



# The Leawood Reporter

Published by the Leawood Civic Association

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## Dates To Remember

- January 3rd:** Back to school
- January 9th:** Leawood Civic Association Meeting at Leawood Elem.
- January 10th:** Park Board Meeting at Leawood Elementary
- January 15th:** MLK Day – No School
- March 31st:** Scholarship Deadline

## LCA Events For 2024

- Be on the lookout for...
- Easter Egg Hunt in March
  - Garage Sales in May
  - Clean Up Day in June
  - Car and Craft Show in July

## Scholarship Deadline Details

Applications must be received by Sunday, March 31st, 2024. See details on page 6.

## Tennis/Pickleball Court Issues

The Pickleball addition to the Tennis court has been used a lot. Unfortunately, some of the users are not playing tennis or pickleball.

- 1. Dogs** are being unleashed and allowed to run free on the courts. The court is not intended for dog exercise and can be harmful to the dog. In addition to causing damage to the court, it can be harmful for the dogs. According to VetChat.com, *“Tennis courts are potentially hazardous and are responsible for many pad injuries for dogs. The surface is abrasive. Running and playing on that surface can cause cracks, cuts or tears on the paw pad. This exposes the underlying sensitive tissue making for a painful injury that can take weeks to heal.”*
- 2. Bikes and skateboards** are not permitted on the court. These damage the court surface.
- 3. Shovels** are being used to remove snow from the court. This damages the surface of the court. Please use the court, but only to have fun playing the games of tennis and pickleball!

January 2024

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## Join The LCA Today

Our neighborhood civic association works hard all year long to make our community a great place to live. From the start of the year we do the Easter Egg Hunt, Garage Sales, Summer Front Yard Parties, the Car and Craft Show, Leawood Picnic, and the Santa Party. We also do the neighborhood clean up where we get dumpsters for you to bring a carload for a small fee. But we cannot do it without strong membership support from residents like you. When you join the Civic Association, your membership dues help fund neighborhood events like the annual picnic, holiday events,

and home decorating contests. The more neighbors who join as Civic Association members, the more effective our community organization can be. For as little as \$35 per household annually, you can do your part to maintain a vibrant, engaged neighborhood. Join now and let's build a better community together. Sign up on our website [Leawoodneighbors.com](http://Leawoodneighbors.com). Join your neighbors and invest in your community!

The Leawood Civic Association is the social club of the neighborhood. Each year we put on different events that we think the neighborhood would enjoy. Memberships go from January 1st to December 31st each year.



## What The Civic Association Does & Why You Should Become A Member

What is the Leawood Civic Association? We are a group of your neighbors and we work to promote and protect the best interests of the Leawood residents and community.

We are not an HOA – we are a voluntary association and you don't have to attend meetings to be a member.

We meet once a month for 1 hour and put together events and activities for the community. Some of the events we organize are the Easter Egg Hunt, Garage Sales, Summer Front Yard Parties, the Car and Craft Show, Leawood Picnic, and the Santa Party. The Civic Association also maintains the Leawood entrance on Bowles. The Reporter is operated and published by us as well, it is one of the ways we keep you up to date on what is happening in the neighborhood. A great opportunity the Leawood Civic Association offers is a Scholarship for local High School Seniors, if you have an eligible student, encourage them to apply this year!

Most of the events we organize are free, however some have small fees associated, for instance on Clean Up Day to use the dumpsters. But \$25 to dump your stuff instead of renting your own dumpster is a bargain. You can't beat a deal like that!

Meetings are open for anyone who wants to get involved or come with suggestions. During our meetings,

*continued on page 2*



## Become A Member, *continued from front page*

the board decides on activities we think the community will enjoy but we are always open to hear new ideas. If you can't make a meeting feel free to contact us [feedback@leawoodneighbors.com](mailto:feedback@leawoodneighbors.com)

When you sign up you will get notifications for events and we send emails about upcoming events or updates.

Our Leawood Facebook Page helps keep you up to date on whats going on in the community. Get involved with us to keep the neighborhood safe and to keep up on social events.

To join, visit our website or contact any of the board members if you have questions or would like more information.

