



# Columbine West Civic Association Newsletter

**CWCA – Your Homeowners' Organization**



## CWCA Calendar of Events

- CWCA Monthly Meeting - February 9
- Share the Love (Food Drive)  
February 13 & 14 (drop off at St Francis  
Cabrini Church) Pierce/Chatfield
- CWCA Monthly Meeting - March 9
- Entrance Clean up - March TBD
- Easter Egg Hunt (hopefully) - March 27th
- CWCA Monthly Meeting - April 13
- Community Garage Sale - May 7 & 8
- Mother Day - May 9 (Hug a mom)
- CWCA Monthly Meeting - May 11
- CWCA Monthly Meeting - June 8
- Dumpster Day - June 19
- Open Swim Nights - July TBD
- CWCA Monthly Meeting - July 13

## PayPal Link For Membership

The direct link for PayPal is: [www.neighborhoodlink.com/Columbine\\_West/pages/39993](http://www.neighborhoodlink.com/Columbine_West/pages/39993)

## Monthly ZOOM Meetings

The Officers/Board have chosen to use the teleconferencing platform ZOOM to handle association duties. We would encourage neighbors to join in the conversation. If you would like to attend the upcoming January meeting please email your request to [CWCAtalk@gmail.com](mailto:CWCAtalk@gmail.com), with the (subject line) ZOOM. You will be emailed the information on how to register.



## 2021 CWCA Meeting Dates

Feb 9, March 9, April 13,  
May 11, June 8 – all at 7 p.m.



February 2021

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**Our Mission: “Promote neighborhood beautification and harmony through covenant enforcement, community based services, and social activities.”**

## Very Special Santa Mailbox

Many of you may have seen a post on Nextdoor this past December about a Santa mailbox, and I wanted to share a little bit more about the adventure of me having this special mailbox, and also the story of how it came to be. I built the mailbox in late November as a Thanksgiving project, and then realized, “What do I do with this now?”. Very quickly I decided that I would place it on my front porch and offer local kids the opportunity to mail Santa a letter.

On December 1st, I put the mailbox out on my porch, snapped a few photos, and made a post on Nextdoor. I explained in my post that an elf had stopped by and asked me if he was able to put a magic mailbox on my porch to collect letters for Santa, and that Santa had promised to reply to any and all letters placed into this magic mailbox. Likes started to roll in, and I had a handful of comments within a few hours. Around 2 p.m. that same day, I heard a little girl outside.



I checked the mailbox shortly after hearing her; I had gotten my first letter! It was very simple and to the point, a big heart drawn on the page with “I LOVE YOU, SANTA!” written on the

*continued on page 3*



## Membership Drive News

Well, looks like we have a few early birds already paying their Membership fee, thank you for getting our Dues Drive Meter off to a healthy start. Postcards for the Membership Drive will be mailed mid to late February. If you would like to pay prior to receiving the postcard there are a couple of options. You can clip & mail in the membership coupon form found inside any monthly newsletter with your check or you can pay through Paypal. The association encourages residents to become annual members with a small donation of \$25. Membership dollars are used to support all the activities that are brought to Columbine West and used by volunteers, who continue to plan & provide events, contests and Covenant Control to the community. Volunteers do not receive any compensation. Officers/ Board Members, newsletter delivery carriers and those who join in community outreach feel abundantly enriched by being part of the organization. Relationships have grown into friendships across geographical street addresses. We appreciate members for your continued support of CWCA as this helps the efforts to keep our community engaged and working together to maintain our neighborhood.

—Membership Chair



## A Moment With the Board

In 2020 we submitted the paperwork to renew the Covenants for an additional 10 years, without any changes. Our entrance signs have been showing some distress by the years of exposure to wind, rain, snow and sun, so we are looking at having them renovated. The funds for the upgrade are available due to the generous donations of CWCA Memberships. The entrances will also see some new mulch being installed in the Spring, a March date will be posted and extra hands will be needed. A new website is in the planning stages, able to bring information more quickly to neighbors and also give additional access to our valued Members. The Calendar of Events will post potential dates for all of our past event offerings in the hopes that we can eventually bring neighbors back together again. The newsletter will continue to carry pertinent updates that we receive from the State & County. Please feel free to contact CWCAtalk@gmail.com with any other ideas you would like for us to work on. You can also connect with us if you feel you have some time & talents to share with the community, there are a couple openings for Board Members and volunteer hands are always welcomed. Stay warm, stay safe and stay healthy in 2021.

