



RIVERWALK AT EDWARDS NEWSLETTER

WINTER EDITION

Website

Important information for the Riverwalk at Edwards is now on the web. Please visit www.riverwalkonline.com for information on Board meetings, financial statements, governing documents, etc. Please check this website for upcoming events and important information. It will be regularly updated.

Civic Assessment

The civic assessment will take affect February 1, 2006. Please visit www.riverwalkonline.com for forms and information.

Real Estate Transfer Assessment

A 1.0% Real Estate Transfer Assessment (RETA) on all real property located within the Riverwalk at Edwards will soon be taking affect. All contracts for sale executed by both the buyer and seller on or before **January 20, 2006** shall be exempt from this RETA so long as the closing of the transfer of the unit pursuant to the contract occurs on or before **March 21, 2006**. Any contract entered into on or after **January 21, 2006**, as well as any contract that closes on or after **March 22, 2006**, shall be subject to the RETA.

Long Range Planning Committee

With the adoption of the Declaration Amendment to the Riverwalk Master Association Declarations, the Long Range Planning Committee is now moving forward with the next phase of their process for the capital improvements on property. The Committee is working on the initial planning and prioritizing of the capital improvements at Riverwalk. If you wish to attend any of the meetings of the committee, please contact Steve Lindstrom, committee chairman, at slmf@vailmovies.com for information on upcoming meetings.

Parking Forum

A Parking Forum for the Riverwalk at Edwards has been scheduled Thursday, February 16th at 4:00 pm in the conference room on the 1st floor of the Inn at Riverwalk. The purpose is to brainstorm ideas for improving parking challenges at Riverwalk, addressing parking needs of customers and clients and form a parking committee to prioritize and select brainstorm ideas for further research. Please contact Terry Benedickt at 9263-5084 with questions.

Energy Tips

With the rising cost of gas, it is important for you and your Association to keep heating costs efficient. Keeping doors closed during the winter months can greatly impact you and/ or your Association's heating bill. Here are some other helpful energy tips:

- Turn down thermostats a degree or two, especially when you're not at home or in the office, or install a programmable thermostat to do the work for you to save up to 10 percent on your heating costs.
- Clean or replace heating and cooling filters once a month or as needed.
- Replace the five most frequently used lights, or the bulbs in them, with one's that have earned the Energy Star, and save more than \$60 each year in energy costs.
- Power down computers and electronics products when not in use
- Repair or replace leaky faucets and toilets.

Last fall the Riverwalk Master Association replaced all of the globe lights on property with compact florescent bulbs. The energy savings from this effort have been noteworthy and praised by Holy Cross Energy.

Dog Clean-Up

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.

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 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 be on the agenda.