

STEVE LAEVASTU AND ROGER TURNER ARE YOUR GREENLAKE REALTORS

week from June 26 through Labor Day. Ten pools will be open three days per week for eight weeks beginning June 26. Ten wading pools will be closed (three for conversion to spray features, two because of adjacent construction, and five because of budget constraints). While this will have an impact on families and children, it will save the City almost \$0.2 million.

Adding all these midyear reductions together totals \$1.7 million, or about 2% of Parks' General Fund support.

MAYOR MIKE MCGINN'S COMMENT ON 2010 MID-YEAR BUDGET REDUCTIONS

"Seattle is facing difficult choices relating to the financial health of our city. In difficult times, we look to the values of our community, and seek to safeguard those values even while we are scaling back to meet budget deficits.

Over the past five months, I've held dozens of community town halls and met with hundreds of citizens and community leaders. Today's mid-year budget release reflects the shared values of the community as expressed in those conversations.

Budget Director Beth Goldberg drafted a budget that is fiscally responsible, protects public safety and human services, and prepares us to deal with reductions in revenue in 2010 and going into 2011.

The tragedy in Fremont this past weekend gave us a concrete example of the importance of protecting our public safety budget; in light of that event, I am not proposing any reductions to the Fire Department, giving us an opportunity to fully review the safety implications of any potential reductions.

I am also pleased to announce that we've been able to keep our public swimming pools and community centers open through the end of 2010.

But, make no mistake. We continue to face difficult choices in the city budget, and the projected deficits for 2011 will require us to work even harder to provide the needed services.

We'll continue to let our values as a community guide us in those decisions."

Windermere

Windermere Real Estate / Oak Tree Inc

HTTP://WWW.GREENLAKEHOUSE.COM



STEVE LAEVASTU AWARDED
"BEST IN CLIENT SATISFACTION"
6 years running by Seattle Magazine"

TESTIMONIALS

To Prospective Home Buyers/Sellers:

I'm writing to offer you my highest recommendation of Windermere realtor Steve Laevastu. Steve recently sold my home in the Greenlake area. I had interviewed a couple of realtors before selecting Steve. I can say that decision was based not simply on his thorough knowledge of the market, and realtor experience, but on his "bullish" attitude toward my home. Steve saw the qualities in my home that I had loved, in fact, I've owned this home twice now in my life. The other realtor saw the challenges in selling my home. Steve saw the strengths and I went with him.

You will find Steve is very responsive to your situation, and works seven days a week at your beck and call. His enthusiasm and professionalism are exemplary. If you go with Steve know you'll be in good hands, best of luck with your sale or purchase!

Sincerely,

Greg Walsh

To Whom It May Concern:

As a mortgagebanker I have been involved with thousands of property transactions. I recognize the need for a professional real estate agent when buying or selling a home. That's why in my personal transactions I have employed the services of Roger Turner, a truly professional agent. I appreciate his attention to detail and knowledge of the local market. Whenever I buy or sell a property I consult with Roger.

Sincerely,

Steve Baird

Countrywide Home Loans

*Need help buying or selling your home?
Contact Us!*



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JULY 2010

GREEN LAKE
NEIGHBORHOOD ADVISOR

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Rental Housing Inspections
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Parks Budget Reduction
Professional Journal

SOLD HOMES

The following is a list of homes that sold in our Green Lake Neighborhood over the last month. Do you wonder what your house is worth? The décor, the features and condition all have a bearing on the price a house will command. I have seen the interiors of most of the homes in this list. If you are selling your home, please let me help you. I would be happy to view your home, prepare a market analysis and discuss the details with you. I can provide you with useful information, such as a sales price that might be realistically expected in today's market.

