



# Columbine West Civic Association Newsletter<sup>©</sup>

CWCA — Your Homeowners' Organization

September 2024

Vol. 46 No. 09 • Circulation: 1500

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

**Link For Membership**  
<http://www.CWCA.info>

## CWCA Calendar of Events

- **September Monthly Meeting:** Sept. 10th, 7pm, Dutch Creek Elementary Library
- **October Monthly Meeting:** Oct. 8th, 7pm, Dutch Creek Elementary Library
- **Trunk or Treat:** Oct. 25th, 5:30pm, Dutch Creek Parking Lot
- **Halloween Decoration Contest:** Oct. 31st, keep those lights on
- **November Monthly Meeting** Nov. 12th, 7pm, Dutch Creek Elementary Library
- **No December Monthly Meeting**
- **Holiday Lighting Contest:** Dec. 20-25th, Show off your Holly Jolly



**Join Us On Facebook**

**2024 CWCA Meeting Dates**  
Sept. 10, Oct. 8

## Part C. Residential Are Covenants

**C-7 Signs:** No signs of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, one sign of not more than five square feet advertising the property For Sale or rent, or signs used by a builder to advertise the property during the construction period.

The Board would like to remind the community as we enter into another Presidential Election Cycle, to be aware of the Covenant that is listed within our registered paperwork. It is not the intent to limit freedom of expression, yet as a community we all have a responsibility to respect each others points of view. If you choose to post a campaign sign it is asked that you do so respectfully, doing so within a few weeks prior and removed after the elections. Thank you.



## Thank You For Storing Your Toys

Upon a recent discussion with the CCG (Covenant Control Group), it was noted that many residents are truly taking the time to secure their toys behind the fence and out of site. These measures are reflective of the reduction of Friendly Notice violations being sent out to residents, in the effort to remind each of the Covenants. The voluntary duties of the CCG to initiate a violation notice is more of an awareness note. The Board continues to hear from disgruntled residents that their RV, trailer, boat was out ONLY for a few hours/days, they are frustrated with the system. Here is the system in a nutshell. On any month, the CCG volunteers which are your neighbors, will drive the entire neighborhood in an effort to keep the community looking great. If a violation is seen that property goes into the system on the 'Watch List' to be reviewed during the consecutive months 'drive by. Never is a Violation Notice issued on first viewing. During the next month if the issue is still observed the residence will advance to 'Stage 1' and a 'Friendly Letter' will be mailed, with photo evidence and Covenant description attached. It is asked at that time to address the issue and everything is back to normal. If during the next month the issue is still not addressed the violation advances to 'Stage 2', another letter is sent advising the resident of the continued situation. Roughly 50% of outstanding Violation Notices are fixed with a Friendly Letter or Stage 2 notification. The process after Stage 2 become a bit more involved and is under the guidance of CCG to make contact with

*continued on page 3*



**Posted Speed LIMIT in Columbine West is 25MPH!**

## A Moment With the Board

The August monthly meeting was attended by concerned residents that are continuing the battle with excessive speed on their streets and an uptick in property damage do to speed. Neighbor Kristin from Ontario Pl is leading the project to encourage speed limiting measure installed, while also checking into having movable speed limit signs posted as an Awareness Campaign. Other neighbors offered suggestions and the association is sharing the correct agencies in Jeffco to connect with. Updates on the Pool Swim Night were shared, mentioning that a rather ominous storm blew through, causing the pool time to be limited. Yet, the BBQ in the park was well attended, as the pavilion cover allowed everyone to eat without getting wet. Ideas were shared about the swim event scheduling in 2025 and maybe creating (2) offerings. Agenda items were squared away. The Yukon entrance renovation is coming together very nicely, volunteers have been watering the new plantings diligently through the hot weather. More plantings will be installed before the snow flies. The Webster/Coal Mine, Roxbury/Pierce, Ken Caryl/Webster entrances were pruned, weeded and maintained by neighbor Brian Currie. A Board Member approached Brian to requisition the clean up project which he handled seamlessly. Thank you so much Brain for your attention to details on the project. Ashlyn, who is a Girl Scout working on her Gold Award (Saving Bees), approached the association with a request to install some pollinators within an entrance. She was given the name of our resident Master Gardner as well as another gardening resident. We will follow her progress and do a feature article on her finished project. Our Membership Meter has reached 324, every Membership and donation is appreciated greatly.

