

## STEVE LAEVASTU AND ROGER TURNER ARE YOUR GREENLAKE REALTORS

### DON'T OVER CLEAN

Most areas of your home--even bathroom surfaces--do not need to be disinfected to prevent illness.

The kitchen is the exception. Use very hot water and soap (or a very mild bleach solution) after every use to clean:

- Food preparation surfaces
- Utensils
- Cleaning rags
- Sponges

### TRY NON-CHEMICAL SOLUTIONS FIRST

Often, preventive measures can avoid problems like a stopped-up drain. If you've got a mess on your hands, try non-chemical solutions as a first step. See Non-toxic Cleaning Tips.

### MAKE A GREEN CLEAN KIT

You can make a green cleaning kit to use around your house. All you need is the following ingredients and our recipes to make your own green cleansers.

- A bucket
- Spray bottle
- Rag or scrubber
- Bon Ami
- Vinegar and Baking soda

### BUY THE LEAST HAZARDOUS PRODUCT AND USE IT CORRECTLY

If elbow grease and making your own green cleaners isn't enough, take these steps when buying household cleaners:

- Avoid products marked "Poison" or "Danger." These words indicate the highest level of hazard, under federal law.
- Be careful with products marked "Caution" or "Warning," which carry moderate hazard.
- Always read labels and follow the directions.
- Never mix cleaning products, such as those containing chlorine with those containing ammonia.

### SAFELY DISPOSE OF HAZARDOUS PRODUCTS

If you have leftover toxic cleaning products, offer them to others who can use them.

For more information, visit us online at:

<http://www.seattle.gov/util/Services/Garbage/KeepSeattleClean/GreenCleaning/index.asp>

### SOME CITIES ARE BETTER THAN OTHERS FOR BORROWERS

Some cities are better than others for borrowers, according to Forbes. The best cities have the lowest percentage of foreclosures and delinquencies, including a low percentage of bank-owned homes. In most of the cities on this best list, home prices are actually rising. This kind of solid housing market motivates banks to offer lower rates and better terms.

Here are the 10 cities that Forbes ranks as the best for borrowers:

1. Kansas City, Mo.
2. Houston
3. Dallas
4. Virginia Beach, Va.
5. San Antonio, Texas
6. Boston
7. Pittsburgh
8. Denver
9. Seattle
10. Portland, Ore.

### 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

Dear Roger,

Just a quick note to say thanks for all of your hard work in selling our old home and finding one we love! All within a week's time. Impressive!

You never missed a beat! Your concern for what we needed and wanted was a priority and very much appreciated. I hope to see you and Steve at our open house on the 23rd.

Thanks again.  
Sincerely,  
Glen & Anita Arnesor

Steve Laevastu awarded "BEST IN CLIENT SATISFACTION" 6 years running by Seattle Magazine"



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



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MAY 2010

# GREEN LAKE

## NEIGHBORHOOD ADVISOR

### 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	Year	Style	Price
2047 N 78th St	2	1	1951	1 Story	\$300,000
6027 6th Ave NE	2	1	1908	1 Story	\$305,000
2331 N 64th St	2	1	1904	1 Story	\$375,000
327 NE 55th St	5	2.75	1919	1 1/2 Stry w/Bsmnt	\$405,000
8113 Stone Ave N	2	2	2008	Townhouse	\$429,000
6830-A Oswego PI NE	3	2.25	2008	Townhouse	\$431,000
1831 N 55th St	3	1	1917	1 Story w/Bsmnt	\$435,000
466 NE Maple Leaf PI	3	2.5	2008	Multi Level	\$436,000
5338 7th Ave NE	4	2	1918	1 Story w/Bsmnt	\$437,000
7522 Winona Ave N	4	3	1927	2 Stories w/Bsmnt	\$515,000
7411 Keen Way N	3	1.75	1926	1 1/2 Stry w/Bsmnt	\$676,000
1816 N 57th	5	1.75	1907	2 Stories w/Bsmnt	\$715,000
5629 Kirkwood PI N	6	4.5	1909	2 Stories w/Bsmnt	\$1,280,000

### 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 anybody 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](mailto:sold@windermere.com)

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

### SMALL AND SIMPLE AWARD WINNERS

Seattle Department of Neighborhoods is pleased to announce the 2010 Neighborhood Matching Fund Small and Simple Award winners. Recipients of the award will receive up to \$20,000 in funding to improve their neighborhoods and communities through various projects. This year's award winners will use funding to train youth in violence alternatives, engage at-risk and underserved students through mural creation, create safer bike circulation systems, and much more.

