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# THE VILLAGE KEEPER

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A Community Newsletter Serving Amherst Exclusively

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May 2016

**Annual Amherst and Westlake Community Garage Sale**  
**Friday, May 13<sup>th</sup>, Saturday, May 14<sup>th</sup> and Sunday, May 15<sup>th</sup>**

**We hope you'll join in the event!**

If you want to participate, just have your garage sale ready to go on any or all of the advertised days between 8am and 2pm. We will advertise the community sale in the Denver Post Classifieds, the Broomfield Enterprise and the Daily Camera. We will also put up the signs at the entrances of the neighborhood. Good luck with your sales!

In 25+ years of having our annual Easter Egg Hunt we've never been snowed out, but this year we did have to modify things a bit to deal with the 8+ inches of snow in Bronco Park the morning of the hunt. Rather than spread the eggs out in that mess, we handed them out in front of the ball park and had the Easter bunny on hand to take pictures with the kids. We had over 100 kids show up and gave away several thousand eggs.

The easiest way to find out about our community events or updates to scheduled events is to either check our web site ([www.TCArealty.com](http://www.TCArealty.com)), or visit/like our FB page (you can find a link on the front page of our web site). We always update those pages right away in case an event needs to be rescheduled or modified.

*Best Regards,  
Lisa*

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**[www.TCArealty.com](http://www.TCArealty.com)**

## Garage Sale Tips

- Use signage. We help out by providing advertising, but you can make a difference by putting up additional signage. Imagine 10 Garage Sale signs at the corners of 128<sup>th</sup> & 136<sup>th</sup> & Zuni; a real attention getter. Just be sure to be a good neighbor and clean up your signage at the end of the sale.
- Be sure to have help. From a safety standpoint it is just a smart idea AND it is really hard work!
- Guard your money. Have lots of coins and small bills available to make change. If you don't, your first customer will be someone trying to buy .50¢ worth of stuff with a \$20 bill. Do not leave your money unattended. Wear a money belt or carpenter's apron because you'll always have your money with you.
- Expect early birds. Although the ads state 8am to start, folks will be there as soon as they see your garage door open.
- If you are selling a lot of kid's clothes or small toys consider having a "fill a bag for a set price" kind of deal. Garage sale shoppers love getting a good deal.
- If you have unsold items, be sure to schedule a pick up from one of the local charities. Donations are always appreciated and you will already have the things close to the doorstep for easy pick up.

Years past have proved this to be a very successful weekend for both buyers and sellers! Please remember to be safe and look out for your neighbors.

## Real Estate Related News

If you are considering making a move or have questions about refinancing, you likely need to speak with a trusted lender to help you determine how to structure the financing. Christine Stirling, with Mountain View Bank of Commerce is just the person who can help you. They offer competitive rates and all types of loan programs to meet your needs. They are located in the neighborhood, just around the corner at 12365 Huron Street, Suite 1600.

I have been doing business with them since 2008 and have known the founder of the bank since the 90's. We met right here in Amherst! I love my banking experience with them~ and really, who can say that these days? I consider myself very fortunate to be surrounded by a network of the finest in the banking and lending business. Christine can be reached direct at 303-870-1676 or email at [christine.Stirling@mvbofc.com](mailto:christine.Stirling@mvbofc.com).



# Lisa's Real Estate Page

## Amherst Up-To-Date

# of Homes sold Year to Date	7	In order to best serve you, Tri-County Associates
Average Sales Price	<b>\$334,804</b>	has specialized in selling homes in Amherst since
Average # of Days on Market	9	its' inception in 1995. Thank you for your loyalty
Fixed Rate Mortgage (4/18/16)	3.625%	and continued support throughout the years!

The market continues to favor sellers, and prices keep rising. The average days on market are as low as I have ever seen them. Interest rates continue to remain at historical lows. The home that I sold at 13236 Vallejo Court just closed for a record breaking \$382,500. Never before have I seen values this high in Amherst. The average price per square foot for a home in the subdivision hovers around \$200 but some models are selling for as high as \$239 per square foot. Even in the best perceived market though, there are challenges that both sellers and buyers face. There is great value in hiring the right Realtor to do the job for you. My hope is that you will trust me to advise you through your next real estate transaction. I bring a sincere passion for helping my clients, backed by 22 years of experience to help you and your family and friends have the best experience possible! As always, I welcome you to contact me with your real estate questions and needs. Email me at [lisafowler.realty@icloud.com](mailto:lisafowler.realty@icloud.com) or call 303-919-6161.

