



The Leawood Rapporter

Published by the Leawood Civic Association

Visit us at: www.LeawoodNeighbors.com

Like us at: facebook.com/leawoodneighbors

Contact us at: feedback@leawoodneighbors.com 720.295.5221

Dates To Remember

- December 5th:** Santa Party, 6:00-7:30 pm,
Leawood Elementary
December 7th-15th: Hanukkah
December 13th: Park Board Meeting, 6:00 pm,
Leawood Elementary
December 15th: Christmas Contest Deadline
December 25th: Christmas Day

Santa Party at Leawood Elementary

Santa will be visiting Leawood Elementary again this year on Tues., December 5th from 6pm-7:30pm. Come and get your picture with Santa and join us for some crafts and games.

Halloween Contest Winners!

Congrats to the Halloween Decorations Contest Winners: at 6096 S. Lamar. They had a great Halloween display. There were a lot of great houses out there but you have to be a Member of the Leawood Civic Association to win.

Your Leawood Park Board Needs You!

The Leawood Metropolitan Recreation and Park District is looking for a member to eventually fill the Board Treasurer position. The Board Treasurer is responsible for general financial oversight, financial reporting, banking, bookkeeping and record keeping. The monthly time commitment for this role is approximately 10-12 hours/month. Board members must be a resident property owner in Leawood, Vintage Reserve or Country Farms.

We are also looking to add an Assistant Parks Manager to help with regular maintenance and care of LMRPD parks. This is a part-time (hours fluctuate as needed) hourly paid contract position. If you are interested in learning more about these important roles, please call Kyle Sargent 303-520-6617 or contact a Board member.

December 2023

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Winter Lighting Contest!

It's that time of year again! Although we have seen Christmas stuff in store for a couple of months now it's time to start putting it up in the yard again. The Leawood Civic Board will judge. **YOU MUST BE A MEMBER OF THE LEAWOOD CIVIC ASSOCIATION TO WIN.** Winners will be posted on the website and put in the February Rapporter. Make sure to have your decorations up by December 15th.

Home Safety Over The Holidays

The holidays are a time when many people take trips to visit family and go on vacation. If you're planning to be away from home over the holidays, it's important to take measures to keep your home safe and secure while you're gone.

Start by stopping all mail and newspaper deliveries so they don't pile up outside, indicating you are away. Install light timers inside and outside your home to mimic normal usage patterns. Ask a trusted neighbor to keep

an eye on your home, shovel snow, park in your driveway periodically and bring in your trash bins. Avoid posting travel plans on social media until you return.

Before leaving, lock all windows and doors and enable your security system if you have one. Unplug small appliances and electronics to protect them from power surges. Leave some indoor and outdoor lights on timers. Lower the heat to 55-60 degrees to save energy and prevent pipes from freezing. Add freeze prevention chemicals to toilet tanks and clog drains with tennis balls to keep sewer gasses out.

Taking a few key precautions before traveling for the holidays will give you peace of mind that your home will stay safe in your absence. have a wonderful holiday trip and happy holidays!

Promote Your Business With The LCA!

Do you want to promote your business while getting a tax write off? The LCA is looking for businesses to sponsor some of our events. It's a win-win situation! Your business gets advertising (and a tax break), while the neighborhood gets more funding for our events! You can set up a booth with banners at events. Contact Kyle Evans for more info. kyle.evans1731@gmail.com or 303-591-6845.



Emergency Preparedness Corner

POWER OUTAGES

What to do if a Power Outage happens here in Leawood

First report your outage:

- On the Xcel Energy mobile app or online at xcelenergy.com/out
- Text 'OUT' to 98936 to report an outage
- Call 1-800-895-1999 and follow the prompts.

Here are some safety tips to keep warm and safe:

- If you use space heaters, no matter which kind, never leave a space heater unattended.
- Observe food safety. Keep fridge and freezer doors closed as much as possible
- A full freezer will stay at freezing temperatures for approximately two days.

