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# THE VILLAGE KEEPER

A Community Newsletter Serving Westlake Exclusively

March 2016

**Easter Egg Hunt, Bronco Park, Saturday, March 26th, 10:00am sharp!**

**Plan to arrive a few minutes early for the egg hunt.** The egg hunt starts at 10:00am sharp, and ends about 4 minutes later. The Easter Bunny will be visiting before and after the hunt to ensure all of the children come away with smiles and plenty of candy. Don't forget your cameras as your children can get their picture taken with the Easter Bunny if you'd like. Separate areas are set up for different age groups, and we take a special interest in children under three; parents can assist the smaller kids so they can take their time. Every year we spread about 7,000 eggs out across Bronco Park and have quite a crowd. Please come. You'll feel right at home.

If you would like to help, we could use a hand for a few minutes before and during the hunt—organizing kids, scattering eggs, etc... Just show up at the park at 9:30am.

**Westlake/Amherst Community Garage Sale  
Friday, May 13th - Sunday, May 15th**

If you want to participate...just have your garage sale on any or all of the advertised days between 8:00am and 2:00pm. We will advertise the sale in the Broomfield Enterprise, the Daily Camera, and the Denver Post classifieds.

*Mike*



# Mike's Real Estate Page

## Westlake Yearly Totals for 2016

# of Homes sold for 2016	3	Over the last 32 years Tri-County Associates
Average Sales Price	<b>288,667</b>	has sold over <b>750</b> homes in Westlake and we
Average # of Days on Market	4	have averaged 2.87% more for our clients.
Fixed Rate Mortgage (3/3/2016)	3.75%	That's <b>\$6,943</b> more at today's prices.

In the last newsletter I discussed what a record breaking year we had in 2015. Since then I've had a few difficult conversations with potential clients. This market is pretty rough for first time homebuyers. Additionally, many homeowners looking to sell their home and buy something bigger are discovering that although possible, the timing of such a transaction, and the limitations being imposed by the speed of the market make the move much less appealing. Please know that when you hire me to work for you, I will always be very straight with you regarding your proposed move, and the potential risks and rewards.

The only clear winners at the moment are those that are "cashing out" of this market completely... selling what they own, and moving out of the metro area.

For those interested in making a purchase this year I'm going to urge caution. Our market has been identified as one of 3 in the nation at risk for overheating this year and reaching its cap. Because of that, getting involved in a bidding war on a house (especially one that feels like it might be overpriced) could be a risky venture. Take your time, understand the market, and have an experienced agent at your side. I know a guy that fits that role..

As always, when you or someone you know has real estate questions or needs, give me a call or send me an email. I'm happy to help, and I love your referrals.

## Most Recent Home Sales

<u>Address</u>	<u>Model</u>	<u>Sold Price</u>	<u>Beds</u>	<u>Basement Finish</u>	<u>Garage</u>	<u>Days on Market</u>
3214 W 135th Ave	Front/Back 4 Level	\$296,000	3+1	90%	2 Car	8
13162 Bryant Pl	PM Arlington	\$330,000	3	100%	2 Car	1
3096 W 134th Ct (\$)	2 Bedroom Ranch	\$240,000	2	crawlspace	2 Car	2

(\*) Indicates the home was in distress (fix up, short sale, bank repossessed or in foreclosure/pre-foreclosure).

(+) Indicates the home has additional square feet vs. similar floor plans (addition, garage conversion, etc...)

(\$) 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 303-466-5777. I know the neighborhood and I can do the job.

# Don't Miss the Annual Westlake Easter Egg Hunt!!!

When:	Saturday, March 26th @ 10:00 am
Where:	Bronco Park in Westlake Village
Who:	3 Age Groups: 0-2 Years Old 3-5 Years Old 6-9 Years Old



## DIRECTIONS

Bronco Park is on Westlake Drive  
½ way between Lowell Blvd &  
Centennial Elementary...watch for  
bunnies!



Arrive early...even with 7000+ eggs it's still over in a matter of minutes. The Easter Bunny will be making a special visit, with lots of extra candy for the kids. See you there!

(Compliments of Tri-County Associates)

# VILLAGE KEEPER CLASSIFIEDS

## 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.

## 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.

## 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.

## 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

## CARMICHEAL'S HOME REPAIR

303-870-5529

Home Improvements and the Honey Do's too.

## 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!

## 1ST CLASS ELECTRICAL, LLC

720-220-0688 / 1stclassselec.jesse@gmail.com

Full service electrical company with a bucket truck. Commercial, residential, remodel, new install, service panel upgrades, signs, parking lot lighting, services calls, etc. Free estimates. Call Jesse.

## 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...

## JAMBERRY NAILS PARTIES

720-329-8134 / Jberrywraprep@gmail.com  
Hey ladies! Looking for something fun to do with your girlfriends? Moms, looking for fun non toxic alternatives for your little girls nails? Guys want ideas for a fun gift for your lady? I am your girl! Jamberry wraps are non toxic nail wraps that adhere to your nail and give you salon quality manicure at half the cost. Currently booking parties for the holiday seasons. Jamberry wraps make the perfect stocking stuffer! Not your typical home party, call or email today!

## LICENSED ELECTRICIAN

720-276-6094 / csharkey51909@gmail.com  
Fully licensed contractor. Very reasonable rates. Commercial and residential remodels, additions, new construction. No job to big or small. Call for free quote.

## TAKE 5 SENIOR SITTER

720-229-6911 brianne\_abrams@yahoo.com  
I am a CNA who loves helping seniors stay in the comfort of their own home. I have worked with seniors for over 8 years. This is my passion. References available. Please call for a quote today.

## PONY RIDES & PHOTOGRAPHS

303-898-2006 myenchantedunicorns@gmail.com  
MyEnchantedUnicornPony.com We bring the ponies to you! Mention this add and receive \$25.00 off. Or maybe you want a photo session for your child with our ponies or family, senior, maternity, newborn, etc... http://clickandshootphotography.com/ Call or email Lorene.

## HONEST HANDYMAN

303-884-5109 gregland1980@yahoo.com  
Small jobs preferred. 8+ yrs. remodel experience. Contact Greg.

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