382 with a variance of \$6,179 under the expected amount of \$36,561. YTD Actual: \$191,855 Budget: \$205,347 Variance: \$13,482. The Reserve Fund received the monthly transfer of \$8,644 in January with the total Reserve Fund being \$578,222. \$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. In January, there were thirteen delinquencies (down from forty-three in December) totaling \$13,983 (up from \$13,790); 1 of the delinquencies exceeded \$500 and accounted for \$12,343 (98%) of the total amount due.

Clubhouse Operations Report: Manager Riviello reported that since the November RMA meeting, eight private events have been held. The total amount received for private events for the current fiscal year is \$24,750. Nine new contracts were written, with two cancellations, that total \$36,700 in expected income for the current fiscal year. Maintenance items completed in and around the Clubhouse in January included: the removal and storage of the holiday lights and decorations, the repair of the chair closet door arm, the replacement of the MPR doorstop, the quarterly inspection of the fitness equipment, the replacement of the cables on lat pulldown and flat head curl machine, re-installing the coat rack in gym, the installation of new CenturyLink modem, the repair of the women's handicap shower seat, reattaching the lattice to fence by the hot tub, the replacement of the bulb on light pole 25 and reporting the light pole by

Adult Condos to Excel. Community social events that occurred in January included: Community Luncheon soup party, social time and Personal Pizza Friday.

Unfinished Business: There was no unfinished business.

New Business: Website Update: Manager Riviello presented a proposal to update the Riverwalk community website. The update would allow residents to view the website on cell phones and tablets, include detailed community and rental information and allow Manager Riviello to update the website. It was moved by Chapman and seconded by Solberg to accept the bid from Clockwise Media for \$1,680; approved unanimously.

Defibrillator (AED) Research: Treasurer Milash presented information on the purchase of a Zoll AED Plus Defibrillator at the Clubhouse. The AED would be installed by the fitness room with accessibility to the pool area. The staff would receive training from American Red Cross (ARC). The total cost is \$3,289 (\$1,599 for the AED, \$1,171 ARC training and \$519 registration). It was moved by Solberg and seconded by Chapman to approve the purchase of the Zoll AED Plus, registration of the AED and training for the staff; approved unanimously.

CPR Classes: Treasurer Milash presented information on the RMA hosting an adult and pediatric CPR class at the Clubhouse. The American Red Cross (ARC) would teach the class. The RMA will pay for the CPR class. Information on the CPR class will be included in the Riverwalk newsletter and open to twenty residents. The cost for the class is \$860. It was moved by Solberg and seconded by Vanderau to approve the adult and child CPR class paid for and hosted by the RMA; approved unanimously.

Parking Lot Asphalt Proposals: Manager Riviello and Treasurer Milash presented three bids on asphalt repair for the west side of the Clubhouse parking lot and roundabout areas in front of the Clubhouse. The Board requested another proposal from an asphalt company recommended by Member Chapman. This agenda item is tabled until the March RMA meeting.

Delinquent Homeowner Payment Plan: Manager Riviello requested approval for a payment plan for a delinquent homeowner. It was moved by Solberg and seconded by Vanderau to approve the payment plan; voted 7 in favor and 1 opposed, approved.

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

Respectfully submitted,
Sheryl Solberg, RMA Secretary

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.

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

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

Fairway Six Board Members
No meeting in March
 Managed by KC & Associates, LLC.
 Kevin Christensen 303-634-2879
 kevin.christensen@kchoa.com

President	Judy Armstrong
Vice President	
Treasurer	Jim Hayes
Secretary	Linda Chenault

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

President	Ann Bush
Vice President	
Secretary	Tracy Yoder
Treasurer	Erich Dietrich

The Greens Board Members
Thursday, March 28th at 6:30pm
 Managed by Advance HOA Management
 Matt Berlekamp (303) 482-2213 x273
 matt.berlekamp@advancehoa.com

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

Belmont Board Members
Wednesday, March 27th 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
No meeting in March
 Managed by KC & Associates, LLC
 Kathy Christensen 303-933-6279
 kathy.christensen@kchoa.com

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

Canterbury Board Members
Thursday, March 28th 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, March 25th 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 March
 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, March 19th at 6:00pm at the Riverwalk Clubhouse.

Payment & Automatic Checking Account
 Withdrawals for Riverwalk Master Association,
 Managed by: KC & Associates, LLC.
 10106 W. San Juan Way, Suite 210
 Littleton, CO 80127

Sam Marquez 303-634-2882
 samuel.marquez@kchoa.com

Attention Riverwalk Resident's

Just sold



5281 S Greens Cir
2775 W Greens Dr



If you need to sell fast, please call me. I have cash buyers who want a property with a main floor primary bedroom. They also would consider a condo.