The 72-Hour Emergency Kit should be individually tailored to meet the basic survival needs of your family. Most families prefer to store their emergency supplies in one location that is relatively safe, yet easily accessible if evacuation is required.

Basic Emergency Needs:

- Battery-powered radio
- First aid kit and manual
- Sleeping bags and blankets (wool & thermal)
- Waterproof/windproof matches
- Non-perishable foods
- Flashlight with batteries, or wind-up flashlight -
- Water storage (1 gallon/day)
- Emergency candles
- Essential medications
- Extra clothing

The Jeffco Website has great resources to get you started and be ready to be your own Hero: <https://www.jeffco.us/502/Emergency-Preparedness>

Jefferson County Non Emergency Number: 303-271-0211

Littleton Non Emergency Number: 303-794-1551

Facebook Page

Have you checked us out on Facebook? Follow us for info happening in the neighborhood. We will be posting a digital version of the Reporter on Facebook so you can keep up with what is going on. Also take surveys and like our posts.



National Thank You Note Day

National Thank-You Note Day on December 26th recognizes the time-honored tradition of thanking people for their gifts, hospitality, and generosity. It is a day to get some note cards, paper, pen, envelopes, and stamps to write those special thank-yous.

Appearance of an advertisement in this publication does not constitute a recommendation or endorsement by the publisher or the association of the goods or services offered therein. The opinions expressed in this newsletter are those of the individual authors and not of the Board of Directors of your association or the publisher. Neither the Board, publisher nor the authors intend to provide any professional service or opinion through this publication.

Leawood Civic Association Board Members

P.O. Box 620397, Littleton, CO 80162

President:	Kyle Evans	303-591-6845
Vice President:	Travis Hall	303-558-5095
Secretary:	Laurie Sarno	720-244-4921
Treasurer:	Mike Major	303 503-3239
Co Editor:	Kate Shafer	303-681-8546
	Nancy Bock	303-794-5454
	Rhonda Eveleth	303-898-5418
	Betsy Major	303-503-2206
	Dave Sarno	720-244-4921
	Debbie Zummo	217-553-2117
	Camille Sankey	303-884-2773
	Mike Whalen	303-881-0995



Meetings are held the first Tuesday of the month at 7:00 p.m. (or unless otherwise noted) at Leawood Elementary during the school year and at Leawood Park in June, July & August. (no meetings December) Location information is always specified on the first page of the Reporter every month. Visitors are encouraged to attend LCA meetings. We welcome all comments, ideas or suggestions.

The *Leawood Reporter* is published monthly by the Leawood Civic Association, a non-profit homeowners association. The newsletter is delivered by direct mail to all residents of Leawood and Country Farms.

News Articles:

The deadline for news articles is the 10th of the month before the next month's issue. Please email your ideas and articles to feedback@leawoodneighbors.com or call 720.295.5221. All articles must be approved by the editor for publication, and are included as space permits.

Advertise in this Newsletter!

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.

Newsletter Connections: 303-979-7499 or info@newsletterconnections.com

To find ad rates and discounts, go to NewsletterConnections.com or scan QR code.



Leawood Metropolitan Recreation and Park District Board Members

P. O. Box 620802, Littleton, CO 80162-0802 • 303-281-8766

President:	Kyle Sargent	303-520-6617
Vice President:	Judy Anderson	303-807-3033
Treasurer:	Donna Snyder	303-794-0952
Board Member:	Maggie Tocco	248-943-5201
New Board Member:	Myra Pasco	303-972-9789

Parks Manager:	Dave Padilla	303-870-3482
Secretary:	Debby Baker	303-903-3216

Meetings are held on the second Wednesday of every month at 6:00 p.m. in the Leawood Elementary School. Visitors are always welcome!

Questions for the Park Board? Questions, concerns, or comments for the Park Board? Contact any of the Park Board members listed above.

