



Mike Wingfield

mike.wingfield@iCloud.com

303-466-5777

www.TCArealty.com



THE VILLAGE KEEPER

A Community Newsletter Serving Westlake Exclusively

March/April 2018

Easter Egg Hunt, Bronco Park, Saturday, March 31st, 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, a photo with the bunny, and plenty of candy. 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 4th - Sunday, May 6th**

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 2018

# of Homes sold for 2018	7	Over the last 34 years Tri-County Associates
Average Sales Price	\$359,637	has sold over 750 homes in Westlake and we
Average # of Days on Market	7	have averaged 2.89% more for our clients.
Fixed Rate Mortgage (3/6/2018)	4.50%	That's \$10,394 more at today's prices.

Our housing market hasn't taken off quite as fast as expected. Given the continuing low inventory problems, Denvers ongoing economic success, and the looming threat of rising interest rates we will surely see things heat up very soon.

I've repeated this same advice on multiple occasions over the past few years, and it still holds true right now:

- 1) If you're "cashing out" aka selling your home and moving to a different market you can feel good about doing so now, or anytime in the next few years. You're going to do very well when you do sell.
- 2) If you're selling and moving to a different home in this market, we need to talk and strategize ahead of time. This is a very tricky move given the market, and you need to understand the realities and limits that imposes.
- 3) If you're in the market to buy a home you need to be a very odd mix of persistent and patient. You need to rush to see homes as the good ones sell very quickly, but you have to be patient and wait for the right house and the right opportunity. It's very easy to overpay or buy a "not so great" house in the panic of the marketplace.

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>
12920 S Princess Cir	2 Story	\$374,900	4+1	100%	2 Car	21
2734 W 134th Cir (\$)	2 Story	\$363,000	4	0%	2 Car	3
3139 W 131st Cir (\$)	Front/Back 4 Level	\$377,400	3+1	100%	2 Car	3
3201 Queen Ct (\$)	Tri-Level	\$352,000	3+1	100%	2 Car	6
3011 W 134th Ave (\$)	Bi-Level	\$354,900	2+2	100%	2 Car	8
13162 Bryant Cir	PM Arlington	\$346,000	3	75%	2 Car	5
13131 Bryant Cir (\$)	PM Arlington	\$349,260	3	76%	2 Car	6

(*) 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 31st @ 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

REASONS TO JOIN MY AVON TEAM

720-556-8879 csajfamily@gmail.com

You choose your start - up kit, Bonus \$\$\$ for adding people to your team, No home parties required, and your own E-store with easy set up! Work around your life! Have FUN, Be Your Own Boss! It's up to You! You can buy or sell. For Information call Sheri.

HANDYMAN SERVICES

303-704-0762 wall.jeremiah@gmail.com
Drywall, Tile, Paint, Electrical, Plumbing. AND MUCH MORE! Located in Westlake!

2019 SENIOR PICTURES

303-204-3348 jennmcdaniels@gmail.com

I am currently scheduling sessions for the 2019 Senior Graduates (High School or College)! Local to Westminster, I'd love to capture those special moments of your children, family, Senior and life's memorable events - all at an affordable price. Review my portfolio at www.SavvyClickPhotography.com. Call Jennifer McDaniels for more information!

FLAT FILE- ART STORAGE

303-725-2691 thevandams@msn.com

Home built flat file for storing watercolor papers. Wood. \$100

SLEEP NUMBER BED

303-725-2691 thevandams@msn.com

King size, dual control. 8 years of use. Clean. \$200. Need it out of the way soon!

SEND US TO JAPAN!!!

bunning2@gmail.com

We are 6th grade student who were recently nominated to go to Japan for an educational trip. We have baby sitting, dog sitting/walking experience. We are both in honors math and language arts and would gladly help kids with school work. We are also willing to do house hold chores, grocery shopping, mow and rake lawns, and shovel snow. Please consider helping local students fulfill their dreams!

SOLAR AND A GOOD CAUSE!!!

303-885-8393 david.solar@comcast.net

AAA Solar is currently evaluating houses in Westlake for solar installs. See if solar makes financial sense while helping the environmental and your favorite cause. We are currently donating up to \$300 of every solar install to your favorite charity or group. Please call for a free 5 minute evaluation.