There are still (3) OPEN Board positions awaiting interested volunteers to join in and see how they too can help Columbine West. The association is committed to seeing the Columbine West neighborhood be the best it can be. Please think about how you might be able to help out, give a small amount of time and talent to the neighborhood. The next event the CWCA has scheduled is Trunk or Treat. Would love to have some volunteers help with the event alongside the school volunteers. Visit [www.CWCA.info](http://www.CWCA.info) today.

Our new website has been helping the Board volunteers manage questions, concerns & comments. There has also been Realtors that have used the website successfully to attain paperwork necessary for home closings. Please drop a note to [CWCAtalk@gmail.com](mailto:CWCAtalk@gmail.com) if you need to speak with a committee member. The community is held to a standard by being 'Covenant Protected'. Stop by the new website [www.CWCA.info](http://www.CWCA.info), which will have all the information you need. You can also connect with us at a Monthly meeting, the next one is September 10, 7pm at the Dutch Creek Library. Drop in, say Hi and meet a friend.

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.

## Columbine West Civic Association

303-904-8218; <http://www.CWCA.info>

### OFFICERS

**President**, OPEN; **Vice President**, John Basila  
**Treasurer**, Gary Mc Combs; **Secretary**, OPEN  
**Board Members**: K. Sweet, K. Waite, M. Van Allen

### COMMITTEE

**Membership Committee**: Rick Gaither  
**Welcome Committee**: Bill Waite & Kathi Waite  
**Easter Egg Hunt Chairperson**: Jessica Molesworth  
**Garage Sale**: John Basila  
**Dumpster Day**: CWCA Board  
**Holiday Contests**: Berra Family  
**Newsletter Editor**: Natasha McCombs  
**Newsletter Delivery Coordinator**: Betsy Walker  
**Covenant Control Group Liason**: John Basila  
**Entrance Banners**: Steve Gubbins  
**Landscape Maintenance**: Neighborhood volunteers  
**Newsletter Ad Manager**: Newsletter Connections  
**Website Coordinator**: Alexis Berra

### NEWSLETTER DELIVERY CARRIERS:

John Basila, Richard Berg, Alexis Berra, Kathy Bobb, Cindy Bollacker, Pat Caillouet, Kristi Card, Suzanne Cardall, Jason Collins, Correen Crocker, Kevin Demsky, Barbara Dietrich, Jerry & Nancy Dye, Beth Eisel, Shana Eberhard, Kat Fassiol, Susan & Larry Florentine, Maggie & Roger Gannon, Marsha Gentert, Doug Goldthwait, Jennifer Kellner, Tom Kelly, McKensie Kibbe, Stephanie Martin, Christy Martin, Marianne Martinez, Joannie Milito, Doug Miskel, Katie & Emmet Morgan, Vicky Oren, Carole & Curt Osieczanek, Brenna Palkki, Sharon Phillips, Gaylon Rapp, Mychele Smith, Kate Suarez, Peggy & Ken Sweet, Ann Urankar, Terry Usry, Janet Van Zant, Bob Weber, Ben Wilking, Kathy Willenbrecht, Kathy & Jack Woodman, Jan Worrall

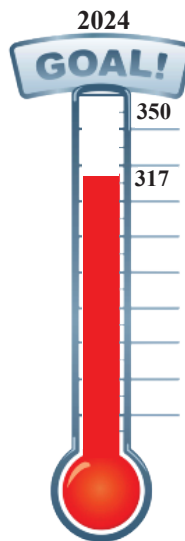
### SCHOOLS

Dutch Creek Elem., 7304 W. Roxbury Pl.  
 Ken Caryl MS, 6509 W. Ken Caryl Ave.; Columbine HS, 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.

## 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

## CWCA Membership Form

Please fill out and mail with your \$35 check to CWCA.

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

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

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



## 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](mailto:info@newsletterconnections.com)



To find ad rates and discounts, go to [NewsletterConnections.com](http://NewsletterConnections.com) or scan QR code.

## Thank You, *continued from front page*

the resident to try and facilitate a resolution. The CCG does not wish to accelerate the situation to a potential evening before a County Judge, yet it has been done, causing the resident to incur court costs and Judges orders. Once again, the CCG would like to send out a thankful message to the neighborhood, "Good job on storing your toys".