## Dutch Creek Drainage Improvements at Coal Mine Ave

**Project Background:** The crossing of Dutch Creek under Coal Mine Avenue is severely undersized for large storm events resulting in overtopping of Coal Mine Avenue. In addition, the existing culverts are near the end of their lifespan and need to be replaced. In partnership with Mile High Flood District (MHFD), Jefferson County worked with Icon Engineering to improve capacity and stabilize the channel of Dutch Creek.

**Project Scope:** The project highlights consist of the following improvements:

- A three cell 14-foot by 6-foot box culvert will be constructed to carry the flows of Dutch Creek
- The channel of Dutch Creek will be realigned
- Sculpted concrete drop structures and boulder walls will be installed upstream and downstream of the culvert
- A portion of the Foothills Park and Recreation District concrete trail to the north of Coal Mine Avenue will be realigned
- Landscaping will be installed along the new creek alignment

**Project Update (as of December 16, 2020):** The general contractor, Edge Contracting Inc. (Edge), will begin setting up traffic control and preparing to start construction over the last few weeks of December. Utility relocations will continue through the end of December. Construction is anticipated to begin January 4. Coal Mine Avenue will be limited to one lane of traffic in each direction through the project site during construction. Traffic delays are anticipated, and an alternative route is advised.

—Lindsay Townsend

## Columbine West Civic Association Membership Form

Please fill out and mail with your \$25 check to CWCA.

Name(s): \_\_\_\_\_

Address: \_\_\_\_\_

Phone #: \_\_\_\_\_

Send to: CWCA, P.O. Box 620026, Littleton CO 80162

## Columbine West Civic Association

303-904-8218

[neighborhoodlink.com/Columbine\\_West](http://neighborhoodlink.com/Columbine_West)

### OFFICERS

**President,** Gary McCombs; **Vice President,** John Basila  
**Treasurer,** Stacey Hall; **Secretary,** F. Tricamo / N. McCombs  
**Board Members:** K. Waite, K. Sweet,  
 B. Waite, E. Danaher. & D. Gleason

**COHOPE Delegate:** Floating Board Member

**Newsletter Delivery Coordinators:** 720-560-9844

**Newsletter Editor:** Natasha McCombs, nmccombs@yahoo.com

**Website Coordinator:** Gary Mc Combs

**Newsletter Ad Manager:** Colorado Lasertype

### SCHOOLS

Dutch Creek Elementary 7304 W. Roxbury Pl.  
 Ken Caryl Middle School 6509 W. Ken Caryl Ave.  
 Columbine High School 6201 S. Pierce St.

## News Articles

The newsletter is published monthly. Deadline for news is the 13th of each month for the next month's issue except the Jan. issue which is Dec. 6th. **All articles must be approved by the editor for publication, or as space permits.** To submit an article, please call a board member or e-mail the editor. All "Letters to the Editor" must be signed and include a daytime phone number in case there are any questions. Letters may be printed without the author's name if requested.

## Advertising:

The deadline for advertisements is the 15th of the month for the next month's issue, except for the Jan. issue which is Dec. 6th.

To place an ad, call **Colorado Lasertype, 303-979-7499**

Email: [getinfo@coloradolasertype.com](mailto:getinfo@coloradolasertype.com)

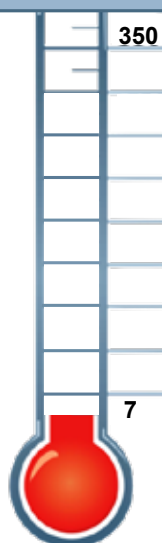
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*There must be quite a few things that a hot bath won't cure, but I don't know many of them.*

—Sylvia Plath

## DUES DRIVE METER



## Thank You For Supporting Membership!

### Jefferson County Numbers

Information	303-279-6511
Motor Vehicles	303-271-8100
Animal Control	303-271-5070
Highways & Clerk & Recorder	303-271-8168
Transportation	303-271-8495
Colorado State Patrol	303-239-4500
Planning & Zoning	303-271-8700
County Commissioners	303-271-8525
Sheriff - Emergency	911
Sheriff - Non-Emergency	303-271-0211
County Administrator	303-271-8500
Traffic Complaints	303-271-5677
Extension Services	303-271-6620
Voting Information	303-271-8111



## Very Special Santa Mailbox, *continued from front page*

inside of the heart. At this point, I was just excited someone had acted on my post. I had no clue how many letters I'd end up receiving.