## Emergency Preparedness Corner: Wildfires

Wildfires have had devastating effects on Jefferson County. Due to the county's geographic makeup, wildfire is always a concern, and it is a more potent threat during droughts or dry spells. Jefferson County Sheriff's Office collaborates with multiple agencies and the public to ensure the wildland fire management programs are fully integrated. The Sheriff's Office interacts with partners and cooperators to include planning, preparedness, suppression, restoration, monitoring, research and education components of fire management.

The Fire Information Hotline is your source for up-to-date news on fire restrictions and bans, fireworks regulations and violations, burn permit information and more. Dial 303-271-8200 to be informed.

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



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by January 15th for our February edition!**

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### Leawood Civic Association Board Members

P.O. Box 620397, Littleton, CO 80162

<b>President:</b>	Kyle Evans	303-591-6845
<b>Vice President:</b>	Travis Hall	303-558-5095
<b>Secretary:</b>	Laurie Sarno	720-244-4921
<b>Treasurer:</b>	Mike Major	303 503-3239
<b>Co Editor:</b>	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](mailto: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  
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To find ad rates and discounts, go to  
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## Leawood Metropolitan Recreation and Park District Board Members

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

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

Parks Manager:	<b>Dave Padilla</b>	303-870-3482
Secretary:	<b>Debby Baker</b>	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.

## Winter Recipe

Legend has it that the creation of French Onion Soup dates back to King Louis XV of France. Late one night in the 18th century, the king found himself in need of a simple meal. He discovered some basic ingredients in the palace kitchen. The result was a delicious and satisfying soup that not only pleased the king; but has endured through the ages as a comforting dish that warms the body and soul.

### FRENCH ONION SOUP

#### Ingredients:

- 4-6 large yellow onions (~ 5 pounds), peeled and diced (Yes, it's a lot of onions.)
- 4 TBSP, butter
- Kosher salt, to season
- 1 TBSP all-purpose flour
- 1 cup red wine (Zinfandel, Cabernet, etc)
- 2-3 Quarts beef stock (8 cups)
- Herbs to taste (e.g. thyme, tarragon, basil, etc...), black pepper. *For a traditional french soup, incorporate the herbs by use of bouquet garni, a bundle of herbs usually tied together with butcher's twine*
- 8 to 12 (1-inch) slices French Baguette (or other bread)
- Grated Gruyère cheese (to top)

#### Instructions:

1. Peel, and chop onions. Eye protection might be needed, depending on your sensitivity to chopped onions. I use Ski Goggles.
2. Melt butter in a large stock pot over medium heat. Add onions and salt. Stir often until onions have developed a deep caramelized color. About 40-60 minutes.

3. Increase heat to medium-high, add flour, stir. deglaze with red wine.
4. There will be burned brown bits stuck to the sides and bottom of the pan, also known as "fond," that's good! Deglazing is a technique used to loosen and dissolve flavorful bits of food during the cooking process. It employs the use of a liquid, and "scraping" the pan.
5. Add stock, herbs, and pepper. Bring to a boil, then reduce heat to a simmer for 20-30 minutes. Ladle into a soup bowl.
6. Take sliced Baguette, and top with grated Gruyère. Melt using your oven's broil setting. **BE CAREFUL!** The difference between deliciously melted cheese, and a burned mess is mere seconds. Serve and enjoy.

## New Year's Goals/Resolutions

Every year we try to better ourselves whether we call them Resolutions or goals. When creating these things try to make sure they are realistic and attainable while also pushing yourself a little. Here are some general ideas.

1. A habit I want to break
2. A new skill to learn
3. Someone I aspire to be like
4. A good deed to do each month
5. A place to visit
6. A book to read
7. Write a letter to someone
8. Try a new food
9. 1 thing to get better at



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

# Leewood Metropolitan Recreation And Park District

## Meeting minutes of December 13, 2023

The Leewood Metropolitan Recreation and Park District Board meeting was called to order at 6:15 p.m. by President Kyle Sargent. Members present: Judy Anderson/Vice President, Donna Snyder/Treasurer, Maggie Tocco and Myra Pasco. Other District: Debby Baker/Secretary and Dave Padilla/Park Manager. Visitor: Dutch Creek resident Craig Peterson

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

**Approval of Minutes** – Judy moved that the minutes of the November 8, 2023, meeting be approved. Maggie seconded and the minutes were approved without objection.