## Most Recent Home Sales

<u>Address</u>	<u>Model</u>	<u>Sold Price</u>	<u>Bedrooms</u>	<u>Basement Finish</u>	<u>Garage</u>	<u>Days on Market</u>
<b>13236 Vallejo Ct.</b>	<b>Cambridge</b>	<b>\$382,500</b>	4	100%	3 Car	3
13507 Quivas St.	Cumberland	\$330,000	3	95%	2 Car	5
13421 Shoshone St.(\$)	Golden	\$350,000	3	90%	2 Car	2
13369 Wyandot St.	Golden	\$360,000	4	100%	2 Car	5
1832 W. 135th Pl.	Manitou	\$326,625	3	0%	2 Car	2
1952 W. 135th Pl.	Tivoli	\$334,500	4	0%	3 Car	0
13545 Shoshone St.	Vail	\$330,000	4	0%	2 Car	43

(\*) Indicates the home was bank repossessed or in pre-foreclosure.

(\$) Indicates that the sales price included a significant amount of seller financing concessions (closing costs, repair allowance, etc...)

\*\*Homes in bold have been sold by Tri-County Associates

When you're ready to buy or sell call me at 303-919-6161. I know the neighborhood and I can do the job.



# VILLAGE KEEPER CLASSIFIEDS

## PEAK PAINTING COMPANY 970-397-3748 peakpaintingcolorado@gmail.com

Very detailed Professional Int/Ext Painting, Remodel, Drywall repair, Texture, and Stain. Residential and Commercial. Fully insured. Call Kyegan.

## PAM'S PLACE FAMILY HAIR 720-231-5325

Pam's Place located inside Fantastik Cuts at 12920 Lowell Blvd. Appointments 10 - 7 Mon-Wed, Walk-ins always welcome. Color, Cuts, Women, Children, Men, family hair care.

## FOR SALE cathode303@aol.com

Dining room table & leaves w/ 6 chairs and china hutch. 3 piece entertainment center. 8' pool table. All items in good shape. WILL TAKE BEST OFFER.

**HOME IMPROVEMENT / HANDYMAN**  
303-704-0762 / wall.jeremiah@gmail.com  
Drywall repair, Plumbing repair, Painting (Interior/Exterior), Electrical, Window repair/replacement.

**THRIVE! www.therealyou.le-vel.com**  
Created2bedivine@gmail.com  
The lifestyle change your looking for is THRIVE! Our products are for both men and women! It can help with energy, weight loss/maintain, joints, and mental clarity. Thrive It's all about nutrition and filling the gaps your body is missing. It not a diet and it's not intended to be a diet. 3 steps in the 1st 20 minutes of your day and your done! And don't forget you can earn your product for FREE! Message me with questions or feel free to check out my website...

**SENIOR CAREGIVING**  
720-229-6911 brianne\_abrams@yahoo.com  
I have worked with seniors for 10 years. My goal is to help people stay in their own homes at an affordable price. I have references. Call today for a quote. I also have CNA, QMAP, CPR and FIRST AIDE.

**PROFESSIONAL PAINTER**  
720-413-0858 / eliacibm@msn.com  
I am an Amherst resident since 2005 Westminster, CO Small business owner: Total Eclipse Painting, LLC HIGH QUALITY WORK AT REASONABLE PRICING. Painting your home, both inside and out, improves its curb appeal, character and resale value. Painting is one of the quickest and easiest ways to give your home a face-lift -- and it yields some of the most dramatic results as well. Interior, exterior, fence, deck. 25 years experience. Thumbtack Best 2015 Painting company. 5-7 years labor warranty. Free Estimate. Call me today to schedule a walk through.

**MASSAGE THERAPY**  
720-260-3961 / dancinghands2@gmail.com  
Spring Special - One hour therapeutic massage for \$50. Office located in Westlake Village. Mention ad when you make your appointment.

**YOUNG LIVING ESSENTIAL OILS**  
720-336-9045 / yleochellar@gmail.com  
Low on energy, stressed or ill? Want a natural approach to health without OTC meds? Want toxins out of your home? YLEO can help! Call or email Chella today to chat or book a class! www.youngliving.org/chellar.

**SPARKY'S SMOKIN' BBQ**  
303-997-5891 / www.broomfieldbbq.com  
12920 Lowell Blvd. Southern style - Take out/ catering Under new management. Check out the homemade food.