Small and Simple Projects Fund activities may be physical projects as well as less tangible but equally significant educational, cultural, and relationship-strengthening activities. The overall goal of the projects is to build stronger and healthier communities through driven participation centered on a neighborhood or community.

The Neighborhood Matching Fund (NMF) program was created in 1988. All projects are initiated,

*In this Issue*

Event Calendar  
Green Spring Clean  
Small & Simple Award Winners  
Land Use Notices  
Read to Ride  
Forbes top ten



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# Seattle Events Calendar

## SEATTLE INTERNATIONAL FILM FESTIVAL THROUGH JUNE 13, 2010 - VARIOUS LOCATIONS THROUGHOUT SEATTLE

The 36th Annual Seattle Film Festival promises to be an exciting Viewing Event. Experience 25 Days of intense film viewing, where you can indulge in every type of cinema from the US & around the world. From famous Directors to Independent Filmmakers, more than 300 Works will showcase this popular screening event.

### SEAFAIR 2010 JUNE 26 - AUGUST 8, 2010

For over a 1/2 Century in Seattle ... Seafair Seattle has been an annual tradition for both locals & visitors alike. Celebrated for just about a month ... usually until the first Sun in August, Seafair Seattle is the largest Festival in the Northwest and is rated one of the Top 10 Events in the Country.

### SEATTLE PRIDE FESTIVAL JUNE 27, 2010 - SEATTLE CENTER

On June 27, 2010... over 200,000 people will gather in Seattle, for the annual Seattle Pride Celebration.

Over the years, the Seattle Pride Celebration has become one of the city's ' largest ' Annual Events. In 2008, nearly 152 Contingents Marched, as Seattle Pride drew an estimated 230,000 Spectators to the Parade ... Rally and fun vendor areas at Seattle Center. Participants come from the greater Seattle area, around the State and beyond.

### GREENWOOD CAR SHOW JUN 26: 68TH - 90TH ON GREENWOOD AVE. N - FREE ADMISSION

The Greenwood Car Show is back for its 18th year, celebrating fantastic cars and memories. This year is shaping up to be the best GCS ever and we're looking forward to having you out! Over 700 cars at this 20-block event. Hosted by Lance Lambert, Kids Zone, 70 vendors and live music. All proceeds go to local Greenwood charities. for more info visit: [www.greenwoodcarshow.com](http://www.greenwoodcarshow.com)

### ROCK 'N' ROLL SEATTLE MARATHON & 1/2 MARATHON, A SEAFAIR SANCTIONED EVENT JUNE 26, 2010

The Competitor Group has partnered with Seafair to create a marathon through greater Seattle. The race is set to kick off the city's annual Seafair summer celebration. Web site: [www.seattle.competitor.com/](http://www.seattle.competitor.com/)

planned and implemented by community members in partnership with the City. Every award is matched by neighborhoods' or communities' resources of volunteer labor, donated materials, donated professional services or cash. Since the program was created 22 years ago, the Neighborhood Matching Fund has awarded over \$42 million with a community match of more than \$64 million. Projects have involved a total of nearly 65,000 volunteers who have donated over 400,000 work hours.

There were 2 Green Lake winners on this year's list!