**Public Comments** – A few residents had negative comments about plowing in the parks after the last snowstorm.

**Board Response:** Dave was unable to clean the sidewalks due to illness. Weston agreed to step up and do what Dave was unable to do. This was the first time Weston had removed snow for us. Dave will meet with Weston to train them on what and how the sidewalks are cleaned in case they are needed in the future.

**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, SDA (annual insurance premium) 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** – Snow removed, and doggie bags checked and replenished as needed. Fall cleanup is being done. Vandalism continues to be a problem in all the parks.

**(A) Weaver Park:** Dogs are being unleashed and allowed to run free on the tennis/pickleball court. According to Vet Chat.com: *"Tennis courts are potentially hazardous and are responsible for many pad injuries for dogs. The surface is abrasive. Running and playing on that surface can cause cracks, cuts or tears on the paw pad. This exposes the underlying sensitive tissue making for a painful injury that can take weeks to heal."* In addition, dogs are causing damage to the surface of the court. Damage is also being caused by bikes, skateboards, and shovels (being used to clear snow). There are signs located at the court stating that the use of bikes and skateboards are prohibited. A notice will be placed in the Reporter highlighting the issue. The Board asks all residents to help us protect the tennis/pickleball court.

## OLD BUSINESS:

**(A) Discuss future of the District Board** – The Board discussed the future of the District given the expected resignation of the long-serving treasurer, the nearing resignations or retirements of others, and the overall lack of interest of the community to commit and serve on the board. Members discussed various short- and medium-term options, including changes to revenues and expenses, as well as factors to consider before making a formal decision in the new year.

**(B) Adopt 2024 Budget and set mill levy** – Postponed until next meeting because the assessment numbers needed to complete the budget were not available.

**(C) Website** – Postponed until the next meeting due to time constraints.

**Future Board Meetings:** The next Board meeting will be **Wednesday, January 10, 2024, 6:00 p.m.** at Leewood Elem. School.

**Adjournment:** The meeting was adjourned at 8:00 p.m.

— **Debby Baker, Secretary**

**Future Meetings:** 6:00 p.m. at Leewood Elem. School

Wed., Jan. 10, 2024; Wed., Feb. 14, 2024; Wed., Mar. 13, 2024

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- DOWNSIZING, INVENTORY, PACKING, DONATIONS, DECLUTTERING
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## Thanks to the LCA Platinum Members!

Thank you to our Platinum Members for joining us at the LCA Christmas Party this year. We appreciate your continued support for the Leawood Neighborhood.



## Santa Party Success

Thank you to Santa and Mrs. Clause for coming out during the busy season, we had 113 kids visit this year. And a big thanks to Brian DeHerrera Schnering with Pinto Pictures for the pictures with Santa, we hope you had a great holiday season.

## Leawood Civic Association Board Meeting Minutes

No meeting in December.

Next meeting: January 9th at Leawood School.

## School News



### Leawood Elementary School

Jan 8th: Back to school

Jan 15th: No School MLK



### Ken Caryl Middle School

Jan 8th: Back to school

Jan 15th: No School MLK



### Columbine High School

Jan 4th: Back to school

Jan 15th: No School MLK



### FRONT RANGE CHRISTIAN SCHOOL

December 18th-January 1st:

Christmas Break

(no school; campus offices closed)

January 2nd-5th: J-Term

(junior and senior high only)

January 15th: Martin Luther King, Jr. Day

(no school; all offices closed)

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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
<b>Total Cost</b>	<b>\$154</b>	<b>\$89</b>

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# How To Travel On Snow

## Skiing

With over 30 ski areas to choose from in Colorado, there is truly terrain for every kind of skier and snowboarder. All levels and budgets can be accommodated. There are smaller slopes perfect for learning the craft, and big giant playgrounds that keep everyone in your group entertained for days.

## Cross Country Skiing

Downhill isn't the only way to enjoy skiing in the Rocky Mountains. Nordic skiing, more often referred to as cross country skiing, is fantastic across the state. There are Nordic centers near all the favorite ski towns and resorts, plus endless miles of trails in the national forests to peruse on your own accord.

## Snowshoeing

Most of the aforementioned Nordic centers in Colorado provide access to snowshoers on their multi-use trails. Many will even have snowshoe rentals available, as do many ski resorts. It's not uncommon for ski areas to allow snowshoeing on some of their cat trails (greens), or even have separate trails completely for these winter hikers.