Holiday Events Around Town

Looking for something to do around town this holiday season? Check out some of these events going on around town and bring the family.

- **Nov 17- Dec 31:** The Rink At Belmar Ice Skating
- **Nov 24- Dec 31:** Hudson Holidays Light display
- **Nov 26th - December:** Spirit of Christmas at Gaylord of the Rockies
- **Saturday, December 2:** Denver Parade of Lights 6pm Downtown Denver
- **Saturday, December 2:** Holiday Shopping night Downtown Littleton Merchants / Shops open late
- **Saturday, December 2:** Holiday at the Ranch 2:00 p.m. - 6:00 p.m. Highlands Ranch Town Center South
- **Tuesday, December 5th:** Santa Party At Leewood Elementary 6pm-730pm
- **December 14th - 23rd:** Home For the Holidays at Lone Tree Arts Center
- **December 15th:** Movie Night at Belmar, 6pm Christmas Vacation
- **December 22nd:** Movie Night at the Rink, 6pm, Elf
- **December 29th:** Movie Night at the Rink, 6pm, Polar Express

Leewood Civic Association Board Meeting Minutes

Tuesday, November 7th, Leewood Elementary, 6:37pm

Attending: Debbie Zummo, Kate Shafer, Camile Sankey, Travis Hall, Mike Major, Betsy Major, Kyle Evans, Nancy Bock, Dave Sarno, Laurie Sarno

DISCUSSION:

- Treasurer report provided - Account looks good - Liability Insurance to be renewed 11/23 for another year.
- King Soopers gift cards to be awarded for Halloween & Christmas decoration contest. Winner was 6096 S. Lamar for Halloween. Christmas judging concludes on December 15th - we are ordering a 'winner' sign.
- December 5th Santa Party at Leewood Elementary - board members arrive at 5pm kids at 6-7:30- everything will be held in Library (pictures taken, craft & snack given to be take home)
- Leewood platinum dinner set for 12/6 at Elks Invitations were mailed 11/10 60 people possible attending - menu finalized thanks to Debbie
- 2024 Calendar discussed:
 - March 23rd Easter egg hunt
 - May garage sales,
 - June annual clean up,
 - July 13 craft/car show,
 - August 24 annual picnic.
 - Possible Chili cook off September.

Next board meeting Tuesday, January 2024 6:30pm at Leewood Elementary Meeting end; 7:25pm.

Working From Home?

Navigating Isolation, Workload, and Self-Care during the Holidays

Many think Stephen King's "The Shining" is about a possessed hotel with sinister intentions. For me, the story serves as a metaphor for the perils of isolation and Jack Torrance's descent into madness. The challenges faced by the characters in the Overlook Hotel eerily parallel the struggles of those who work from home. Did your children test your patience by cycling through the house? And let's be honest – who hasn't entertained the idea of briefly confining their partner in the walk-in cooler? I find myself asking if Jack's fate would have differed if he had prioritized his mental health?

For me, the linchpin of my mental well-being has always been traveling. The experience of new foods and exploration of unfamiliar landscapes added to my life what the daily grind stripped away. I could immerse myself in work for months, feeling numbed to routine; only to rejuvenate with a few days' vacation. But the pandemic had effectively paused travel for the better part of 3 years. I was compelled to seek alternative avenues to sustain a healthy mindset. Mental health's impact extends to every element of our lives.

A substantial professional workload can easily become a burden we bring home to our families. Mental wellness is not a mere item on our to-do list. While massages, spa retreats, and a Grande double vanilla Frappuccino offer temporary solace, they fall short of ensuring sustained wellness. Rather, the balancing act of mindfulness, healthy boundaries, and self care demands hard work and a long-term commitment.

