



January 2018

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Real Estate Activity in Williamsburg 2

As for December 14th, 2017- there were 12 homes sold in the Williamsburg 2 neighborhood in 2017. The lowest sold price was \$365,000 and the highest was \$559,000. The highest prices were commanded toward the end of the year, so the trend for increasing prices continues. In Denver, there is an inventory shortage, so it is still very much a seller's market. The homes that commanded the higher prices contained more square footage, improvements and upgrades.

If you are in the market to sell your home, don't just rely on the zestimate from Zillow. Consult your local real estate expert for a valid broker price opinion based on sold data and comparable properties like your own. This range shows there are a lot of factors that determine the sales price of homes in our neighborhood and it's important to compare like kind properties before assuming one home is the same as another.

We're fortunate to live in a fabulous area with parks, excellent schools in close proximity, plenty of shopping, beautiful views, open space and increasing sales prices. Keeping up the curb appeal of our neighborhood by following the covenants, conditions and restrictions of our neighborhood is important. By properly storing recreational vehicles and not allowing them to be visible or on the street, keeping junk properly stored or disposed of, maintaining the exterior of our homes, parks and open spaces, picking up litter and keeping our neighborhood well maintained will help to keep our neighborhood values on the rise and make this area attractive to future buyers as well as enjoyable for those who currently live here.

Neighborhood Happenings:

The weather cooperated beautifully for the Williamsburg 2 Holiday Hay ride on December 9th. There are some fun pictures posted on the Williamsburg 2 Facebook page if you'd like to check them out. A big thanks to Jessica Clark and the HOA group for putting on this wonderful event.

The holiday lights were exceptional this year for our neighborhood! There were many fun blow up decorations as well as some cul de sacs almost completely lit up. Your Williamsburg 2 neighbors did a fabulous job with their lights and decorations this year!

A happy new year to all our neighbors in the Williamsburg 2 neighborhood!

Coyotes

Coyotes have been active in our neighborhood again recently-they have been spotted in broad daylight by the north pond as well in the open space south of our neighborhood. One coyote is pretty bold about approaching people and pets in broad daylight. Please keep your pets on a leash to keep them safe. We are living in their environment. Some communities in Highlands Ranch have had some serious trouble with coyotes jumping fences and snatching beloved family pets. By keeping a close, supervised eye on your pets and even small children is a good idea. Here are some other facts about coyotes you may not be aware of.

- Coyotes don't typically hunt alone-there are usually two or three of them. Their diet consists of rabbits, lizards, insects, mice, rats, fruit, prairie dogs and pets. They are opportunistic in their food choices and will eat just about anything that is available. They are very adaptable animals to what is available in their environment.
- Coyotes mark their territory just like dogs do. Coyotes also vocalize like dogs as well and are known to howl, yelp, growl and wail. They will also respond to siren sounds.
- Coyotes dig holes in the ground for a burrow for birthing their young. They will choose to sleep above ground typically unless they have pups. Their dens are hollowed out tree stumps, dense brush, rocky outcroppings, thickets, anything that can provide some cover, protection and shelter.
- Coyotes are fast and agile. They can reach speeds up to 40 mph and are very good swimmers. They can easily clear a 5 or 6 foot fence and can even top a 7 foot fence. Fences are not a deterrent for them. Their fear of humans is more of a deterrent.
- Coyote attacks are rare on humans and you should not run away if one is aggressive or you are considered prey in their eyes. Under extreme circumstances, they may circle an individual or group. If you make noise, they will usually keep their distance. Coyotes are more likely to attack your free roaming, off leash pet than a human being. Humans are more likely to be bitten when trying to defend their pet than an outright attack.

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Williamsburg II 2017 HOA Payment Coupon

Membership: \$35.00. All residents of Williamsburg II are encouraged to join! Please return this form and a check made payable to Williamsburg II HOA and mail to **Jeff Talmadge, 10406 W. Glasgow Ave., Littleton, CO 80127-3648**. Your dues pay for the maintenance of the front entrance, electricity for the lights, Board of Directors insurance and social events that promote community involvement. Your support is greatly appreciated. Thank you!

