



# RIVERWALK AT EDWARDS NEWSLETTER

## SPRING EDITION

### Mission Statement

The Board of Directors has adopted the following Mission Statement, which is also available on the Association's website:

*The Riverwalk at Edwards Property Owners Association, Inc., a non profit organization, was formed to provide an entity that would govern and operate the association and the mixed-use development project. The objectives of the association, through its board, are to promote health and safety and to preserve and enhance property values and the quality of life of the owners and members of the association. The association is run in compliance with Colorado Common Interests Act, Senate Bill 100, according to the articles of incorporation, bylaws of the association, declarations of covenants, conditions and restrictions and any procedures, and any rules regulations or policies adopted pursuant to such documents.*

### Capital Improvements

The Riverwalk Long Range Planning Committee has begun contracting with several design professionals to begin planning for future improvements to the Association property. The initial phase will concentrate on the areas along the south and west property perimeters (U.S. 6 and Spur Road frontages). Consultants will be designing landscape, lighting, signage and traffic improvements. It is anticipated that the summer and fall of 2006 will see physical improvements to the CDOT right of way adjacent to our property at the corner of U.S. and Spur Road, and also the east entry to Riverwalk (Starbucks) at U.S. 6.

### Spring Maintenance Projects

Spring maintenance and clean up throughout the Riverwalk has begun. The maintenance crew and contracted labor has been busy with the following:

- Striping of all surface and garage parking spots, as well as underground locations
- Widening and restriping of parking stalls along Main Street and in front of Starbucks
- Removal of all roadway cinders
- Painting of entrance lanes and speed bumps
- Curb stop replacement
- Cleaning all grass areas of winter residue (cinders, dog poop, etc)
- Pressure washing all dumpster enclosures
- Constantly picking up trash

- Irrigation prep and start – up

Throughout May, the following maintenance items are scheduled to occur:

- Asphalt patching
- Landscape start up (weeding, bark-o-mulch, mowing, sod replacement)
- Planting of flower pots
- Power washing of all sidewalks

Spring/ Summer Major Maintenance Projects Include:

- Cleaning of all light globes
- Cleaning of all trash cans
- Painting of all Master Association railings
- Power washing underground garage

### **Commercial/ Residential Spring Reminders**

Please take the time to inspect the outside of your store or home and give this area a good spring clean. This would include cleaning awnings, doors, door jams, sills, etc. Winter leaves significant residues and if everyone does their part, the exterior difference can be great.

### **Parking Committee**

A **Parking Committee** has been formulated to address Riverwalk parking needs. The members of the committee represent both commercial and residential owners. The committee will be responsible for reporting all findings and requesting all approvals for action to the Master Board.

The purpose of the committee is to research ideas for improving parking challenges at Riverwalk and addressing parking needs of customers and clients. At the first meeting the committee selected a few top priorities from a list of improvement suggestions created by a forum of Riverwalk representatives earlier this year. The few top priorities of focus for the committee include education and enforcement of the current Parking Policy and analyzing signage for improvement and clarification.

For questions, comments or input for the committee feel free to contact Terry Benedickt at 926-5084.

### **Newspaper Racks**

If you have yet to notice, new and uniform newspaper racks have been installed in front of the Village Market. This was a tough task to organize with all of the publications, but the Master Association believes that this is a significant and attractive improvement for the complex.

### **Dumpster Enclosure Relocation**

The Master Association Board of Directors is working on relocating the dumpsters along Highway 6 to the garage areas and removing the dumpster enclosures completely. Not only will this change improve the aesthetics of this area, but this will also allow for additional parking spaces to be installed. All Riverwalk owners and tenants will be provided additional information in regards to location change prior to the change.

### **Window A/C Units**

Please remember that window a/c units within the Riverwalk are prohibited. Viable alternatives include ceiling and window fans and portable a/c units (units that do not protrude out of the windows). You may also check with your Association in regards to the installation of screen doors.

### **Website Reminder**

Important information for the Riverwalk at Edwards is on the web at [www.riverwalkonline.com](http://www.riverwalkonline.com).

### **Civic Assessment & Real Estate Transfer Assessment**

The collection of the civic assessment and real estate transfer assessment is now in progress. The collection of these monies will continue to fund projects within Riverwalk.

### **Dog Clean-Up & Leashes**

Throughout the Riverwalk property, multiple pet pick up stations are located for your convenience. Please help keep Riverwalk looking clean by always picking up after your dog and ensuring that your guests do the same. Please also keep your pet on a leash at all times on Riverwalk property.

### **Maintenance Contact Information**

The Riverwalk Maintenance Department, which takes care of all maintenance items located outside of the buildings, now has a direct shop phone. Should you have a maintenance issue, please contact the maintenance department at 970-926-3213.

### **Board of Director Meetings**

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