Up until Christmas Eve, there was hardly a day that I didn't receive at least one letter. Over the course of December, I received and replied to around 160 letters total. On my busiest week, I dropped 44 letters at the post office in just two days. With every letter I sent, I remembered how exciting it was getting mail as a kid, let alone the idea of getting a letter from Santahimself! I just hoped that each one of these children would feel the same excitement and joy when receiving their letters back. Each of these responses included a handwritten letter, a coloring page, and a "Nice List" certificate. I used envelopes with a North Pole Air Mail sticker, as well as a Santa Claus return address label, for extra authenticity. I'm currently working from home, so I often got to see kids show up and was able to hear them giggling in excitement as they dropped off their letters. It brought me so much joy to just sit and listen.

As you can imagine, there were some letters that were very amusing. The one that stuck out the most to me read: "If you need to use the bathroom while you are here, that is OK, just remember to use the Poo-Pourri." I was also told through a message that after dropping off her letter, a girl said: "I know an elf didn't make that mailbox because there isn't enough glitter on it", so my mailbox might be getting a slight upgrade for next year!

Many of the letters requested a gift for mom, as well. Kids must think most moms want a winning lotto ticket! Quite a few of the writers asked for gifts not only for themselves, but also others. Some of the most heartwarming requests were: "I would like some animal things to give to the animals that don't have a home", and "I also don't want to just think of myself so I was wondering if I could have some money? I really want to take

my little sister on a girls date to show her how much she means to me, so maybe \$20". I even had a letter ask "Santa, does anyone ever ask you for what you want for Christmas? And if not, what would you like?" It was really refreshing to see so many children thinking of others. I shared a lot of these letters with family and friends as I read them; the letters brought so much happiness to everyone, including myself.

The response to the mailbox was incredible, and the outpouring of generosity from this community was humbling. I had people drop off anywhere from a few extra stamps to pages of stamps, cash donations to go towards materials and postage, even offerings of extra envelopes. Many people, including family, friends, and even strangers, offered to help write responses if I ever needed extra help or got overwhelmed. It was truly amazing to see how many people were willing to help in so many different ways. I just want to thank everyone for their kindness and donations, you really helped be a part of something so special.

For me, the best part was getting to see and hear how excited

*continued on page 4*



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CUT  
LOOSE**

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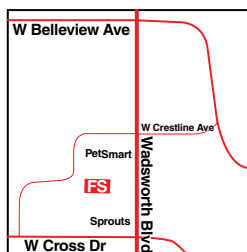
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## Santa Mailbox, *continued from front page*

the kids were to receive their letters. I loved getting photos or messages on Nextdoor.com showing just how much it meant to these children, it really helped me know I had made the right choice to donate time and resources to this project. 2020 was a tough year, and being able to bring a little joy to the community and ignite the spark of Christmas was really a blessing. I am already excited for next Christmas, and even if you can visit Santa and sit on his lap again, I have a feeling a familiar elf will be back to place this magic mailbox on my porch.

—Amanda Segebart, CW Resident

## This Space Intentionally Left Blank for Teen Services

## Holiday Lighting Contest Winners 2020

Our Judges were overwhelmed by the amount of colorful twinkling displays adorning the neighborhood. In the newsletter we had encouraged residents to “Let Your Lights Shine”, and you certainly did. The lights started shining mid November to the delight of both children and adults alike. Thank you Columbine West neighbors for showing off the spirit of the



season. The Judges set out on December 18th, camera in hand, in search of the most striking display in the neighborhood. After 3 hours, roughly a dozen contenders, it was time to narrow the list and choose (2) homes. With a Little Drummer Boy drum roll, we are excited to announce that Russ & Kathy Yoder at 7844 W Quarto Ave. (7 year residents) and Michael & Marilyn Pitts at 8115 W Geddes Ave (29 year residents) have stolen the show. Congratulations to both families from all of your neighbors in Columbine West.



— Judge Joyce & Judge Dorothy



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## Do You Want To Build A Snowman??

Go build a snowman, take a picture and send it to nmccombs@yahoo.com. We really want to see those Frosty creations. Kids are out of school, studying from home and could certainly use those necessary breaks to give snow building a try. Tell us a bit about your snowman and how you decided to build what you did. Looking forward to seeing what Columbine West neighbors can design and build.