Address	Bed	Bath	Style	Year	Price
7503 5th Ave NE	2	1	1 Story w/Bsmnt.	1908	\$358,000
6318 5th Ave NE #H	2	1.5	2 Story	2000	\$371,000
1504 N 80th St	2	2.25	Townhouse	2009	\$377,500
8010 1st Ave NE	2	1	1 Story w/Bsmnt.	1939	\$392,355
6519 A 5th Ave NE	3	1.75	Townhouse	2010	\$395,000
7468 4th Ave NE	4	2	1 Story w/Bsmnt.	1923	\$426,000
330 NE 55th St	3	1.75	1 Story w/Bsmnt.	1926	\$428,888
8024 Corliss Ave N	2	1.75	1 Story w/Bsmnt.	1948	\$455,000
5209 Kensington Place N	3	3	1 1/2 Stry w/Bsmt	1924	\$725,000
2048 N 78th St	3	2	1 1/2 Stry w/Bsmt	1924	\$732,100
7421 Orin Ct N	4	1.5	2 Stories w/Bsmnt	1904	\$963,000

GREEN LAKE MONTHLY HOME SALES E-MAILED DIRECTLY TO YOU!

Sign up now for a free monthly service. You can have Green Lake home sales e-mailed to you every month. The e-mail will contain all of the homes that sold in Green Lake for that month. With this e-mail you can see interior pictures of the homes that sold as well as get data on each home such as the price it sold for, BR, BTH, SQ FOOTAGE, ETC.

You will not receive any other junk e-mail. And your e-mail address will NOT be given to anyone else.

To sign up for this free service just send an e-mail to Steve Laevastu stating that you want to get Green Lake home sales e-mailed to you. Steve's e-mail address is sold@windermere.com

This service has been very popular and received numerous compliments from a number of Green Lake residents.

COUNCIL APPROVES RENTAL HOUSING INSPECTIONS

The Seattle City Council today approved (7-0, Rasmussen and O'Brien disqualified) legislation to better protect renters from sub-standard rental housing conditions. The three pieces of legislation create a framework to improve sub-standard housing via administrative warrants and a rental housing licensing and inspection program as early as 2012.

"The vast majority of landlords in Seattle care about their renters and their investment, but a few don't," Councilmember Sally J. Clark said. Clark chairs the Council's Committee on the Built Environment which last week voted the legislation forward to the Full Council. "A rental licensing and inspection program isn't a cure-all for sub-standard housing, but we should preserve the ability to institute a program that safeguards the rights of tenants and property owners."

The Council's action comes in advance of new, more restrictive inspection rules passed by the



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**WE HOPE
YOU ENJOY
YOUR 4TH OF
JULY FLAG!**

★ ★ ★
**HAVE A
HAPPY & SAFE
4TH OF JULY**

SUMMER EVENTS JULY

*Fourth of July Throughout Puget Sound
Check with your local chamber of commerce*

*8th -11th Kent Cornucopia Days
www.kcdays.com
253.852.LION*

*9th-10th Redmond Derby Days
www.redmond.gov/derbydays*

*9th-11th West Seattle Summer Fest
www.westseattlefestival.com*

*10th Milk Carton Derby Seattle, Green Lake
www.seafair.com*

*10th Seafair Pirate Landing Seattle,
Alki Beach
www.seafair.com*

*10th-11th Ballard SeafoodFest Seattle
www.seafoodfest.org | 206.784.9705*

*10th-11th Mercer Island Summer
Celebration
www.misummercelebration.com*

*10th-11th Seattle's Int'l District
Summer Festival
www.cidbia.org | 206.382.1197*

*14th-18th Kia Ha Ya Days – Snohomish
www.kiahayadays.com | 425.493.7824*

*16th-18th King County Fair – Enumclaw
www.metrokc.gov/parks/fair 206.296.8890*

*16th-18th Vashon Island
Strawberry Festival
http://vashonchamber.com | 206.463.6217*

*16th -18th Bite of Seattle Seattle Center
www.biteofseattle.com*

*17th-18th Mill Creek Festival
and State Fair
www.millcreekfestival.com*

*28th Greenwood Seafair Parade
www.greenwood-phinney.com*

*23rd-25th IKEA Renton River Days
www.rentonwa.gov | 425.430.6528*

*23rd-25th Bellevue Arts Festival
www.bellevuefest.org | 206.363.2048*

*23rd-25th Lake Stevens Aquafest
www.aquafest.org*

*31st Seafair Torchlight Run,
South Lake Union
www.seafair.com*

*31st Alaska Airline Torchlight Parade,
Seattle www.seafair.com*



Windermere Real Estate / Oak Tree Inc

2010 State Legislature that takes effect June 10. That legislation limits a local jurisdiction's ability to design its own inspection programs if a local program is not in effect by June 10, 2010. The Seattle ordinance, co-sponsored by Councilmembers Clark and Licata, serves as a "placeholder" for future action by the Council to define the specific details of a rental housing licensing and inspection program in advance of the April 1, 2012, effective date.