Your Riverwalk Real Estate Specialist



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



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



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2nd Annual



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MARCH 2024



First Day of Spring is March 19th

Coffee With Holly

THANK YOU to all of you that attended Coffee With Holly in February! The burritos were yummy, the coffee was hot and I hope that the information I provided about the community was helpful!

The major take-away was this statistic:

Average Sales Price in Riverwalk increased over 48% from 2019 to 2023!

That is a big increase—if you would like more information, or if you would like me to send you the statistics and information that I prepared, please reach out to me and I'll be sure to get it to you.

My next Coffee With Holly will be April 16th at 9:30am—stay tuned for more information

NO ONE KNOWS RIVERWALK LIKE HOLLY!

Riverwalk Statistics prepared by

HOLLY WALKER—Your Riverwalk Specialist for over 20 years

Properties SOLD 8/26/23-2/26/24 (6 months)

2770 W. Riverwalk Cir. #A	\$820,000	Your Castle Real Estate LLC
2730 W. Riverwalk Cir. #A	\$750,000	Brokers Guild Homes
2797 W. Greens Dr.	\$640,000	RE/MAX Professionals
2888 W. Riverwalk Cir. #A	\$635,000	MB Bahl Marketing Group
5221 S. Greens Cir.	\$581,000	Coldwell Banker Realty 44
5281 S. Greens Cir.	\$524,740	MB Bahl Marketing Group
2896 W. Riverwalk Cir. #A301	\$473,750	8Z Real Estate
2759 W. Riverwalk Cir. #F	\$447,000	Barton Gilliom
2896 W. Riverwalk Cir. #A213	\$445,000	Century 21 Golden West Realty
2943 W. Riverwalk Cir. #J	\$435,000	Tomasino Properties
2896 W. Riverwalk Cir. #A106	\$410,000	MB Bahl Marketing Group

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



Holly Walker—Broker Associate

Holly@HollyWalkerHomes.com

303-868-5542

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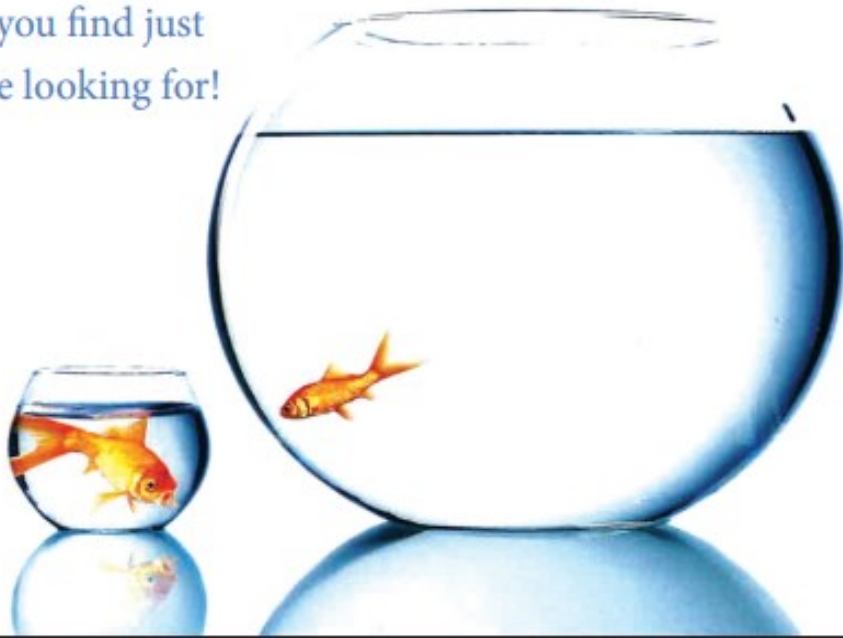


Around the River

— REAL ESTATE UPDATE —

Looking to move to a
bigger or smaller home?

Give me a call today.
I can help you find just
what you're looking for!



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

For current market information...

Call me 303-885-7663  



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

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- Currently on Medicare?
- Don't expose yourself to unnecessary medical costs.