## Weekly Chiropractic

*Get maintenance and performance chiropractic for \$20/month.*

Join at [weeklychiropractic.com](http://weeklychiropractic.com)

## Numbers to Call For Information:

### CWCA: CWCAtalk@gmail.com

- Questions regarding Covenants/violations
- Questions/volunteers for neighborhood activities/committees

### Sheriff: (dispatch 303-271-0211)

- Speeding in the neighborhood
- Illegal activity
- Running stop signs
- Loud noise/music
- Not stopping at crosswalks
- Unlicensed or inoperable vehicles on the street
- Suspicious people or vehicles in the neighborhood
- Semi-trailers parked in the neighborhood

### Animal Control: (303-271-5070)

- Barking dogs
- Vicious dogs
- Dogs not on leashes
- Sick wild animals including skunks, raccoons, rabbits, squirrels, foxes, coyotes

### Zoning: (303-271-8700)

- Unlicensed, expired, or inoperable vehicles on the property
- Speed bumps – new or replacement after paving
- Tree limbs/shrubs obstructing stop signs
- Weeds over 12" high
- Permit for fence (new or replacement), shed, or other structures
- Vehicles for sale

### Jefferson County: (303-271-5200)

- Damaged or missing stop signs
- Snow plowing
- Ice build-up in the curb
- Street sweeping
- Pot holes

### Xcel Energy: (1-800-895-1999)

- Burned out or Damaged Street lights

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\* not including full answers to IRS letters, preparation of amendments of returns by others, or exact tax simulations / calculations.

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Please do not contact us for tax services before September 2022

## Columbine West Veterans

**Jack Woodman**, U.S. Army, 1967 - 1968( Vietnam)  
1st Logistical Command HQ

**Clayton W. Neubert**, USMC, 1965-1969, 6234 A-6A A/C fire control tech  
DIANE com-nav., 1st MAW Da Nang RVN, 2nd MAW Cherry Pt., N.C./  
Army 1979- 1987. Signal Branch, Comm. Officer/ S-1 244 Engr. Bn.

**Dan Chism, Sr.**, USMC, 1963-69, (Vietnam 1965-66), 2nd Battalion,  
9th Marines, 3rd Marine Division, stationed Danang, Chulai & Thubi

**Roy A. Bundy (Al Bundy)**, USAF, 1968-1972, Max Airlift, Vietnam, Pl,  
Calif. & Japan.

**Jim Slora**, U.S. Air Force, 1961-1965, Special Weapons Maintenance,  
1910th Communication Sq., Lowry AFB, Co.

**John Wexler**, USN, 1960-1966, Aircraft Carrier Essex, Pensacola, FL.,  
U.S. Army, 1966- 1973 (Vietnam), Helicopter Pilot,  
Colorado National Guard, 1973- 1987, Buckley AFB, CO. (Retired)

**Annie Wexler**, U.S.A.F, 1968-70, Nurse, George AFB, CA

**Sidney Nelson**, USN, 1968-1972 (Vietnam) GMG2 Riv Div 591,  
Brown Water Navy

**Craig Martin**, USMC, 1976-1982, Presidential Guard  
(Carter Administration) & Mountain Survival Instructor

**Wade Gardner**, U.S.A.F., 1986 - 1990, C-141B Loadmaster,  
McGuire A.F.B. New Jersey

**Belinda Gardner**, U.S.A.F. 1987 - 1991, 438th Comptroller Squadron,  
McGuire A.F.B. New Jersey

**David E. Garcia**, USMC, 1963-67 (Vietnam War), Radioteletype  
Operator (RATT), 1st Marine Air Wing, returned to Yuma, AZ.

**Tony Monte**, USMC, 1968-1975 (Vietnam War)

**Ken Sweet**, U.S. Air Force, 1967-71, Fighter Aircraft Electronics, MI

**Gene D. Willenbrecht**, U.S.Navy, 1971-1977 (Vietnam War)  
MM1 aboard the USS Enterprise

**Richard Amador**, U.S. Navy, 1955-1959, 1st Class Quarter Master  
(QM1) aboard the USS Mt Baker, AE-4, and the USS Mt Katmai

