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# THE VILLAGE KEEPER

A Community Newsletter Serving Westlake Exclusively

May 2016

## 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.

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 event, 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.

*Mike*





# Helpful Hints for your Garage Sale

- 1) Pick a spot in the house where you can start stacking those items your ready to part with. Remember if you haven't used it in several years...it's probably a good time to say good-bye.
- 2) Don't be afraid to put out those "odd" ball items....one man's trash is another man's treasure: i.e. incomplete sets, table missing one leg, pans(no lids), just price and mark items as such.
- 3) It's time to clean the items (they will probably sell better) and make sure to mark your prices clearly on the tags/stickers.
- 4) If there's an item you're willing to negotiate on you might put a note that says "**make an offer**". If you feel strongly that you don't want to negotiate on an item then mark it "**price firm**"....but remember people are people and some will ask anyway.
- 5) Have plenty of change on hand and keep it in a safe place or have a money belt on. Most people are honest but it doesn't hurt to err on the side of caution. When counting back change leave the bill out until you have given them back their change and make sure they acknowledge it before you put the bills away. That way there is no confusion as to what amount they gave you. Deal in cash only. If it's someone you know then you can accept a check, but use discretion.
- 6) Drawing a crowd to your street may take a little ingenuity and it will help if you can get some of your neighbors to participate too. You and your neighbors should consider combining yards/houses so that it looks like you have more stuff. If one of your neighbors can't participate because of other commitments maybe you could help sell those items for them at your sale.
- 7) Get creative and make up yard signs or use colorful rope, balloons, etc. to attract attention to your sale.
- 8) We suggest if you have any electrical items for sale that you have an extension cord handy so people can try the item out and make sure it works...if it doesn't just label it as such so people will know.
- 9) Try and keep the expensive items closer to you, display breakable items in a safe place with lots of room for people to move around so they won't get knocked off. You can box items but keep them all the same price i.e. everything in this box \$3.00, \$4.00, etc. Hang clothing items up on rope, racks, etc. it will make it easier for people to go through. Put those colorful items up front to draw attention to your yard i.e. bikes, furniture, tools, lawnmowers, big baby items, etc. As the day progresses you may need to re-arrange items and tidy up for the next crowd of people coming through.
- 10) Be prepared for early birds to start coming around before you're set up. Some of them can be persistent, so don't be afraid to tell them to come back when you're open.
- 11) Have some ice-cold pop and water for sale, you'll be surprised how they sell on a hot day.
- 12) You may want to start marking down items as the day progresses, especially if it saves you from hauling them back inside.

**REMEMBER IT'S ALL ABOUT HAVING FUN AND MAKING A LITTLE EXTRA MONEY. SEE YOU THERE!!!**



# Mike's Real Estate Page

## Westlake Yearly Totals for 2016

# of Homes sold for 2016	11	Over the last 32 years Tri-County Associates
Average Sales Price	265,659	has sold over 750 homes in Westlake and we
Average # of Days on Market	10	have averaged 2.87% more for our clients.
Fixed Rate Mortgage (4/18/2016)	3.625%	That's \$7,624 more at today's prices.

The market continues to heavily favor sellers, and prices keep rising. Many sellers are running into problems with appraisals as the appraisers are having a hard time keeping up with the pace of the price increases. This is making it harder for first time buyers to find homes, as cash offers hold even more power than they usually do, as an appraisal is not necessary on a cash sale.

This market requires a seasoned, proven professional in your corner when it's time to look for a house. Give me a call when you're ready to make a move and put my 25+ years of experience to work for you.

## Most Recent Home Sales

Address	Model	Sold Price	Bedrooms	Basement Finish	Garage	Days on Market
3214 W 135th Ave	Front/Back 4 Level	\$296,000	3+1	90%	2 car	8
3470 W 132nd Pl	Front/Back 4 Level	\$303,750	3+1	0%	2 car	9
3161 W 133rd Cir	Bi-Level	\$271,500	2+1	n/a	2 car	14
3171 Prince Cir	Meadow 410	\$310,000	2+1	100%	2 car	4
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
2653 W 132nd Ave	2 Bedroom Ranch	\$238,000	2	crawlspace	2 car	18
2996 W 134th Ct	2 Bedroom Ranch	\$261,000	2+1	90%	1 car	5
3340 S Princess (\$)	2 Bedroom Ranch	\$245,000	2+1	95%	2 car	8
*3360 S Princess Cir	3 Bedroom Ranch	\$205,000	3	70%	2 car	38
3455 W 132nd Pl	3 Bedroom Ranch	\$222,000	3	0%	1 car	0

(\*) 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.



# 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 106-12B, 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 / llsadbingham@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.TCAreality.com