Name _____

Address _____ Phone _____

Coyotes..., *continued from front page*

- To keep coyotes away from your yard, do not leave out pet dishes, bird food where it can be reached, water bowls or fallen fruit. Be sure to secure your trash and put it out on the day it's to be picked up. Never make the choice of feeding a coyote.
- If a coyote approaches you, be as big and loud as possible, throw rocks and make noise, face the coyote and walk away and if necessary, fight back.
- To protect your pets, keep them on a shorter leash (6 ft), use extra caution at dusk and dawn, avoid thick vegetation in open space and known den sites, pick up your small pets if confronted by a coyote, never leave cats or dogs alone outside after dark and always supervise them.
- If you wish to decrease any coyote encounters, recreate during daylight hours, bring deterrent spray/noise makers (air horn) and carry a walking stick.

—Colorado Parks and Wildlife

New Years Resolutions

At the first of the year, many people make New Year's resolutions. The truth of the matter is, only 8 percent of people keep their resolutions. The main reason for this is either small failures may set them back or they make too many resolutions to keep. So what are the top ten most common resolutions according to Neilsen statistics?

- | | | | |
|-----------------------------|-----|---------------------------------|-----|
| • Stay fit and healthy | 37% | • Will not make any resolutions | 16% |
| • Lose weight | 32% | • Learn something new/hobby | 14% |
| • Enjoy life to the fullest | 28% | • Travel more | 14% |
| • Spend less, save more | 25% | • Read more | 12% |
| • Get organized | 18% | | |

Since the #1 resolution is to stay fit and healthy, more and more Americans are using their smart phones and aps to keep them on track. But still, the motivation to stay on track must be there as well no matter how many aps there are-although they certainly make things easier!

If you are planning to make a New Year's resolution or two, start small and choose some-

thing you are more likely to keep. Most people are motivated by success. So maybe instead of resolving to lose 20 pounds, resolve to cut out soda and junk food (the results may be slower, but the effects will be the same). Or set the 1st goal to be 5 pounds of weight loss! Then after losing five, you may be motivated to continue!

Work with a group of people on like kind resolutions. If you are

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2017 Board Members

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Secretary		
Treasurer	Jeff Talmadge	720-737-8811
Board Member	Jessica Clark	303-795-3583
Board Member		
Board Member	Mark Hickman	303-933-2422

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Special Events	Jessica Clark	303-795-3583
Foothills Liaison	George Jackson	303-973-3795
Newsletter Distributor	Sheila Rea	303-979-6323

www.williamsburg2hoa.com

W2news317@hotmail.com

The Williamsburg II HOA newsletter is published monthly by the Williamsburg II Homeowners Association, a non-profit homeowners association. The newsletter is distributed by block workers.

News Articles

The deadline for news articles is the 12th of the month before the next month's issue. Please email news articles to the editor at wendimilinkov@yahoo.com. No endorsement of any product or service is implied or stated by its inclusion in the newsletter. **All articles must be approved by the editor for publication, or as space permits.**

Advertising

The deadline for advertisements is the 15th of the month for the next month's issue, except for the Jan. issue which is Dec. 6th.

To place an ad, call Colorado Lasertype, **303-979-7499.**

Email: getinfo@coloradolasertype.com

To find ad rates and discounts, go to www.ColoradoLasertype.com and click on the "Advertising Rates" link.

Appearance of an advertisement in this publication does not constitute a recommendation or endorsement by the publisher or the association of the goods or services offered therein. The opinions expressed in this newsletter are those of the individual authors and not of the Board of Directors of your association or the publisher. Neither the Board, publisher nor the authors intend to provide any professional service or opinion through this publication.

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Winter Tree Trim/Pruning Specialist, call Mr. B! Free est., ins., 30 yrs. exp. 303-932-2514

PIANO LESSONS - all levels, all ages, all styles. Located in Ken Caryl. Call Lisa at 303-979-7011 x1.

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Aimals Petsitting Service: Pet sitting (in your home). Bonded & ins. Refs. avail. Call Nancy at 303-335-6237

House & Carpet Cleaning: 3/292-0115

QUEEN PILLOWTOP MATT/BOX SET. Brand new in plastic. Retail \$529, asking \$265. Also, **NEW KING SIZE pillowtop set.** Retail \$699, asking \$385. 303-742-4860.