## Protect Your Investment

Title fraud is very rare, but it can happen. To protect your home, you can sign up for alerts with a new service from the Jeffco Clerk's office. It's free, and it will notify you of any documents recorded in your name so that you can take action immediately if you determine it's fraudulent. Concerned an older relative is at risk of being taken advantage of? You can sign up to receive notifications for them, too. Learn more and sign up: <https://www.jeffco.us/4692/Title-Fraud>

## Yard of the Month

Congratulations to Angie and Cindy, the winners of the August Yard Of The Month. As you pass by 6943 South Allison Way, first you'll notice the colorful wind spinners decorating the yard. Their yard is very whimsical, colorful and dedicated to bringing a smile to your face as you drive or walk by. When you look closer, you'll find a treasure trove of gnomes, a fountain and a huge variety of plantings. Over the years, Angie has added a number of plants specifically because they attract butterflies and hummingbirds. Angie's favorites are the mature Hibiscus edging the driveway. As winners, Angie and Cindy receive a Home Depot gift card and will display a sign in their yard. This is the conclusion of Yard of the Month for 2024. Keep an eye out on yards that you'd like to nominate in 2025. Please email our sponsor, long-time Resident Realtor® John Basila: [columbinerealtor@gmail.com](mailto:columbinerealtor@gmail.com).




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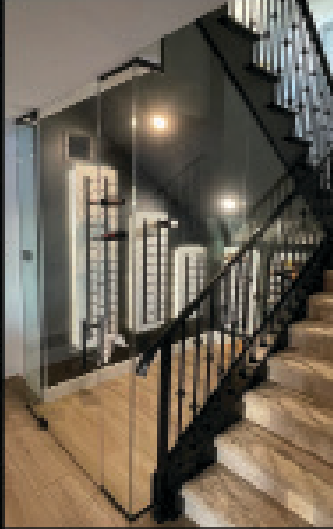
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**NEW DATES ADDED**

SEPTEMBER 20, 2024  
NOVEMBER 15, 2024  
JANUARY 17, 2025  
MARCH 21, 2025  
MAY 16, 2025

EVERY OTHER MONTH  
ON THE 3RD FRIDAY.  
6:30-8:00PM



10490 Bradford Rd # 104  
Littleton, CO 80127  
Suite 100

## Eye On Scouting:

Eagle Scout anti-bullying advocate crowned Miss Florida's Teen 2024

By Aaron Derr, July 30, 2024, 2 Comments *Eagle Scout*

Ireland Harkins knows how it feels to be bullied. She's experienced it herself. There's a phrase she likes: "Make them wonder how you're still smiling."

It became the focus of her Eagle Scout project, and, someday, she plans to make it the focus of her own non-profit organization. It's also part of what has helped her get to where she is now: Eagle Scout; anti-bullying advocate; accomplished dancer and dance choreographer; NRA-rated expert in rifle and sharpshooter in pistol; and, most recently, Miss Florida's Teen.

Yeah, Ireland's been pretty busy, and she says the skills she's learned in Scouting have helped guide her along the way.

"I absolutely think that the skills I have obtained through Scouts BSA have shined their way into my life," she says. "By learning how to effectively lead and communicate with all different types of people, I have developed cognitive speaking skills, as well as personable and authentic manners throughout my Scouting journey."



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Lindenwood Lane 8, 10, 11, 12, 13, 14, 15, 18, 20, 24

**COMPOSITE ROOF:**  
Amaranth Drive 2, 21, 33, 38, 41, 43  
Lindenwood Lane 2, 4, 6, 7,  
Yellow Locust 4, 6, 7, 8, 9



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<p><b>Saturdays</b> <b>SOUTHWEST PLAZA</b> MAY 4 - OCT 26 Southwest Parking Lot Wadsworth &amp; Bowles 10am-2pm or Sellout</p>	<p><b>Saturdays</b> <b>LAKEMOOD</b> JUN 15 - SEP 28 Mile Hi Church Alameda &amp; Garrison 10am-2pm or Sellout</p>
<p><b>Sundays</b> <b>ISLANDS RANCHO</b> MAY 5 - OCT 27 HR Town Center 9288 Dorchester St. 10am-2pm or Sellout</p>	<p><b>Wednesdays</b> <b>LITTLETON</b> JUN 19 - SEP 25 Aspen Grove 7301 S. Santa Fe Dr. 10am-2pm or Sellout</p>

**Sign up for our Newsletter!**  
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## Kiwanis Club of Columbine

GREAT NEWS – Columbine Kiwanis will be putting on a Pancake Breakfast this year at the Summerset Festival at Clement Park on Saturday, September 21st! We are calling it the Columbine Kiwanis Pancake Roundup. Tickets are \$10 for adults – all you can eat – and kids 10 and under eat FREE.



