



Mike Wingfield

mike.wingfield@iCloud.com

303-466-5777

www.TCArealty.com



THE VILLAGE KEEPER

A Community Newsletter Serving Westlake Exclusively

April 2017

Easter Egg Hunt, Bronco Park, Saturday April 15th, 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 5th - Sunday, May 7th**

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 2017

# of Homes sold for 2017	9	Over the last 33 years Tri-County Associates
Average Sales Price	328,942	has sold over 750 homes in Westlake and we
Average # of Days on Market	13	have averaged 2.88% more for our clients.
Fixed Rate Mortgage (3/23/2017)	4.13%	That's \$9,474 more at today's prices.

Our market is showing very early signs of a slow down. Higher priced homes are no longer increasing in value as quickly, and are taking a bit longer to sell. Homes in the neighborhood are in strong demand however, and it should be another great year for Westlake home owners.

Sellers: It's not a bad time to think about selling if you're moving out of the area.

Buyers: Exercise caution when making a purchase in this market. This is especially true in the lower price ranges where multiple offers and bidding wars are still common. It is better to stay put (even if it's renting), than to over pay for a home at, or near the top of a market.

Let me know if you or someone you know has real estate questions or needs, I'm always here to help.

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>
13355 Alcott Cir (\$)	Front/Back 4 Level	\$345,000	2+1	100%	2 Car	4
13125 Hazel Ct (\$)	Bi-Level	\$320,000	2+3	n/a	1+ Car	4
13201 Bryant Cir (\$)	PM Revere	\$346,075	4	90%	2	0
13478 Alcott St	2 Bedroom Ranch	\$309,900	2+2	78%	1 Car	6
13037 King Cir	3 Bedroom Ranch	\$302,500	3	0	2 Car	6
13320 Grove Way	3 Bedroom Ranch	\$272,500	3	crawlspace	2 Car	0
13070 Irving Ct	3 Bedroom Ranch	\$332,500	3	90	1 Car	7

(*) 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, April 15th @ 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

NEIGHBORHOOD CURB CHALLENGE

As a 34+ year Westlake Village resident, I take walks around the neighborhood, & have thought about this many times. I would like to challenge all residents to clean up fallen leaves, pine needles, & any trash from just "your own" curbs, street, etc.. I also challenge each one of us to keep up on it! Pick up the old newspapers, trash that has blown out of the trash trucks, & all of the other trash that ends up all over our neighborhood.

It would only take but a few minutes. Let's all be conscientious for the appearance of our own front yards! Let's just say, "I'm going to do it!", and get it done. Let's be proud of our "older" community, and show we still have pride for it! If everyone makes the effort...the cleanup would surely be noticed!

Thank you! A Westlake Resident Who Cares.

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.

COLORADO LAWN AERATION.COM 303-578-6524

Quality lawn care services. Contact us to get your aeration early this spring, or visit the website above for more info (no spaces).

MASSAGE THERAPY

720-260-3961 / dancinghands2@gmail.com
This may be the time for a relaxing therapeutic massage. Experienced massage therapist right here in Westlake Village. Call Donia to make an appointment. Gift Certificates available. It's good for your soul!!

THRIVE! www.therealyou.le-vel.com Created2bedivine@gmail.com

The lifestyle change you're 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's not a diet and it's not intended to be a diet. 3 steps in the 1st 20 minutes of your day and you're done! And don't forget you can earn your product for FREE! Message me with questions or feel free to check out my website...

FREE AQUARIUM WITH STAND Redcamill@comcast.net

Nice corner aquarium with stand, top, lights and some accessories. Unusual corner design, approximately 35 gallons. Would make a nice display when assembled.

YARD WORK AND PET CARE

720-421-0845 dtou192753@adams12.org
I can do mowing, raking, snow shoveling, pet walking, pet sitting and other pet or yard work jobs. Call Derek.

LOCAL GRAPHIC DESIGNER

303-710-9019 / Kat@katmaedesigns.com
I'm a Broomfield Graphic Designer who specializes in both business and personal design work. I do marketing materials, websites, photography, and Journalism. To see my work visit my website at katmaedesigns.com

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.

SCOTT'S SENIOR ERRAND SERVICE 720-323-7225 / scottb54@comcast.net

Taking Care of your everyday to-do lists Providing errand services in the Broomfield, Thornton, Westminster, Superior, Louisville, Superior areas in Colorado. Services Include: Courier - Business and Residential Library Pickup/return Meal pickup Post office pickup/drop off Pickup x-rays Many other services Call Scott for consultation and rates. www.scottsseniorerrands.com

SNOW SHOVELING

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

LADDER FOR SALE

303-465-5219 / casmolinski1@q.com
28 ft. alum. WERNER ext. ladder, rubber shoes & spur plates. \$200. Like new.

LOCAL PAINTING COMPANY

720-955-2111 / travis@broomfieldpropainters.com
We're a locally owned, family-operated painting company based out of Broomfield. We live right here in Westlake! We take pride in providing friendly, high quality, professional painting services to both residential and commercial customers. Give us a call for a free estimate!

BEFORE & AFTER SCHOOL CARE 720-556-8879

If you are looking for before & after school care during the 2016-2017 school year, I can help. I have experience watching children over the years & have 13 year old twin boys. If your child attends Centennial or Westlake middle school call Sheri to set up a time to meet & discuss your child care needs.

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 10 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 EXTRA MONEY? 720-556-8879

Could you use an extra paycheck a month?? For only \$15.00 you could own Your Own Business!!! By selling Avon. No inventory, No hidden fees, Free website, No territories, No parties, Low cost for supplies, Free training, Set your own hours and Be Your Own Boss. Contact Sheri for more information.

HANDYMAN / REMODELING

303-704-0762 / wall.jeremiah@gmail.com
Drywall, Tile, Electrical, Plumbing, and many other home repair needs!

CARMICHEAL'S HOME REPAIR 303-870-5529

Home Improvements and the Honey Do's too.

2 YOUTH BEDROOM SETS FOR SALE 720-635-6740

One white - twin bed w/solid wood headboard & footboard, rails, chest, white desk & misc. storage pcs. - \$100 Other set is birch colored - twin bed w/headboard and rails, 2 chests, trunk, nightstand, matching shelving and other misc. storage pcs. - \$150 Pricing firm as both sets are in excellent condition.

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.

DJ SERVICES FOR CHARITY EVENTS 303-466-1036

DJ's available for charity events (free or low cost) or for other events at reasonable rates. Call Scott.

INTERIOR & EXTERIOR HOUSE PAINTING

720-291-3640 / Morningskypainting@gmail.com
Morning Sky Painting Quality interior and exterior painting service for all your house painting needs. Call me today for a free estimate.

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.

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