Stecki painting. Inter/ext. Jeff 720-331-7025

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KERI'S COLORS & PAINTING. 720-331-7032.

Columbine Tree - Trimming & Removal. Stump grinding. 45 yrs exp. 303-979-5330.

Resolutions..., *continued from page 2*

resolving to "exercise more," maybe form a walking or fitness group, or ride your bike with others who enjoy cycling. Keeping your resolution alone isn't nearly as much fun. The same holds true for starting something new or beginning a new hobby. Find others who would like to try it with you and then you can stay motivated with someone else.

While the "fallout rate" of being successful with your resolutions is appalling, know that you could resolve at the new year, to **STICK TO** you #1 resolution. And, good luck!

New Year's Motivational Quote: Don't think about what

can happen in a month. Don't think about what could happen in a year. Focus on the 24 hours in front of you and do what you can to get closer to where you want to be.

Recipe for a Happy New Year:

Add to each day one part of hope, faithfulness, generosity, and kindness. Blend with one part prayer, one part meditation, and one good deed. Season the whole with a dash of good spirits, a sprinkle of fun, a pinch of play, and a cupful of good humor. Pour all of this into a vessel of love. Enjoy your new year!



Dr. Markee Kuschel and Thunderpants

Enjoy the Day

Hospital Director Dr. Markee Kuschel has been instrumental in the development and training of cutting-edge surgical techniques used by veterinarians around the world.

Dr. Kuschel's positive attitude, smile and always comforting words are matched by the can-do attitude of her 8-year-old lab, Thunderpants whose incurable lymphedema may have cost him a leg but not his positive attitude.



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Geese Galore

Love ‘em or hate ‘em, Canada geese are fixture in winter in Colorado. Geese were in severe decline nationwide in the 20th Century until hunting programs organized to preserve refuges and promote breeding. Few would guess that today with the 20,000-30,000 resident breeding geese in Colorado, or especially when we are inundated with over 200,000 winter visitors!

Geese once avoided Colorado, migrating through to New Mexico or the Gulf Coast. However, as development boomed in the 1970’s, we converted the prairie to prime habitat by creating thousands of new reservoirs and many acres of perfect feeding areas in our golf courses, lawns, and city parks.

Some consider them a nuisance, especially when trying to walk through a field and avoid the droppings. Droppings can contribute to nitrification of ponds and E. coli levels in water, but are otherwise pretty harmless. Winter geese are not territorial and will flee from people. It is legal to haze geese on your own property to protect your turf, provided no contact is made with them and they are not physically harmed in any way. In public spaces, it can be much less acceptable depending on the land managers. Golf course managers might not object, but open space park areas might. Leash laws are in place just about everywhere that would restrict you from sending an untrained dog after them, and should a goose be harmed by your pet, penalties can be substantial.

Perhaps it is best to enjoy the ringing calls as a sign of winter, watch the graceful v’s for entertainment, and just plan to keep a good boot scraper next to your front door!

South Platte Park strives to help our community find meaning and value in natural open space areas. For more information, contact the Carson Nature Center at 303-730-1022. Several winter programs on watching waterfowl and birds of prey can be found at www.ssprd.org/nature.

Columbine Library Events

Animatronic Hands (Teens)

Wednesday January 10th 4-5pm

I’ll show you how to make an animatronic hand out of foam.

We’ll be using hot glue guns to speed the process

We meet in the Makerspace area.

Makerspace Open Lab (Adults)

January 14, 2018 (1:00p.m. – 3:00p.m.)

Explore. Create. Tinker. Share. Engage with different tools in the Makerspace Open Lab. Experience and explore technology while you get creative and learn something new.

Craft and Chat (Adults)

January 13, 2018 (1:00 PM – 3:00 PM)

Let’s be crafty. Feed your creative soul with like-minded company. Crafts are simple and may be seasonal. Snacks and supplies provided. Drop-ins welcome.

Five Nights At Freddy’s (Teens)

Friday January 19th 6-8pm- Registration required

Teens After Dark “Five Nights At Freddy’s – live action. We have a bunch of games for you to experience the dark mystery and suspense of FNAF.

— <https://jeffcolibrary.org/locations/CL/>

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