



RIVERWALK AT EDWARDS NEWSLETTER

FALL EDITION

Capital Improvements

CDOT has approved the access permit for making the changes to the east entrance. Contractor selection will be determined this winter and work on the east entrance will commence in the spring, along with traffic flow changes within Riverwalk. Owners and tenants will be made aware of the springtime construction and traffic changes well in advance. The Long Range Planning Committee has selected new entry monument renderings and will be soliciting bids for the creation and installation of the new entry monuments. The committee is also developing perimeter enhancement plans and work has begun for lighting recommendations from a firm in Boulder. The meetings of the Long Range Planning Committee are open, however interested parties should contact Steve Lindstrom at slmf@vailmovies.com for specifics.

Sweeper Purchased

The Riverwalk Master Association has purchased a high quality Tennant Sweeper for cleaning the streets and garage at Riverwalk. The task was previously contracted out, however many complaints were logged about ineffectiveness and the dust mess it creates. The new sweeper is extremely effective and gives the property the flexibility to sweep more often.

Annual Meeting

The Annual Owners Meeting for the Riverwalk at Edwards Property Owners Association is scheduled for 5:00 pm on Thursday, November 9, 2006 at the Riverwalk Hall on the 2nd floor of the 1st & Main Building, Please contact your building Board of Directors for information.

Chief Engineer Contact Information

Jeff Brotherton, Chief Engineer for the Riverwalk Master Association, is located on site in the 1st & Main Building behind 1st & Main Investment Advisors. He is available Monday through Friday 8am – 5 pm. He is responsible for all maintenance items out side all 13 buildings such as sidewalks, lighting, parking, landscaping and snow removal. He can be reached at the following:

Phone: 970-926-3215

Fax: 970-926-3217

Email: jbrotherton@centurytel.net

Maintenance crews are on site 7 days a week. You may also contact the Riverwalk Shop phone at 970-926-3213.

Security Numbers

Security is on site at Riverwalk 7 nights a week. Should you have any concerns please feel free to contact them at the following numbers:

Dave Martinez Sr.: 471-2579
Home Office: 949-4371
Alternate Cells: 471-5845, 376-5085

Winterizing/ Energy Savings Tips

Winter is knocking on the door of the Vail Valley. Here are some helpful tips for your home or business to help save on energy costs:

- Do an energy audit of your home or business, identifying areas where heated air is leaking out. Check around doors, windows, fireplaces, and other areas that may feel drafty. Use caulk, weather stripping, door sweeps, plastic, and other appropriate means to close off these leaks.
- Minimize your use of ventilation fans such as bathroom fans and kitchen hood fans in winter. A bathroom fan can suck all the heated air out of the average house in little more than an hour. Over the course of the winter, ventilation fans can increase your heating costs by a surprising amount.
- Don't turn your thermostat up above the desired temperature. It won't heat up any more quickly and will make your heating system work harder. Also, while it makes sense to turn the heat back when you're sleeping or not at home, turning it down too low can actually cost you more because the contents of the house have to be re-heated in addition to the air. 68 to 70 degrees while you're home and awake, and 60 to 65 degrees while you're asleep or not at home are reasonable temperatures.
- Consider a programmable thermostat to raise and lower the temperature at pre-set times.

Website Reminder

Important information for the Riverwalk at Edwards is on the web at www.riverwalkonline.com.

Board of Director Meetings

The Board of Directors for the Riverwalk Master Association meets monthly, the 2nd Wednesday of each month at 3:00 pm in the office of Robertson and Marchetti, located on the 2nd floor of the Riverwalk Topaz Building. Please contact Brook Portman at bportman@slifermgmt.com or 476-1063 x.6 should you wish to attend or be on the agenda.