## Snowbiking

When written as one word, snowbiking technically implies no motor. A Snowbike® is a registered trademark that's used to glide down the slopes, similar to downhill skiing. You can rent snowbikes at a few places locally, and there are even some ski resorts that allow them on their chairlifts, such as Breckenridge Ski Resort. You then ride down the mountain as you would on your skis or snowboard, except your sitting down on a Snowbike®.

## Snow Biking

When snow biking is written as two words, it implies it has a motor. These are sort of like snowmobiles and are used in a similar fashion. There are some snow biking competitions and you could use them in the backcountry (uphill, downhill, on the flats) the same as you would a snowmobile. This version is not a registered trademark and technically needs a space between them, snow bike, however, you still might see it improperly referred to as a snowbike with one word.

## Fat Biking

These are bicycles with fat tires and thick treads that are suitable for riding on packed snow. They are becoming more popular in mountain towns, and you can often see someone riding along for fun or transportation. There are even competitions held. There are some shops in select towns that will rent you a fat bike to use for a fun day off the ski slopes.

## Snowkiting

Snowkiting is very similar to kiteboarding on water. However, you'll use skis or a snowboard instead of a surfboard. It's simpler to master kiteboarding since snow supplies less friction than water. Do note that snowkiting lessons do require you already have a snow kite and harness available.

Many people attempt snowkiting on frozen lakes, such as Lake Dillon in Summit County. An advantage is that this skill can be later applied to kiteboarding on the water during the warmer, summer weather.

–<https://www.uncovercolorado.com/>


**LEAWOOD CIVIC ASSOCIATION  
SCHOLARSHIP APPLICATION**

Student's Name \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_

LCA Member's Name \_\_\_\_\_



**Is there a Graduating High School Senior in your household? See if they qualify for the LCA Scholarship**

Application # \_\_\_\_\_

(Association use only)

**Requirements:**

- Family must be a Leawood Civic Association Member.
- Must be a high school senior
- Must enroll in an accredited college (2 or 4 year), vocational or technical school for fall of 2024
- Must demonstrate school and community involvement
- No minimum G.P.A. will be required
- **Applications must be received by 5 p.m. on Sunday, March 31<sup>st</sup>, 2024.** All applications to Nancy Bock, 6091 S Ingalls St, Littleton, CO 80123, or you may email the application in a Word document to [scholarship@leawoodneighbors.com](mailto:scholarship@leawoodneighbors.com). You will be contacted by phone after April 7<sup>th</sup> to set up an interview time.

**Instructions:**

Please type the information for each of the following five points on a separate paper and return it along with this completed form to the Leawood civic Association.

1. List your school activities by year. Include clubs, societies, athletics, offices, held, conventions, attended, etc. Also include any honors and/or awards you have received.
2. List your community involvement by year-including social organizations and extracurricular activities outside of school, religious or civic activities, etc.
3. Employment Information: Name and address of Employer, Position/ Type of work, Dates Employed
4. Describe your future education plans. Include your proposed major, and institution you plan to attend, and your reasons for choosing each.
5. Please prepare a short essay discussing a significant experience, event or person that has had a major influence on your life.

# 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.

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## Park Board Financial Statement