Approximately 51 percent of all dwellings in the City are rented. Under current law, city inspectors can enter a rental unit only if invited by the tenant or owner. "Representatives from both apartment owners and tenants working together, made passage of the State legislation possible and we duplicated that effort with the city's bill," said Councilmember Nick Licata. "Now Seattle can move forward with a pro-active rental inspection program."

In addition to the ordinance, the Council adopted two companion resolutions. The first requires the City's Department of Planning & Development (DPD) to work with stakeholders to determine the right elements of a future licensing and inspection program and report back to the Council by February 1, 2011. Specific stakeholder input will be required for:

- Whether all units should be inspected or instead a sampling.
- How often inspections should occur.
- The standards for what warrants passage or failure of an inspection.
- The scope and focus of a proposed rental housing inspection program, including whether it should be citywide, geographically focused, limited to buildings with a certain number of units or with a certain type of units.
- Whether exemptions in the placeholder legislation are appropriate or should be expanded.

The second resolution requires DPD to report on the City's success or failure in using administrative inspection warrant authority to gain entry into rental units that may have serious code violations. Administrative warrant authority, an element of the SSB 6459, allows the City to obtain an inspection warrant from a court, if there is evidence from a third party or a City inspector that conditions exist in a rental housing building that threaten the life or safety of a tenant. That report will be delivered to City Council July 1, 2011.

SEATTLE NAMED ONE OF KIPLINGER'S '10 BEST CITIES'.

Personal Finance magazine cites Seattle's work force, creative energy SEATTLE - Seattle today was ranked second in the nation by Kiplinger's Personal Finance in the magazine's new list of "10 Best Cities for the Next Decade." The magazine writes: "Home to a well-educated workforce, a world-class research university, and innovators Amazon, Boeing, and Microsoft, Seattle crackles with creative energy. Also thriving is the life-sciences industry, a staple of the Seattle business scene, thanks to the University of Washington's billion-dollar-a-year research budget and a cluster of topflight medical and bioscience centers." Working with a researcher who studies economic prosperity, the magazine said it was looking to identify cities that encourage innovative thinking. On its website, Kiplinger's calls Seattle "Brain City" and quotes Steve Johnson, the city's Office of Economic Development acting director, saying Seattle is revising tax, zoning and permit policies to make them more business-friendly.

Kiplinger's news release is attached. For more information, see the magazine's July issue, on newsstands June 8, or its online package of stories at www.kiplinger.com/links/bestcities.

PROFESSIONAL JOURNAL – MAY 2010

Real Estate prices have always had their ups and downs, and in the last year or two, they have certainly been in a down cycle. Over time, however, the median price of a home in the United States has consistently risen. In the 30 years from 1968 to 1998, the median home price rose from \$20,100 to \$128,400, according to the National Association of Realtors. Anyone who stayed in their 30-year mortgage during this period was a big winner.

After only five years, the price of the \$20,100 median home rose, on average to \$28,900.

The median price in 1978 was \$48,700 and by 1988, it was \$89,300, which means very significant gains were made within 10 and 20 years.

The NAR study shows that the average annual price increase in the 36-year study, from 1968 to 2004, was 6.4 percent. What does all this mean now? This is such an exciting time for home buyers! First, while prices are no longer falling in most parts of the country, there are still many bargains available.

As prices recover more, buyers will find that the value of a home bought in 2010 will probably increase at a greater percentage than the 6.4 percent average. That's because they bought their homes for less than they were actually worth. While mortgage interest still hovers at 5 percent, buyers will be able to lock in these low rates for 30 years. If you are a buyer, don't take too long to make a decision.