## Asbestos, What You May Need To Know

If you are planning to demolish areas within your Columbine West home you should indeed have the area materials tested, especially because the age of the home has NO bearing whatsoever on whether there's asbestos present in the popcorn ceiling, or anything else. Contrary to what most people think, asbestos is legal today, and has been except for two years (1989-1991 time-frame) when it was banned outright, then that was overturned by the Federal Court of Appeals. Even a home built during that narrow window could have had older materials used during construction (items that were already in the supply chain and sitting in a warehouse), or newer materials installed subsequently, that do contain asbestos. Also important to know is that asbestos itself doesn't pose any danger just because it's present in the home, it only becomes a hazard if/when it's made friable, which occurs when it's disturbed by drilling, sawing, burning, etc. These activities cause the breaking off of microscopic particles of asbestos, which then float suspended in the air and thus can get inhaled and then lodge themselves in our lungs. Even a little of that won't kill you. It's a lot of this kind of exposure over time that can result in you developing mesothelioma, which is incurable and that's why it's dangerous. Asbestos is a naturally occurring mineral that's in the ground and is regularly mined for use in many industries (automotive brake pads, roofing, and much more)...it's STILL legal for use in many products, because depending on the application, there's often few or zero alternate materials that yield equivalent performance. So the key is to keep people from creating FRIABLE asbestos. Which is why our statutes dictate that we test before demoing areas of wallboard, certain types of flooring, drywall texture, popcorn ceilings, etc. Testing will tell you whether the area should be remediated by a licensed pro who can ensure it does NOT become friable. It's rather uncommon to find asbestos lurking in modern buildings, but it IS still legal, has not been totally banned, and thus it's wise to have an area that's to be demolished TESTED (by a licensed asbestos testing firm) for the presence of asbestos before it's disturbed. If the test comes back positive, then proper remediation by a licensed Asbestos Removal contractor is required. By law. For everyone's safety. Hope this is helpful!

—Jim

## PLEASE SHOW YOUR THANKS...

to the small businesses that support this free neighborhood newsletter by using their services.



Personal one-time  
sale ads are always  
free for residents!

Please thank your neighborhood  
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like to help support your neighborhood  
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## We Love Your Photos!

Hey Columbine West neighbors, we are looking to highlight our area around us. The CWCA is looking for those images to share in the monthly community newsletter. Got an eye for birds, clouds, landscapes or artistic representations? Since our newsletter prints color photos now we would like to highlight some extra creativeness. Please send your submissions to CWCAtalk@gmail.com or ncmccombs@yahoo.com. Looking forward to sharing with the community. Thanks, Natasha (Newsletter Editor)

## ALUMINUM WIRING can be DANGEROUS!

### IS YOUR HOME WIRED SAFELY?

Most homes built between 1964 & 1974 contain aluminum wiring.

*Did you know "homes wired with aluminum wiring are 55 times more likely to have one or more connections reach Fire Hazard Conditions"*

—US Consumer Product Safety Commission (CPSC Pub #516)

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We are fully licensed, insured and certified to permanently repair aluminum wiring and remove your fire hazard. Visit our web site at [www.alwirerepair.com](http://www.alwirerepair.com) to read about the hazards of aluminum wiring and the CPSC recommended COPALUM repair method. Call today for your home wiring evaluation!

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**Contemplating divorce? Information is key!** Littleton Divorce Workshop on 2nd Sat. of Month. 9-11:30am, St. Phillips Lutheran Church, Virtual/Inperson \$25 More Info: [www.garskemediation.com](http://www.garskemediation.com)

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**Columbine Garage Door.** Full door replacement and service. Leo & Bo 303-979-8084.

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**Tom's Top Notch Painting:** Interior/Exterior, Drywall Repairs, Handyman & Interior Decorating Services available 303-523-2941

**Mike the Plumber -** Your reliable neighborhood plumber for 14 yrs. Competitive rates. Free estimate. 720-422-8139

Classified ads are \$4.00/line (about 40 characters/line). Contact Colorado Lasertype at **303-979-7499** or [getinfo@ColoradoLasertype.com](mailto:getinfo@ColoradoLasertype.com) to place an ad. To view our display ad prices, visit our website at [www.ColoradoLasertype.com](http://www.ColoradoLasertype.com). The deadline for placing a classified or display ad is the 15th of the month for the next month's issue (i.e., 15th of Sept. for Oct. issue), except the January issue, which has a deadline of December 6th. Residents placing ads to sell household items are not charged a fee.

## Kiwanis Club of Columbine: Staying Home is an Experience

I have found myself delving into my psyche, digging into memories for many different reasons. And because of that I have found that I have let myself wonder about my life, where it has taken me and where it might be going, hopefully, when the virus rascal has been isolated from us all. One of my questions was where am I supposed to be? There are books to write, but I could care less some days. At times, I isolate myself from even myself. My vulnerability gene plays havoc with me. I went for a period where I gave up reading. Hard to believe, I know. Me, a writer, not reading. This change gave me a laudable 5-star ranking from Netflix, Prime TV, CNN and MSNBC. So as life does, depression came knocking. And one day, running out of milk was the last straw. Masking up, I found myself swooping through the doors of King Soopers. Quick stop. Heading back to the car, I noticed a piece of shiny metal. I stopped and picked it up off the concrete. I was startled when I saw what it said. "Perhaps this is the moment for which you have been created."