Statement of Revenue and Expenditures for the period: 11/01/23 to 11/30/23

	Current Period	Yr-to-Date
	Amt	Amt
<b>Beginning Balance</b> .....	<b>287,358.14</b>	
Property Tax .....	114.11	164,905.54
Ownership Tax Revenue .....	1,055.67	10,847.17
Interest - Savings .....	0.00	0.18
Interest - Equip Replace Cap I .....	135.98	1,376.07
Interest - Property Tax .....	6.84	78.15
Interest & Divedends - Tx Rv .....	194.42	2,463.80
<b>Total Operating Revenues</b> .....	<b>1,507.02</b>	<b>179,670.91</b>
Auditing Expense .....	0.00	1,350.00
Director's Fees .....	400.00	6,500.00
Dues .....	0.00	421.41
Election Costs.....	0.00	50.00
Insurance Expense.....	0.00	6,546.00
Jeffco Treasurer's Fee .....	1.81	2,474.76
Publishing Expense .....	819.00	1,737.78
Secretary Expense .....	100.00	1,400.00
Supplies & Misc Office Exp .....	0.00	436.08
Web Expense .....	12.00	274.00
<b>Total Admin Expenses</b> .....	<b>1,332.81</b>	<b>21,190.03</b>
Doggie Walk Bags.....	262.00	2,512.00
Maint Contract - Weston .....	4,256.75	34,054.00
Maint Contract - Weston/T.....	731.25	5,850.00
Maint Other - Weston.....	985.00	8,812.04
Maint Contract - Padilla.....	1,111.98	17,395.71
Maintenance - Alarcon .....	225.00	6,190.22
Maintenance - Materials.....	0.00	171.35
Maintenance - Other.....	115.00	2,651.55
Maintenance - Snow Plow .....	350.00	3,400.00
Portable Restroom Expense .....	591.20	6,876.00
Waste Management .....	335.16	3,373.00
Xcel Energy.....	101.37	1,086.81
Water .....	628.88	21,361.01
Water - Tract T.....	227.06	7,229.78
<b>Total Maint. &amp; Utilities</b> .....	<b>9,920.65</b>	<b>120,963.47</b>
<b>Projects - District Funds</b> .....	<b>15,960.00</b>	<b>30,076.00</b>
<b>Total Other Expense</b> .....	<b>15,960.00</b>	<b>30,076.00</b>
<b>Total Operating Expenditures</b> .....	<b>27,213.46</b>	<b>172,229.50</b>
<b>LOTTERY/GRANT REV. &amp; EXPENDITURES</b>		
Funds In Lieu Of Interest.....	592.91	6,004.39
Lottery Funds .....	0.00	15,911.93
Int & Dividents - Lottery.....	148.56	1,738.53
Total Grant Revenues.....	741.47	23,654.85
Lottery - Major Maintenance (15,564.00) .....		1,596.00
Total Grant Expenditures .....	(15,564.00)	1,596.00
<b>Ending Cash Balance</b> .....	<b>\$277,957.17</b>	

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.

## The National Western Stock Show & Rodeo

January 6-21, 2024, nationalwestern.com

Celebrate Denver's rich cowtown roots with a cherished Colorado tradition since 1906. Held every January at the National Western Complex, it's the nation's premier livestock, rodeo and horse show, serving agricultural producers and consumers throughout the world. Enjoy rodeos featuring top-notch bull riders, horse shows, livestock competitions and auctions. And don't miss acres of shopping at Colorado's largest Western trade show.

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

### LCA Balance Sheet Oct. 2023

CHECKING	DEBIT	CREDIT
<b>10/1 beginning balance</b>		<b>\$7,547.04</b>
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
<b>10/31 ending balance</b>		<b>6,987.88</b>
<b>SAVINGS</b>		
10/1 beginning balance		\$1,025.97
10/31 interest		0.04
10/31 ending balance		\$1,026.01
<b>TOT ASSETS</b>		<b>\$8,013.89</b>

*Stay away from what might have been,  
and look at what can be.*

*-Marsha Petrie Sue*

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

# SOLD BY DUANE



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6481 W Brittany Pl.

**DUANE C. DUFFY • 303-229-5911 • DUANE@DUANECDUFFY.COM**  
 Call Duane for a market analysis or any real estate questions you may have!

## Leewood Statistics for December 2023

### Current Homes FOR SALE in Leewood

	Lowest	Highest	How Many?
Ranch Style	\$600,000	\$600,000	1
2-story	None	None	0
Tri/Multi-level	\$629,900	\$629,900	1
Bi-level	None	None	0

### Current Homes UNDER CONTRACT in Leewood

	Lowest	Highest	How Many?
Ranch Style	\$634,900	\$950,000	2
2-story	\$619,000	\$675,000	2
Tri/Multi-level	\$640,000	\$925,000	2
Bi-level	\$650,000	\$650,000	1

### Homes SOLD in Leewood (Apr. 1, 2023–Dec. 6, 2023)

	Lowest	Highest	How Many?
Ranch Style	\$440,000	\$740,000	5
2-story	\$675,000	\$780,000	5
Tri/Multi-level	\$550,000	\$665,000	7
Bi-level	\$580,000	\$607,000	2

The statistical information is based on MLS data December 6, 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**



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