REAL ESTATE FACTS:

- The typical home buyer is 32, and has a median income of \$57,200.
- The typical homebuyer searched for a home for 8 weeks before making a purchase.
- The typical homeseller owned their previous home for 6 years.
- In the fourth quarter of 2005, the homeownership rate was 69 percent.
- The typical home stays on the market for 4 weeks before selling.

PARKS AND RECREATION MID-YEAR 2010 BUDGET REDUCTIONS

Working closely with Mayor Mike McGinn and the City Budget Office (CBO), Seattle Parks and Recreation has put together a package of mid-year 2010 budget cuts that represent a 2% reduction in General Fund spending, while preserving as many services as possible.

Both the Mayor and CBO played an integral role in crafting a plan maintains the many programs that Seattleites rely on, while reducing the overall amount of General Fund money allocated to Parks for 2010. This collaborative process will serve as the model when analyzing the 2011 budget proposal.

Mid-year 2010 budget reductions for Seattle Parks and Recreation, which are necessary because of revenue shortfalls, include:

Transfer of \$.8 million of surplus fund balance from the Park Fund to the General Fund.

- Reduce \$0.2 million in our utility budget. Parks has been working to use water, sewer, gas, and electricity more wisely, and these efforts are paying off. Unfortunately, we anticipate that utility rate increases will erase this surplus by 2011.
- Savings of \$0.1 million in training and travel funds by following the Mayor's directive to limit expenditures on these items.
- Holding one position vacant in the Superintendent's Office and one in the Finance and Administrative Services Division for a total savings of about \$0.1 million for the half-year.
- Holding three park maintenance positions vacant in each of eight Park Districts for the last half of 2010. This will save about \$0.3 million but will have an impact on our ability to maintain our parks to their current excellent standard. Parks staff are working on ways to test different reduction strategies this summer to identify the models that have the least impact on the public.
- The only facilities that will close or will have their days of operation significantly curtailed are wading pools. For the summer of 2010, Green Lake, Volunteer, Lincoln, Magnuson, and Van Asselt wading pools will be open every day of the

SUMMER EVENTS AUGUST

*6th-8th Seafair Hydroplane Races –
S Lake WA
www.seafair.com*

*7th Proctor Arts Fest – Tacoma
www.proctorartsfest.com*

*12th-15th Pierce County Fair – Graham
www.piercecountrypair.com*

*13th-15th A Taste of Edmonds
www.edmondswa.com | 425.670.1496*

*Aug 26-Sept 6th Evergreen
State Fair Monroe
www.evergreenfair.org | 360.805.6700*

SUMMER EVENTS SEPTEMBER

*4th-6th Bumbershoot – Seattle Center
www.bumbershoot.org | 206-281-7788*

*10th-12th Mukilteo Lighthouse Festival
www.mukilteolighthousefestival.com*

*10th-26th Puyallup Fair
Western WA Fairgrounds
www.thefair.com | 253.841.5045*

*24th-26th Fremont Oktober Fest – Seattle
www.fremontoktoberfest.com*

*25th-26th Festa Italiana – Seattle
www.festaseattle.com | 206.282.0627*

*25th-26th Pike Place Market Craft Food Fest
www.pikeplacemarketstreetfestival.com*

SEATTLE SPORTS SCHEDULE

MARINERS MLB HOME GAME

http://seattle.mariners.mlb.com/

8/3	7:10PM	V.S. TEX
8/4	7:10PM	V.S. TEX
8/5	7:10PM	V.S. TEX
8/6	7:10PM	V.S. KC
8/7	7:10PM	V.S. KC
8/8	1:10PM	V.S. KC
8/9	7:10PM	V.S. OAK
8/10	7:10PM	V.S. OAK
8/11	12:40PM	V.S. OAK
8/27	7:10PM	V.S. MIN
8/28	1:10PM	V.S. MIN
8/29	1:10PM	V.S. MIN
8/30	7:10PM	V.S. LAA
8/31	7:10PM	V.S. LAA

SOUNDERS FC HOME GAME

http://www.soundersfc.com/

8/08	8:00PM	VS. DYNAMO
8/28	7:30PM	VS. FIRE
9/09	8:00PM	VS. REAL SALT LAKE