For me, commitment translated into investing hours with a cognitive behavioral therapist, engaging in physical exercise, and devouring countless self-improvement books. It involved learning about adult attention deficit hyperactivity disorder (ADHD) and adopting effective coping strategies. Success didn't hinge on a singular approach but on the blend of several strategies and adjusting when the mixture no longer worked. Crucially, it required a shift away from the black-and-white mindset that travel could satisfy my cognitive needs, realizing the endless color tapestry of options available.

The holiday season brings us in-person family gatherings, professional office parties, and vacation time. But It's also an opportunity to integrate these lessons into our lives. The season reminds us that amidst the hustle and bustle, there's a chance to put down work, reevaluate our mental well-being, and prioritize our self-interests.

Excerpt from Mike Whalen's Article "Going Solo" featured monthly in the Neighborhood Gazette

Trail of Lights Chatfield Farms

Now – Jan. 1, various evenings, 5-8:30 p.m. (closed Dec. 25). Tucked into the foothills under the dark sky, the glow of lights can be seen for miles. Just under a mile of walking trail, the illumination of cottonwoods, boxelders and pine trees line the pathway through the Green Farm, Crossroads, Deer Creek Discovery Children's Play Area and 1880s Hildebrand Ranch homestead. There is the option of an alternative path for those who want to take a shorter stroll.

Homemade Candy Canes

These homemade candy canes are SO much better than store-bought, and so fun to make! Just make sure you have a stick of butter handy to keep your hands buttered for pulling so it doesn't stick to you.

Ingredients:

- 2 cups sugar
- 1/2 cup light corn syrup
- 1/2 cup water
- 1/4 tsp. cream of tartar
- 1 tsp. peppermint extract
- 1 tsp. red food coloring

How To Make:

1. In heavy-bottomed large saucepan or small pot, combine first 4 ingredients and stir until sugar dissolves. Cook, without stirring to hard-ball stage. (265 degrees.)
2. Remove from heat and add peppermint extract. Divide into 2 portions, and add coloring to one part. Pour out onto buttered cookie sheets. (Pour half onto one sheet, then add coloring to the rest and then pour onto second sheet.) when it's cool enough to handle, start pulling each part separately. (Best done with 2 people, but if doing alone, go back and forth pulling each.)
3. When you feel like you just can't pull anymore, form into ropes and twist them together. Cut into 8" lengths, form into the shape of candy canes, and place on lightly buttered platter til fully hardened.



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Leawood Metropolitan Recreation And Park District

MEETING MINUTES OF NOVEMBER 8, 2023

The Leawood Metropolitan Recreation and Park District Board meeting was called to order at 6:05 p.m. by President Kyle Sargent. Members present: Judy Anderson/Vice President, Donna Snyder/Treasurer, and Maggie Tocco. Other District: Debby Baker/Secretary and Dave Padilla/Park Manager.

Approval of Agenda – The proposed agenda was approved without objection.

Approval of Minutes – Judy moved that the minutes of the October 11, 2023 meeting be approved. Maggie seconded and the minutes were approved without objection.

Public Comments – None

Treasurer's Report – Donna presented the Treasurer's Report. Bills to be paid this month include Weston, Waste Management, Xcel Energy, Denver Water, Doggie Walk Bags, Honey Bucket, LCA (Reporter), Rich Alarcon, Dave's invoice, and reimbursement to petty cash. Judy moved that the Treasurer's Report be received, and bills paid. Maggie seconded and the motion passed unanimously.

Parks Manager Report – All parks were mowed, fertilized and weed control applied, irrigation shut down, snow removed, doggie bags checked and replenished as needed. Graffiti continues to be a problem in all the parks.

(A) Leawood Park: The blue whale spring ride for toddlers was damaged again and may not be repairable. This same unit was damaged and repaired in May of 2022.

(B) Weaver Park: Denver Water notified the District that the ranch pump must be removed.

OLD BUSINESS

(A) Review District Management Proposal(s): The Board discussed the proposal from Pinnacle Consulting Group. This management proposal is a part of the larger discussion of the future of the District.

