
FOX RUN VALLEY KEEPER



A COMMUNITY NEWSLETTER SERVING FOX RUN EXCLUSIVELY

July 2017

The years have been slipping by, and the annual June Community Garage Sale seems to run on by itself. Crowds appear. Folks won't always come out for one garage sale, but do come for a neighborhood sale. And that's the point: give yourselves a pat on the back for pulling together as a community. On my tour around the neighborhood, I counted at least 20 sales... a fine day.

In the months to come, we plan to take a closer look at the changing practice of real estate and, in particular, how today's industry markets itself and its homes for sale... how technology affects the way we buy and sell, and the purpose and value of the real estate agent. But first, it's time for the mid-year neighborhood real estate update. Inside this issue, we'll bring you up to speed on your current mid-year market and forecast what you should expect for the rest of 2017.

Best wishes, 



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What's Cookin'

Karlin and I eat better when we're camping. Limited cooler space means limited recipe ingredients. Make it simple and easy and, since cooking out is frequently one of the camp day's highlights, make it delicious and fun to fix. Our little orange Webber grill is the star of our outdoor chef's kitchen... we prepare everything there... from toasted bagels to Jiffy Pop... and, of course grilled chicken tacos. For this recipe, I always use boneless chicken thighs... they cook quickly and evenly, they are full of flavor and they stay moist.

Spicy Grilled Chicken Tacos

2 tablespoons ancho chili powder

2 teaspoons light brown sugar

2 teaspoons ground cinnamon

2 teaspoons kosher salt

2 teaspoons ground cumin

1/2 teaspoon ground black pepper

Heat the grill to high. In a small bowl, whisk together all the spices. Season and rub both sides of the thighs. Drizzle with a little canola oil and grill until golden brown, about 4 minutes. Turn the chicken over, close the lid and grill for another 4 minutes. Let the chicken rest for 5 minutes before slicing.

Grill tortillas, either corn or flour or both, just to mark and heat. And then, fill the tacos with the chicken, fresh avocado, a little jack cheese and a scoop of Pico de Gallo. (and if you don't still have the Pico recipe we passed along a while back, you can find it on our web site, www.hannonteam.com). You'll never grill chicken tacos another way again!

Plant a Seed...

Did you know that, this time of year, your landscape uses as much as 50 percent of the total water consumed in your household. Regardless of the type of plants you grow, a tune-up of your home irrigation system can save you water and money. Attention to sprinkler system management, maintenance, and repairs conserves water and boosts healthier plants.

First, check your controller. Changing settings here is the easiest way to save water. Make sure each zone runs at the right frequency and for the right amount of time for the plants it's responsible to. And, practicing seasonal water adjustments makes a huge difference to your bill and to the health of your plants. For example, your grass might use half as much water in the spring and fall as it does in the summer... your programs should adjust as the weather does.

Next, check through the in ground system itself. With the system off, have a look at the tap and inside the valve box(s). Check for leaks. Then run through the same routine with zones running... Then, step out into the yard and watch how your sprinkler heads run. I do this every other week... and flag heads that need help. If you're like me and you water at night, this part is super important. Who knows what's happening while we sleep. Last, clear around your heads, clean your nozzles, make your repairs. You'll be surprised at how good you and your yard feel!

Denia's Fox Run Real Estate Desk

Five homes are currently on market for sale in Fox Run...
Three of them, in bold, are under contract waiting to close...

Address	Model	Beds/Baths	Garage	Fin Sq Ft	List Price
5477 Bobcat St	4 Level Cedar	3/2	2	1606	\$335,000
5332 Fox Run Blvd	5 Level Keystone	3/3	2	1804	\$335,000
5443 Bear Ln	Redstone Ranch	3/2	2	1600	\$335,000
5427 Bear Ln	Telluride Ranch	3/2	2	1708	\$335,000
5342 Badger Ln	4 Level Summit	3/3	2	1665	\$310,000

Nine homes have sold and closed since the first of the year...

Address	Model	Beds/Baths	Garage	Fin Sq Ft	Sale Price
5409 Fox Run Blvd	5 Level Keystone	3/3	2	1879	\$335,000
5412 Fox Run Blvd	2 Story Sierra	3/3	2	1696	\$330,000
5407 Lynx St	2 Story Sierra	3/3	2	2401	\$315,000
5471 Bobcat St	4 Level Summit	3/3	2	1899	\$315,000
5347 Badger Ln	5 Level Keystone	3/3	3	1905	\$351,000
5432 Wolf St	5 Level Keystone	4/4	2	2564	\$350,000
5433 Fox Run Blvd	2 Story Spruce	3/4	2	1798	\$318,200
5318 Bobcat St	4 Level Manitou	3/3	2	1554	\$305,000
5434 Wolf St	4 Level Summit	4/3	2	1852	\$323,000

About the Market...

Time for a mid year neighborhood sales summary... these numbers reflect the sales stats through June of each year anticipate around 20 sales by year's end.

	2015	2016	2017 (so far)
Average Sale Price	\$269,201	\$297,695	\$326,888
Number of Homes Sold	10	11	9
Average Days on Market	17	10	9

Sales numbers are running about even this year compared to last year... but values have risen dramatically. The market has begun to slow its pace, and the sense of urgency is declining... which means that the market is beginning its early shift toward balance. At this pace, we should anticipate around 20 sales by year's end.