BUNK BEDS FOR SALE

720-363-9879

Wood bunk beds, maple finish. Includes ladder and guardrail for top bunk. Excellent condition. Can also be used as two individual beds. \$300

THERAPEUTIC MASSAGE

720-260-3961 dancinghands2@gmail.com

This may be the time for a relaxing massage. Reasonably priced, experienced massage therapist right here in Westlake. Call Donia to make an appointment. It's good for the soul.

EDWARD JONES INVESTMENTS

303-460-9661 evan.carabelle@edwardjones.com
Interested in a complementary portfolio review? Need ways to know how to save for retirement, get tax free income, send children or grandchildren to college, and prepare for the future. Call your local financial advisor.

MASTAY'S PAINTING SERVICE

303-929-8674

Custom Int/Ext painting. Quality work, satisfaction guaranteed, residential & commercial, fully insured call Bruce.

TAYLORS HOME IMPROVEMENT

303-349-7790

Basement finishes, kitchen remodel, bathroom remodel, tile, electrical, plumbing, fences, etc.. Ask for Mark.

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.

CARMICHEAL'S HOME REPAIR

303-870-5229 John.Carmicheal@gmail.com

Home Improvements and the Honey Do's Too.

COMPUTER HELP/REPAIR-HOUSE CALLS

720-295-1236 ComputerRepairByMichael@gmail.com

Computer Repair By Michael Since 2005 Remote Tech Support, House Calls, Tutoring, Tune-ups, Virus Removal and much more! PCs and Macs!

BABYSITTING & ANIMAL SITTING

720-556-0954

I am very good with children and animals. I give 100% of my attention, am trustworthy & reliable. I am 15 years old, am American Red Cross certified and am looking for opportunities in Amherst & surrounding neighborhoods. Call Brooklyn.

EXTERIOR HOME PAINTING

720-989-5316 completehomecareco@gmail.com
Complete Home Care is scheduling for new clients in Broomfield. Years of experience allow us to offer great price per sq/ft. Punctual, Reliable & Detail Oriented. Call or email today

BASEMENTS & REMODELING

720-299-1368

Specialize in basements and bathrooms. Been in business over 10 years with countless referrals. Very reasonably priced. Call Brett.

BASEBALL LESSONS

brnvail@yahoo.com

If your son or daughter needs a little extra help improving their pitching, catching, hitting or fielding skills, I can help out. I've coached my son and daughter for years and love it. I'd love to help your son or daughter at any level. Happy to help out our local community.

AFFORDABLE QUALITY USED CARS

Sharp Pre-Owned Cars, in the automotive industry since 1967, offers guaranteed credit approval no one is turned away. We sell quality cars from your kids first car to your family car. Call or text Mike at 303-668-2906 or Travis at 303-919-5093.

CARPENTER

303-524-2481

Local carpenter skilled at assessing space and creating the perfect custom design for your needs. Specializing in decks, pergolas, gazebo, fences, arbors, gates, and sheds. Available for repairs, demos or new builds. Please call Kyle today.

SNOW SHOVELING

Ediscorbadzic@gmail.com

Snow is coming up! I will clear it for you. Low pricing. Contact me for more info!

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...

BABYSITTER & PETSITTER

303-862-2587

I'm 15 years old, CPR certified, and babysitter certified. I'm looking for some more job opportunities on evenings, weekends, and during this summer. I've been babysitting and helping take care of children since I was 11. I can cook simple meals and usually have crafts and fun things to do! Kids and pets love me!

FAMILY & SENIOR PORTRAITS

720-977-7002 coryjenks@msn.com

Cory Jenks Photography, specializing in Senior & Family portraits. When was your last Family photo? No packages required, and reasonable prices. View our portfolio at: www.coryjenksphotography.com or call for more information!

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, Men, Children, family hair care.

LAWN MOWING & OTHER SERVICES

303-596-0922

Friendly, local, and reliable lawn services. Including: weekly mowing, aeration, sprinkler turn on, and fertilization. Call for a quote. Referrals available upon request.

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