It was as if it was there just for me. Just waiting to let me know that somehow things would be better and that I had to make them better for me and for everyone I knew. I could do things from my own house without seeing anyone in person. I began to feel better. I baked blueberry muffins and took them to a neighbor. They liked them so much, I did it again. I began to call, text and email people literally all over the world. I accelerated my letters to my baby daughter, who lives in France, and to a dear friend, Sister Hilda Tucker, a missionary in Nigeria. I searched my address book and contacted friends I had met years ago when we lived in the Netherlands and South Africa. It was fun trying to create ways to



connect with people. When I brought that piece of metal home, I speculated how to make a necklace out of it. It's a bit too big, too heavy. I thought about framing it. But meanwhile, I have it sitting on my makeup tray, where I see it every day. Isn't it strange how something so simple can lift you up?

## Columbine West Military Members

*"He has honor if he holds himself to an ideal of conduct though it is inconvenient, unprofitable, or dangerous to do so".*

— Walter Lippmann

**Francis (Mik) Benson**, U.S. Army, 349th Physiological Operations, Fitzsimmons Reserve Center, Colorado

**LCpl. Evan Doop**, U.S. Marine Corps, stationed at 29 Palms, California

**Chaplin, Major, William Harrison**, U.S. Army, Operations Chaplain, stationed at Ft. Richardson, Alaska.

**Sgt. Bethany Jagers**, U.S. Army, 282 Engineering Company, stationed at Ft. Carson, CO

**GM1 David Tuey**, USS Montgomery, Weapons Handler, San Diego Naval Base, CA

**HM1 Michael Tuey**, IDC, Independent Corpsmen, 2nd Marine Combat Logistics Battalion 6, Camp LeJeune, NC

**Cpl. Kristyn Lutz**, U.S. Marine Corp, Stationed in Camp Pendleton, California

## CWCA Covenant Violation Report

Date: \_\_\_\_\_

Mail to: CWCA, P.O. Box 620026, Littleton, CO 80162

Description of alleged violation: \_\_\_\_\_

Violator's Address: \_\_\_\_\_

☐ I would be willing to appear in court as a witness.

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

E-Mail: \_\_\_\_\_



# SOLD BY DUANE!

## RECORD PRICE FOR COLUMBINE WEST—\$615,000!



7242 S Yarrow Way

### Columbine West Statistics for January 2021

#### Current Homes FOR SALE in Columbine West

	Lowest	Highest	How Many?
Ranch Style	\$465,000	\$465,000	1
2-story	None	None	0
Tri/Multi-level	None	None	0
Bi-level	None	None	0

#### Current Homes UNDER CONTRACT in Columbine West

	Lowest	Highest	How Many?
Ranch Style	None	None	0
2-story	None	None	0
Tri/Multi-level	\$489,900	\$489,900	1
Bi-level	None	None	0

#### Homes SOLD in Columbine West (Jun 1, 2020–Jan. 18, 2021)

	Lowest	Highest	How Many?
Ranch Style	\$367,000	\$491,500	10
2-story	\$434,900	\$615,000	10
Tri/Multi-level	\$415,000	\$495,000	8
Bi-level	\$414,050	\$499,000	13

*The statistical information is based on MLS data Jan. 18, 2021. Not all of the properties were listed and/or sold by Duffy & Associates, LLC.*

### Duane sells more homes in Columbine West than any other broker!

*Duane's extensive knowledge of real estate, top success rate in the marketplace, and high level of professionalism, combined with the ultimate goal of satisfying his clients, are all on display from the first time you meet him. T. H.*

*We have sold three homes now with Duane as our Realtor. We trust Duane's instincts for many reasons; he has been in the Denver market his whole life, he is a certified Realtor, and perhaps most importantly, he is a licensed attorney as well. Talk about having an advocate by your side! K. H.*

*Selling our home was a very smooth process, thanks to Duane. We would highly recommend him to our friends and anyone in need of a very professional Realtor. J. & C. T.*

*Thank you for being so helpful and honest. Your care and concern sets you above! K. L.*



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