FOX RUN CLASSIFIEDS

BABYSITTING 720-402-1404

Babysitting offered by Jordyn and Jayden. They are 16, have taken a CPR class and a babysitting class, love kids, and are honest and dependable. Call their mom, Bethany, for more information.

SCENTSY 817-889-6566

aprilmk.85@gmail.com
<https://aprilmking.scentsy.us>
Do you like your home to smell like you have been baking? Maybe, like spa or like Christmas all year long? These beautifully crafted warmers have no flame, no smoke, no soot, no worries! They connect you to your memories and create a sense of place that envelops you and those you love. There are many styles of warmers to choose from and over 75 scents available! Call me or go to my website to see what we offer!

Chocolate Dove Discoveries 303-906-1274

chocolatierdevonie@gmail.com
Do you love chocolate? I'm a chocolatier with Chocolate Dove Discoveries! I take one-of-a-kind chocolate products like Martinis, BBQ Sauce and Cinnamon Dusted Almonds directly into your home to share with your family and friends and help them feel completely indulged. Call me today to book your party or to join my team!

Kira Morthole, Independent **Perfectly Posh Consultant** 720-266-7725

kiramorthole@gmail.com
Naturally based lotions, soaps, face care and more to help with whatever ails your skin (acne, eczema, dry skin, scaly feet, detoxing, etc). Made in the USA! Contact me for free samples or view products online via <https://kiramorthole.po.sh>

HOUSE CLEANING 720-585-6581

mariselaqc1214@gmail.com
My name is Marisela. I live in the neighborhood and run a small cleaning business, "In and Out Cleaning". If anyone needs my services, please contact me and your home will sparkle!

BEST SECRET IN FREDERICK 303-726-0998

dkhorsefitness@gmail.com
Dark Horse Fitness is a private members-only gym. Tired of the corporate club, crowds, inconvenient hours, poor equipment? Look no further. \$45/month to month. Contact us today!

Petsitting & Babysitting 720-235-6446

crocnetjetty@msn.com
Responsible, dependable high school student would love to care for your children or pets. Please contact Sidney.

NEW SALON **OAK ST. HAIR STUDIO** 539 Oak Street, Frederick 720-428-8067

Bethanywellbrock@yahoo.com
Bethany Wellbrock—owner stylist. 23 years experience. Call and ask for Bethany!

Two Cool Dudes Yardwork 303-378-9147

Careful, conscientious, capable leaf cleanup...and we live right down the street! Also, count on us for snow removal this winter season...\$5 for sidewalks and walkways, \$15 per driveway. Weekly, one time, or on demand. Call Brayden and Benjamin.

To place a free ad, go to www.hannonteam.com and Click on *Submit a Classified Ad* Or call us at 303-827-7059.

Scoopy Doo's Poop Scooping! 720-273-5924

scoopydoos@gmail.com
Poop Scooping! Love your dog but tired of all their crap! Weekly service. Convenient flat monthly fee—1 dog \$35, 2 dogs \$45 per month. 22 years of service! Sign up online at www.scoopydoos.net or call Deb now!

HOMEBUILDER AVAILABLE **FOR RENOVATIONS** 303-651-9460

buildingcontractordenverco.com
Remodels, Basements, Hardwood and tile floors, Garages, Roofing, Cement Work and Driveways, Add-on Rooms, Decks...call for estimate...over 25 years experience. Kenyon Homes 303-651-9460. www.facebook.com/kenyonhomesbusiness/

AFFORDABLE WINDOWS 720-205-2206

Encore Home Improvement
Do you have leaky-broken-drafty windows? We can replace them with brand name energy efficient windows at an affordable price. We are an A+ BBB company with 22 years experience in Longmont!

PAWS, CLAWS, WINGS, AND THINGS 720-491-8179

Taking a trip? I'll watch your pets—cats, dogs, birds...anything you've got. Dependable and love animals of all kinds. Fees negotiable. Call Jamie in Fox Run!

MOBILE HAIRCUTS 786-334-1247

adrianapulido164@hotmail.com
I would like to help elderly or disabled people who cannot move to a hairdresser! Hairdressing services in your home or mine. Good prices!

COOL CUTS LAWN SERVICE 720-597-5330

Thomas.conner17@svvsd.org
Is your lawn crying for a crazy cool cut? Then call the Cool Cut Company!

SKIN HEALTH & REJUVENATION 970-412-5972

kksarts@gmail.com
Facials, Waxing, Makeup plus many Advanced Treatments now available! Meet me in my Fox Run treatment room at The Green Pear Salon on 6th (for additional savings) or I can come to you! I specialize in anti-aging and scar reduction! I would love to be your Esthetician!

YOUNIQUE'S COSMETICS & SKIN CARE 303-709-5944

Jessicanoel220@gmail.com
Yuniqueproducts.com/Jessica114
FEEL, LOOK & BE BEAUTIFUL INSIDE AND OUT. Yunique's mission is to uplift, empower & build self-esteem in women through high quality products that encourage both inner & outer beauty while also providing opportunities for personal growth & financial reward. Love it. Share it—host a virtual party & earn free makeup. Live it—become a presenter. Call or email me or visit my website for more information.

Thinking of Buying or Selling?
Call Denia at 303-918-5050 or
Email Denia at
hannonteam@gmail.com

When you're ready, we'd like a chance to earn your business!

303-918-5050

www.hannonteam.com