**MASTAY'S PAINTING SERVICE**  
303-929-8674  
Custom Int/Ext painting. Quality work, satisfaction guaranteed, residential & commercial, fully insured call Bruce.

**YARD CARE SERVICES**  
303-929-7989  
Mowing, aerating, bushes, trees, sprinklers. Please call Joe.

**BASEMENTS & REMODELING**  
720-299-1368  
Specialize in basements and bathrooms. Been in business over 8 years with countless referrals. Very reasonably priced. Call Brett.

**TOYOTA SERVICE**  
303-668-5412  
Service your Toyota car or truck with Toy-Crawlers. Install lifts and accessories, also check us out at toy-crawlers.com for all of your Toyota needs.

**NEED LEGAL HELP? 720-514-9529**  
GeoffLouisPearson@gmail.com  
Legal matters can be easy or complex- but are always stressful. I am a local attorney in the Westlake neighborhood. I can help with traffic tickets, criminal matters, estate planning, and divorce issues. Call me to see if I can help. Geoff Pearson, Pearson Law Office, LLC, 2205 W. 136th Ave, Ste 106-128, Broomfield, CO 80023.

**AFFORDABLE PHOTO SESSIONS**  
303-204-3348 / jennmcdaniels@gmail.com  
Local in the Denver metro area, I am a photographer with Savvy Click Photography. I offer very affordable photos sessions for all types of life events. I want to capture your special moments whether it is baby, maternity, family portraits, business headshots, save-the-date, engagement and weddings. Yes, I even shoot senior pictures, BFF minis, prom and other special events. Contact Jennifer for more information. I can customize any session to fit your budget. www.SavvyClickPhotography.com.

**CARMICHEAL'S HOME REPAIR**  
303-870-5529  
Home Improvements and the Honey Do's too.

**STAMPIN' UP! DEMONSTRATOR**  
720.939.6842 / ryoberrystamps@gmail.com  
Do you want to be able to make your own cards? Do you love making cards? I have the answers for both of these questions! Having a card party is a fun, easy & inexpensive way to paper craft! Each guest leaves with 3 beautiful cards for only \$6! Need to add to your paper crafting supplies or replenish them? Contact me to place an order. Stampin' Up! has amazing, high quality products & LOTS to choose from!

**MARY KAY**  
720-490-9077 / kelseymariecook@marykay.com  
Hi I am a Mary Kay rep and I have a full store if you want to come and shop. I also offer FREE makeovers and facials as well as home parties with tons of super cute party themes. I would love to meet with you and your girlfriends. I am also a professional gift advisor if you need a gift idea I can help with that too. Shop online at www.marykay.com/ kelseymariecook

**LOOKING FOR A BABYSITTER?**  
720-556-0954  
I am very good with children and will give 100% of my attention to your kids. I am a trustworthy, reliable, loyal and responsible 13 year old. I am American Red Cross certified in babysitting. I am looking for opportunities in Amherst and surrounding neighborhoods. Please call Brooklyn.

**TAX TIME IS HERE**  
303-920-8831 / btraxler@q.com  
I have 27 years doing taxes professionally. Fees: EZ form \$40, 1040 form \$95. Colorado FREE!, Electronic filing FREE! Year round tax service. Retired Firefighter, Registered Tax Return Preparer with the IRS. Please call Bill if you have any questions.

**FOR SALE**  
303-981-0696 / rosanmac@yahoo.com  
Sport Decor 5 piece table/chairs, stroller for boys, stroller with car seat attachment for girls, kid size sponge bob TV/DVD player, Deep Rock water H/C machine with small fridge, Hot Wheels table with drawers, wipe warmer, tricycle, big wheel, basketball hoop, walkie talkies AND MUCH MORE! All items are new, near new or gently used! MAKE BEST OFFER!

**BABYSITTING**  
720-370-8924 / lisadbingham@yahoo.com  
I'm 14 years old and looking for some babysitting jobs. I am CPR certified and have 2 years of experience. I'm mostly available on the weekends and I can do some simple cooking. Please contact me if you need a babysitter. Thanks!

**SCENTSY**  
303-981-0696 / rosanmac@yahoo.com  
New catalogs just came out with new fall/ winter scents and new warmers. Contact me for a catalog!

To place a free ad, call 303-466-5777, fax 866-920-2902,  
or go online to www.TCArealty.com