(B) Recruitment for the Board, Assistant Park Manager: The "Your Leawood Park Board Needs You!" piece will remain in the Reporter for now.

NEW BUSINESS

(A) Discussion of 2024 Preliminary Budget: Donna presented an updated draft of proposed budget for 2024. The Board reviewed park projects and estimates of the costs, the 2024 Weston contract and other contractors, and all maintenance expenses. Donna will present the final budget in December.

Future Board Meetings: The next Board meeting will be Wednesday, December 13, 2023, 6:00 p.m. at Leawood Elementary School.

Adjournment: The meeting was adjourned at 7:50 p.m.

— Debby Baker, Secretary

Future Meetings:

Wednesday, December 13, 2023, 6:00 p.m.,
at Leawood Elementary School

Wednesday, January 10, 2023, 6:00 p.m.,
at Leawood Elementary School

Wednesday, February 14, 2024, 6:00 p.m.,
at Leawood Elementary School

NEWSLETTER CONNECTIONS

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Outdoor Ice Skating Rinks

RINK AT BELMAR, LAKEWOOD

Admission (skate rental included): \$10 (\$8 for kids 12 and under; seniors and children two and under skate free) or \$6 if you bring your own skates. Park in the lot at Teller Street and West Virginia Avenue. Even in the daytime, the Rink at Belmar can get plenty of shade, so make sure you check the weather and bundle up. Extreme weather may close the rink, so check online or call ahead to make sure the rink is open as planned. Outdoor heaters and fire pits help friends or parents stay toasty.

SKATING IN THE SQUARE, ARVADA

Admission (skate rental included): \$10 (\$7 for kids 12 and under). Take the G Line to Olde Town Arvada, and you'll find a cozy little skating rink in the square on 57th Avenue, between the library and the pedestrian mall. Pick up your skates at the nearby shed and take to the (synthetic) ice.

PARKER ICE TRAIL, PARKER

Admission: \$9 (\$7 for kids 10 and under). **Skate rental:** \$4. The ice circles a center grassy area and is fenced in on both the inside and outside, offering more space for beginners to hold on as they get accustomed to the ice. Located at the edge of downtown Parker in Discovery Park (behind the library), the ice trail offers concessions, skating aids for new skaters, and a handful of fire pits and seating for spectators to keep warm.

DOWNTOWN DENVER RINK, DENVER

Admission: Free. **Skate rental:** \$11 (\$9 for kids 12 and under; fourth graders skate free). The downtown rink sits in Skyline Park, in the shadow of the Daniels & Fisher clocktower between the 16th Street Mall and 17th on Arapahoe Street. Open late on holidays and weekends, the rink offers concessions and locker storage for your belongings. Fourth graders skate free, and double-bladed skates are available in children sizes.

– <https://www.5280.com/best-places-for-ice-skating-in-denver/>

International Mountain Day

Every year on December 11th, International Mountain Day aims to increase awareness about the importance of mountains. The conservation of mountains is a key factor in sustainable development.

School News



Leawood Elementary School

Dec 5th: Santa Party with LCA at 6pm
Dec 19th: Holiday Parties
Dec 20th-Jan 5th: Winter Break



Ken Caryl Middle School

Dec 20th-Jan 3rd: Winter Break



Columbine High School

Dec 20th-Jan 3rd: Winter Break



FRONT RANGE CHRISTIAN SCHOOL

December 11th-14th: Jr/Sr High finals week
December 15th: Jr/Sr High teacher in-service; finals makeup day
ECE and Elementary half-day
End of 2nd quarter
December 18th-January 1st: Christmas Break (no school; campus offices closed)

ARE YOU READY TO FLY?