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 lwittkop723@icloud.com



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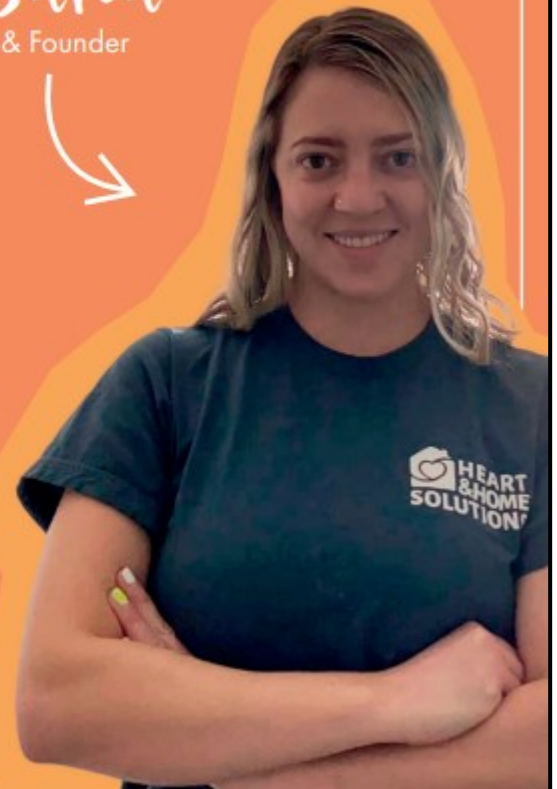
FENCES

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

OTHER SERVICES

- ♥ Gutter Cleaning
- ♥ Yard Cleanup

Susana
 CEO & Founder



Hello Spring!



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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\$250 OFF

**NEW INSTALLATION OF HEATING
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Restrictions apply. Exp 3/31/24.
Not valid with any other offer. Limit one coupon
per visit. Must mention and print coupon for savings.
Call 303-347-1958 to schedule appointment.

\$149⁹⁹ TUNE-UP

**ON EXISTING HEATING OR
AIR CONDITIONING SYSTEM**

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per visit. Must mention and print coupon for savings.
Call 303-347-1958 to schedule appointment.

**Whole-Home AIR PURIFIER
\$849 Installed!**

**Reme-Halo In-Duct Air Purifier,
Normally \$949**

Restrictions apply. Exp 3/31/24.
Not valid with any other offer. Limit one coupon
per visit. Must mention and print coupon for savings.
Call 303-347-1958 to schedule appointment.

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



Box Ads

Box ads are intended for residents and businesses that wish to offer goods and services to the Community.

Cost:

- \$15 per business card size
- \$25 per quarter page
- \$50 per half page
- \$100 per full page

Discounts given after three consecutive insertions.

Deadline for ads and articles is the 20th of the preceding month and are subject to approval.

Clubhouse Copy & 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.



SPRING

WORD SEARCH

WORD LIST

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BUMBLEBEE
BUTTERFLIES
CHICK
CLEANING
CLOVER
CROCUS
DAFFODIL
DAYLIGHT
EQUINOX
FLOWERS
FORSYTHIA
GARDEN
JACKET
LADYBUG
MARCH
MAY
PICNIC
PUDDLES
RAINBOW
ROBIN
SEEDS
SHOWERS
SPRING
UMBRELLA

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



March 2024

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Fitness Room and Hot Tub Hours Monday -Sunday 5am-10pm *= Closed Play					1	2
3	4 Jack's Bridge 12:30pm	5 *Mahjong 11:30am Pinochle 1pm	6 Littleton Ladies Golf Meeting 9:30-11:30pm Bridge Buddies 10am	7 Thursday Bridge 10am	8 Private Event 11am-5pm	9
10 Daylight Saving Time Begins Spring Forward	11 Low Vision 9:30 Monday Bridge 10am *Bag Ladies Bridge 12:30pm Adult Condos HOA Meeting 4pm	12 *Mahjong 11:30 Pinochle 1-2:30pm Lakeshore Social 5-7pm	13 Trent's Canasta 1pm Train Dominoes 1pm	14 Thursday Bridge 10am Craft Afternoon 1-3pm	15 Movie: The Holdovers 10am Baked Taters & Beer 4:30-6pm	16
17 St. Patrick's Day	18 Blood Drive 10am Jack's Bridge 12:30pm	19 *Mahjong 11:30am Pinochle 1pm RMA Meeting 6pm First Day of Spring	20 Bridge Buddies 10am	21 Thursday Bridge 10am Centennial Social 4-6pm	22 4th Friday Bridge 10am Personal Pizza 11:30am Queen City Jazz Band 7pm	23
24	25 Monday Bridge 10am Townhomes HOA Meeting 10am *Bag Ladies Bridge 12:30pm	26 *Mahjong 11:30am Pinochle 1pm	27 Trent's Canasta 1pm Train Dominoes 1pm Belmont HOA Meeting 6pm	28 Thursday Bridge 10am Social Night 4:30-6:30pm Greens HOA Meeting 6:30pm	29 Fairway Six Friday Frolic 5:30pm	30
31 Happy Easter!						