Come join us at the Summerset Festival, it will be great fun for everyone in the family and come early to enjoy the Pancake Breakfast. If you can't get there in time for breakfast we will be serving hotdogs for lunch. A hotdog, chips and drink are only \$5. You can't beat that deal anywhere!

All are welcome to help with any of our projects or attend any of our social events anytime. You do not need to join the club to participate. We have fun, meet new people, and do a lot of good things for our community.

The Kiwanis Club of Columbine is a group of volunteers dedicated to improving the lives of children and families in our community. We are serving our community with volunteer hours on some fifty active projects and making philanthropic gifts to over twenty different organizations throughout the year.

Details about our upcoming projects and social events are in our weekly newsletter, contact news@columbinekiwanis.org to get added to our newsletter email distribution. To learn more visit our website at columbinekiwanis.org, or join us for a free breakfast at our weekly meeting any Wednesday at 7am at 4Gs restaurant, 5950 S Platte Canyon Rd, Littleton. We also have a bimonthly meeting at Columbine library on the second and fourth Tuesday of every month at 12:30pm. For more information email kensweet@gmail.com.

## Trunk or Treat at Dutch Creek Elementary

Looking for creative neighbors to join the fun at this coming Trunk or Treat, Oct 25th, 5:30pm. The school will have a Sign up genius that will be posted on the CWCA website, but you can also just show up and participate. Last year was so much fun, with roughly 23 trunks and 250 kids sharing lots of laughter, dancing and candy eating. Dutch Creek had an amazing DJ who rocked the parking lot with Monster Mash. The CWCA sponsored a bounce house enjoyed by many. If you don't happen to have trick or treaters on your block anymore, plan to share your candy at Trunk or Treat. Maybe you don't want to go through the hassle of decorating a trunk, then drop by and volunteer at the CWCA tent to hand out treats. There are many opportunities to get involved and share the season of BOO!



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# DO YOU RUN YOUR OWN BUSINESS?

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**NEWSLETTER CONNECTIONS**

Our Oct. deadline is Sept. 16th

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**303-979-7499**

info@newsletterconnections.com

## Teen Services

Hire a teen from our neighborhood to help out with household chores. Teens are available for Babysitting, Pet and House Sitting, Lawn Care and Snow Removal.

**Parent Contact:**

Dalton B.	13	L/S/P	thebueltfamily@gmail.com
Aven G.	13	L/S	dilly583@hotmail.com
Hana K.	17	P	720-882-2850
Hiro K.	16	L/S/P	720-882-2850
Ryan K.	14	L/S/P	720-882-2850
Madison K.	13	B/P	720-891-3364
Zaidy K.	16	B*/P	janelle.kelley10@gmail.com
Axel L.	12	L/P	eaguirre8900@gmail.com
Camdyn S.	16	B/L/P	genasternberg@yahoo.com
Briahna T.	17	B/P/S	shannontrujillo85@yahoo.com
Grace V.	13	P	brandyvelasquez41@gmail.com

To add your teen's name, please email **Newsletter Connections** at [info@NewsletterConnections.com](mailto:info@NewsletterConnections.com) and include the following information: the **neighborhood you live in**, your age, parent email and the categories you would like included. Categories: **(B)** Babysitting; **(\*)** Red Cross Cert for CPR; **(L)** Lawn care; **(S)** Snow removal; **(P)** Pet & House sitting. No recommendation or endorsement of any of the names on this list is implied or stated by the HOA board or Newsletter Connections.