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No contracts/commitments	✗	✓
No requirement to buy other products for a "better" price	✗	✓
Unlimited data included	✗	✓
Matching download and upload speeds	✗	✓
Always get the speed you paid for	✗	✓
Quickly connect with live customer service in Colorado	✗	✓
Appreciate your business and show it	✗	✓

Monthly Cost Comparison for Gig Speed	COMCAST CABLE	DIRECTLINK FIBER
Gig speed service fee	\$110	\$89
Modem/Wi-Fi Rental	\$14	\$0
Symmetrical Speeds (upload matches download)	not available	\$0
Unlimited Data	\$30	\$0
Total Cost	\$154	\$89

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CLASSIFIEDS: The perfect way to find local professionals to work on your house! You can also find activities, sale items and more!

Find more professionals to suit your needs on our Service Provider Directory at NewsletterConnections.com.

Handyman services. JP construction. Lived and worked in the Leawood neighborhood since 1976. Tim Peterson 720-404-4522.

TUB TO SHOWER CONVERSIONS. November - December special. \$6,000 flat rate for labor. Call Joe 303-957-6291.

Get Organized before the holidays! Start now and you can be clutter free before turkey day! Sarah@liveclutterfree.com or 303-416-5483

Haul It 4 Less. All junk removal and hot tubs. Furniture, yard debris, garage, rental & estate clean outs. Peter 303-249-1980. www.haulit4less.com

Furnace inspection w/ CO detection - \$49.99. Emporia Home Services, Your local HVAC Company. 303-909-2018. (parts/addit. labor not included)

Nutrition for Real Humans Tired of thinking about eating healthy? Let a friendly neighborhood RD do it for you! Call/Text (720)805-7447

Drywall - Basement finishes - Remodeling. Years of exp. w/ refs. Gary 303-829-6363

Lisa's Music Studio. Piano, Guitar, Banjo, Ukulele, Viola, Violin, Cello, & Drums. 303-883-1157.

Highlands Pride Ptg, Inter/Exterior- 303-738-9203

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Gutter Installation - Melendrez Gutters. 40 yrs exp. Free estimates. 303-763-9290.

COLUMBINE GARAGE DOOR. Full door replacement and service. Leo & Bo 303-979-8084.

Tutoring - provides homework help, strengthens skills, and/or enrichment. Call/text Nancy, licensed teacher K-6, 303-932-9745 for availability.

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Animals Petsitting Service - Pet sitting (in your home). Bonded & ins. Refs. avail. Call Nancy & Rick (Owner/Operator) at 303-335-6237.

Park Board Financial Statement

Statement of Revenue and Expenditures for the period: 10/01/23 to 10/31/23

	Current Period	Yr-to-Date
	Amt	Amt
Beginning Balance	315,143.94	
Property Tax	0.00	164,791.43
Ownership Tax Revenue	974.81	9,791.50
Interest - Savings	0.00	0.18
Interest - Equip Replace Cap I (73.44)		1,240.09
Interest - Property Tax	(394.94)	71.31
Interest & Divedends - Tx Rv	969.47	2,269.38
Total Operating Revenues	1,475.90	178,163.89
Auditing Expense	0.00	1,350.00
Director's Fees	400.00	6,100.00
Dues	0.00	421.41
Election Costs.....	0.00	50.00
Insurance Expense.....	0.00	6,546.00
Jeffco Treasurer's Fee	0.00	2,472.95
Publishing Expense	0.00	918.78
Secretary Expense	100.00	1,300.00
Supplies & Misc Office Exp	0.00	436.08
Web Expense	0.00	262.00
Total Admin Expenses	500.00	19,857.22
Doggie Walk Bags.....	125.00	2,250.00
Maint Contract - Weston	1,331.28	29,797.25
Maint Contract - Weston/T.....	1,322.50	5,118.75
Maint Other - Weston.....	2,334.22	7,827.04
Maint Contract - Padilla.....	1,826.48	16,283.73
Maintenance - Alarcon	1,837.67	5,965.22
Maintenance - Materials.....	0.00	171.35
Maintenance - Other.....	115.00	2,536.55
Maintenance - Snow Plow	0.00	3,050.00
Portable Restroom Expense	1,182.40	6,284.80
Waste Management	308.31	3,037.84
Xcel Energy.....	101.53	985.44
Water	4,447.62	20,732.13
Water - Tract T.....	1,203.44	7,002.72
Total Maint. & Utilities	16,1335.45	111,042.82
Projects - District Funds	13,281.00	14,116.00
Total Other Expense	13,281.00	14,116.00
Total Operating Expenditures	29,916.45	145,016.04
LOTTERY/GRANT REV. & EXPENDITURES		
Funds In Lieu Of Interest.....	607.05	5,411.48
Lottery Funds	0.00	15,911.93
Int & Dividents - Lottery.....	47.70	1,589.97
Total Grant Revenues.....	654.75	22,913.38
Lottery - Major Maintenance	0.00	17,160.00
Total Grant Expenditures	0.00	17,160.00
Ending Cash Balance	\$287,358.14	

