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# THE VILLAGE KEEPER

A Community Newsletter Serving Westlake Exclusively

April 2019

**Easter Egg Hunt, Bronco Park, Saturday April 20th, 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 3rd - Sunday, May 5th**

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 2019

# of Homes sold for 2019	13	Over the last 35 years Tri-County Associates
Average Sales Price	363,077	has sold over 750 homes in Westlake and we
Average # of Days on Market	24	have averaged 2.89% more for our clients.
Fixed Rate Mortgage (3/28/2019)	4.50%	That's \$10,439 more at today's prices.

The housing market is off to a solid start. Although new listings aren't hitting the market in the expected numbers, builders have caught up with demand and there are plenty of new home options to consider.

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 sell. 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 complicated move given the market, and you need to understand the realities and limits that imposes.

As always if you or someone you know wants to buy or sell a house please contact me. Put my 28+ years of real estate experience to work for you.

## 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>
3176 W 132nd Ct	2 Story	\$385,000	4+1	75%	2 Car	12
3248 Federal Cir	Bi-Level	\$340,000	2	100%	2 Car	10
<b>13082 Westlake Pl</b>	<b>Meadow 650</b>	<b>\$450,000</b>	<b>3+1</b>	<b>0%</b>	<b>3 Car</b>	<b>2</b>
13217 Bryant Cir	PM Arlington	\$387,000	3	0%	3 Car	3
3442 N Princess Cir	3 Bedroom Ranch	\$341,000	3	n/a	2 Car	100
3100 W 133rd Ave	3 Bedroom Ranch	\$347,000	3+1	90%	2 Car	4

(\*) 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 20th @ 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

## **DOGGIE DAY CARE & DOG BOARDING** 720-217-5975

Welcome to Blondie's Place. Home environment no kennels. 1 dog limit. Certified CPR and first aid for dogs. I also do drop ins for dog walking and other pet care. Huge supervised fenced yard for exercise. Call Ruthann for rates and more info.

## **FANTASTIK CUTS FAMILY HAIR SALON** 303-469-4415 kimdinh53@gmail.com

Have booths for rent at established family hair salon for \$175 a week in Broomfield. We have a great view of the mountains from the shop. 12920 Lowell Blvd Broomfield.

## **FOOD BANKS NEED EGG CARTONS** 303-466-1036

Our food banks get plenty of egg donations but are short of containers to place them in. Call Scott to arrange for pick up of your egg cartons (any size welcome).

**TREE TRIMMING AND REMOVAL**  
720-415-7181 allamericantreeplus@gmail.com  
All American Tree PLUS is locally owned and operated with more than 15 years of experience. We're committed to offering affordable home services including trees, shrubs, and concrete.

## **EARLY GARAGE SALE!!!** bansai1946@yahoo.com

'93 S10 4x4 36,700miles. 4.3 V6 Dual fuel 2 Northman snowplows, Weathergard "Pack Rat" tool box, other toolboxes, jumper cables, tire chains, Tires, 16" & 15", extra Chev. wheels (6 & 5 bolt) Toro 24" snowblower, misc. hand tools, 110v pressure washer. Toolbox (full P.U. size). Come, See & possibly make offers!!

## **CURVES FITNESS CENTER** 720-339-2202

Get a fun fast workout in about 30 minutes. Join Curves today at 12910 Zuni St. suite 200.

## **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.

**CARMICHEAL'S HOME REPAIR**  
303-870-5229 John.Carmicheal@gmail.com  
Home Improvements and the Honey Do's Too.

**EDDY'S LOCAL MOVING SERVICE**  
720-815-5377 EddyMoves@gmail.com  
Whether it's furniture or boxes, home or storage, we can move it. Decently sized box truck with attached lift gate to help you move whatever you need at a price lower than large moving companies. Give us a call, text, or email.

## **HOME IMPROVEMENT & REPAIR** 303-704-0762 wall.jeremiah@gmail.com

Tile, Drywall, Electrical, Plumbing, and much more! Let us help you make your home better for you!

**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.

## **BASEMENTS & REMODELING** 720-299-1368

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

## **SPRINKLER INSTALL & REPAIRS** 720-468-6022

With 17 yrs experience installing & working with sprinkler systems I am able to troubleshoot the problem quickly and always make repairs in a timely manner. I always provide work that is of the highest quality at the most reasonable price. Our sprinkler system installs are designed to cover your lawn and gardens in the most effective way. By using the most efficient sprinklers that get you the most out of you water while saving you up to %30 on your water bill. ALL WORK IS GUARANTEED FOR 2 YEARS AND ALL OUR PRODUCTS HAVE A WARRANTY FROM 2-5YRS. PLEASE CALL OR TEXT-- THE SPRINKLER SCHOLARS @ (720)468-6022 OR EMAIL US @ -- THESPRINKLERSCHOLARS@GMAIL.COM

## **JJ FENCING SERVICES**

720-323-3588 2016jaelopez@gmail.com  
If you're looking to build or repair your fence. Give us a call! We will gladly come out and take some measurements and provide you with a free quote. We are running a good offer at the moment. Send us an email or give us a call!

## **FURNITURE ASSEMBLY**

theofficehandymanco@gmail.com  
I specialize in office furniture assembly and repair. I also provide picture hanging and other small household repair services.

## **MASTAY'S PAINTING SERVICE** 303-929-8674

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

## **MASSAGE THERPY**

720-260-3961 dancinghands2@gmail.com  
This may be the time for a relaxing massage. Reasonably priced, experienced massage therapist right there in Westlake! Call Donia to make an appointment. It's good for the soul.

## **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.

## **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.

**CARMICHEAL'S HOME REPAIR**  
303-870-5229 John.Carmicheal@gmail.com  
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## **PAM'S PLACE FAMILY HAIR** 720-231-5325

Pam's Place located inside Fantastik Cuts at 12920 Lowell Blvd. Appointments 11-7 Mon-Wed, walk-ins welcome. No Credit Cards. Color, Cuts, Women, Men, Children, all family hair care needs.

## **DANCE DANCE DANCE!!!**

720-229-6911 brieabrams81@gmail.com  
In home small dance studio. 30+ years of dancing and 15+ years of teaching. Small class sizes. Beginner studio. Jazz, tap, lyric, swing, clog, hoof, tap, ballet, country. This studio offers cheap dance lessons. Focusing on small dance class sizes. Experience teaching Special needs. All levels welcome.

## **3 ROOM LEASE** 303-438-0781

Bathroom, bedroom, and large family room, Westlake subdivision. References: employment and family. Details when you call. Call Bob.

**EDWARD JONES INVESTMENTS**  
303-460-9661 evan.carabello@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.

To place a free ad, call 303-466-5777, fax 866-920-2902,  
or go online to [www.TCArealty.com](http://www.TCArealty.com)