## Columbine West Veterans

- Jack Woodman**, U.S. Army, 1967 - 1968 (Vietnam) 1st Logistical Command HQ
- Dan Chism, Sr.**, USMC, 1963-69,(Vietnam 1965-66), 2nd Battalion, 9th Marines, 3rd Marine Division, stationed Danang, Chulai & Thubi
- Jim Slora**, U.S. Air Force, 1961-1965, Special Weapons Maintenance, 1910th Communication Sq., Lowry AFB, Co.
- John Weksler**, 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 Weksler**, 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 Operater (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
- Jason Collins**, U.S. Army (Retired), 2003-2004, 2005-2006 (2 Tours Iraq), 1-10 CAV,4th ID, Truck Driver
- Dave Fine**, U.S.A.F, 1966-1970, F4 Fighter Radar Tech, George AFB

## Do You Have Questions About Military Records?

To all the military Veterans out there that would like to know more about Veterans benefits, my name is Jason Collins. I would like to share my knowledge with you. I am available to answer any questions you may have related to VA compensation benefits, VA records or military records. I was employed by the Veterans Benefits Administration for 9 years, working in Finance, records and as a rater (person who makes a binding decision related to military service connection for VA). I am happy to assist in anyway I can, no charge to you. I just enjoy helping fellow veterans and feel like my time at the VA gave me a tremendous amount of knowledge that other veterans deserve. Let me know how I can help, [jasoncollins312@gmail.com](mailto:jasoncollins312@gmail.com) or 254-368-4028 or I can always set up a Zoom call with veterans and families.

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

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

## Milkcaps For Moola

Hey Columbine West neighbors! Do you receive Longmont Dairy delivery? Did you know that your bottle caps can be turned in at Dutch Creek Elementary and recycled? The Dutch Creek PTSA earns \$\$ for returned milk caps. What an easy way to support your neighborhood school without spending extra \$! Just bring your bottle caps in a baggie to Dutch Creek during the school day. They can be put in the cow print box in the lobby. Or, just email [dutchcreekptsa@gmail.com](mailto:dutchcreekptsa@gmail.com) and we will do a porch pickup.

## Additional Places to Recycle

### Rooney Road Recycling

Schedule an appt, Wed or Sat from 8a to 1:30p

### Green Sheen Paint

1055 S Jason St., Denver 80223, 303-514-3955

Monday thru Sat all day, 8a-4p

Must be in the original can w/ label attached. You can recycle oil, latex, stain & acrylic paints. No paint thinner or flammables.

### AAA Propane

7405 W 44th Ave, Wheat Ridge, CO 80033, 303-425-7623

They will accept 20# & 30# tanks of any shape for recycling.

*September is dressing herself in showy dahlias  
and splendid marigolds and starry zinnias.*

—Olive Wendell Holmes

## 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

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

**ET3 David Fillpot,** U.S. Navy, Plankowner, USS Carl M. Levin, stationed in Honolulu, HI

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

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

**GM1 David Tuey,** Petty Officer 1st Class, Small ammunitions, Navy Base, SD

**HM1 Michael Tuey,** IDC, Independent Corpsmen, Naval Weapons Station, Yorktown, Virginia

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



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

# SOLD BY DUANE



5390 W Caryl Ave

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

## Columbine West Statistics for August 2024

### Current Homes FOR SALE in Columbine West

	Lowest	Highest	How Many?
Ranch Style	\$525,000	\$525,000	1
2-story	\$630,000	\$689,900	4
Tri/Multi-level	\$590,000	\$590,000	1
Bi-level	\$584,000	\$620,000	2

### Current Homes UNDER CONTRACT in Columbine West

	Lowest	Highest	How Many?
Ranch Style	None	None	0
2-story	\$675,000	\$780,000	3
Tri/Multi-level	\$684,000	\$684,000	1
Bi-level	None	None	0

### Homes SOLD in Columbine West (Mar. 1, 2024–Aug. 15, 2024)

	Lowest	Highest	How Many?
Ranch Style	\$611,900	\$611,900	1
2-story	\$615,000	\$895,000	6
Tri/Multi-level	\$554,000	\$685,000	8
Bi-level	\$515,000	\$625,000	6

*The statistical information is based on MLS data Aug. 15, 2024. 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.*

*Duane was the perfect realtor to sell the home our parents owned. He has extensive real estate knowledge and knows the neighborhood very well. Duane was attentive and his guidance was invaluable. He is easy and pleasant to work with and we are grateful for his guidance, friendship, and very hard work on our behalf. We recommend him highly to anyone seeking the finest real estate agent. K. & R. C.*



**Realtor with  
 real estate law  
 background**



**DUFFY & ASSOCIATES, LLC • WWW.DUANECDUFFY.COM**