Classified ads are \$4.00/line (about 40 characters/line). Contact Newsletter Connections at 303-979-7499 or info@newsletterconnections.com to place an ad. To view our display ad prices, visit our website at NewsletterConnections.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.

National Cocoa Day

December 13th ushers in a celebration worthy of the winter holidays with National Cocoa Day. What better way to warm up after a cold day outside?

**This Space
Intentionally
Left Blank
for Teen Services**

LCA Balance Sheet Oct. 2023

CHECKING	DEBIT	CREDIT
10/1 beginning balance		\$7,547.04
10/13 GE Electrical Controls chk 1548 (Jay Ct elec box)	200.00	
10/13 Kyle Evans chk 1546 summer picnic	95.77	
10/18 Colo Laser Type Reporter Sept	273.00	
10/24 Xcel Energy 9-1 to 10-4 chk 1551	14.39	
10/31 we pay membership		24.00
TOTALS	583.16	24.00
10/31 ending balance		6,987.88
SAVINGS		
10/1 beginning balance		\$1,025.97
10/31 interest		0.04
10/31 ending balance		\$1,026.01
TOT ASSETS		\$8,013.89

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but how much love we put into giving.
- Mother Theresa*

Duane sells more homes in the Columbine area than any other broker!

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LeaWood Statistics for November 2023

Current Homes FOR SALE in LeaWood

	Lowest	Highest	How Many?
Ranch Style	\$475,000	\$649,000	3
2-story	\$649,000	\$675,000	2
Tri/Multi-level	\$629,900	\$925,000	3
Bi-level	None	None	0

Current Homes UNDER CONTRACT in LeaWood

	Lowest	Highest	How Many?
Ranch Style	\$950,000	\$950,000	1
2-story	\$675,000	\$675,000	1
Tri/Multi-level	\$599,000	\$599,000	1
Bi-level	\$650,000	\$650,000	1

Homes SOLD in LeaWood (Apr. 1, 2023–Nov. 15, 2023)

	Lowest	Highest	How Many?
Ranch Style	\$580,000	\$740,000	4
2-story	\$675,000	\$780,000	4
Tri/Multi-level	\$575,000	\$665,000	6
Bi-level	\$580,000	\$607,000	2

The statistical information is based on MLS data November 15, 2023. Not all of the properties were listed and/or sold by Duffy & Associates, LLC.

What Clients are Saying About Duane...

The experience of working with Duane was phenomenal! He will tell you the truth, not just what you want to hear. He is methodical and calming—excellent personality traits that carry you through a trying time. The fact that Duane is an expert in the Columbine area is an added bonus. I would wholeheartedly recommend Duane to sell your home. Don't hesitate—he will take excellent care of you! J. S.

We would not hire any realtor, other than Duane, to find us the right home and to sell our existing property. During the process Duane became our lifelong realtor and, even more importantly, a true friend. C. & M. E.



**Realtor with
 real estate law
 background**