Stone Avenue Street Painting	Sustainable Green Lake	A coalition of community members in north Green Lake would like to install a mid-block street painting on Stone Ave N. The benefits of the project include community-building, public art, slower vehicle traffic, and improved pedestrian environment, and community education.	\$7,075.00
Olallie Native Garden and Wildlife Sanctuary	Green Lake Elementary PTSA	To improve our school's existing garden with an emphasis on making the garden accessible to our disabled students and community members, to enhance the educational opportunities of the garden with informative signs and to connect the garden to the larger Green Lake neighborhood.	\$26,250.00

### READ TO RIDE

Kids: Read books and win a bike at the Green Lake Library. The Green Lake Branch of The Seattle Public Library will host a "Bikes for Books" reading program from Monday, April 12 to Saturday, June 2. A celebration and prize drawing will take place at 4 p.m. Saturday, June 26, at the Green Lake Branch, 7364 E. Green Lake Dr. N.

### STANDARD & POOR'S AFFIRMS CITY LIGHT BOND RATING RATING AGENCY GIVES A "STABLE" OUTLOOK

SEATTLE – Mayor Mike McGinn announced today that Standard & Poor's (S&P) has affirmed Seattle City Light's bond rating as AA- and a stable outlook. This rating is good news for ratepayers and independent validation that City Light is in good financial condition.

"Maintaining an AA- bond rating is essential for Seattle City Light to continue providing excellent service for residents of our city," said McGinn. "But we aren't out of the woods yet. Seattle City Light is facing serious challenges, including a shortfall in revenues due to a far below average snowpack. As chair of the Energy, Technology and Civil Rights Committee, Councilmember Bruce Harrell has played a key role in facing these challenges. I thank him for his hard work and I look forward to continuing my work with him. I know that we are both committed to a sustainable path for Seattle City Light to ensure that the utility remains a national leader."

The bond rating for City Light was reduced several times after the on-set of the West Coast energy crisis in 2000. In January 2001, City Light received an AA-/Negative rating. By July, 2003, the rating had dropped to A/Negative. The turnaround began in December, 2004 with an A/Positive rating. In 2008 City Light was up-graded to AA-.

"Our decision to create a Rate Stabilization Account and develop best practices for our financial policies and risk management efforts, all lead to a rating that will benefit our residents, low income customers, and businesses, both small and large.

We will be able to invest in our infrastructure and maintain our commitment for low, competitive rates," said Councilmember Bruce Harrell, Chair of the Energy, Technology and Civil Rights Committee.

Superintendent Carrasco was pleased with the vote of confidence from S&P. "Given the current economy, this is great news. City Light has worked hard to control costs, pay down debt, and together with the City Council, have put into place new financial policies that have strengthened our financial position," he said. "These steps are paying off and ultimately, our customers benefit."

### ABOUT SEATTLE CITY LIGHT

Seattle City Light is the ninth largest public electric utility in the United States and was the first electric utility in 2005 to be greenhouse gas neutral and remains net zero today. City Light has the lowest cost customer rates of any urban utility, providing reliable, renewable and environmentally responsible power to nearly 1 million Seattle area residents.

### LAND USE NOTICES

**ADDRESS: 108 NE 51ST ST**

**PROJECT: 3010891 ZONE: SINGLE FAMILY 5000**

Land Use Application to allow an expansion (1,369 sq. ft.) to an existing duplex. Project includes demolition of the existing wood frame basement foundation and a new 9 ft. tall concrete basement and foundation. The top two floors are to remain.

**ADDRESS: 2201 N 56TH ST**

**PROJECT: 3010573 ZONE: ARTERIAL WITHIN 100FT, NEIGHBORHOOD COMMERCIAL1-30, SINGLE FAMILY 5000**

Land Use Application to allow a minor communications utility (Clearwire) consisting of three panel antennas, one microwave dish, and one equipment cabinet all to be mounted on the rooftop of an existing building.

**ADDRESS: 8200 WALLINGFORD AVE N**

**PROJECT: 3010699 ZONE: ARTERIAL WITHIN 100 FT., SINGLE FAMILY 5000, STEEP SLOPE (>=40%)**

Land Use Application to allow a minor communication utility consisting of three panel antennas and three microwave dishes mounted on a 66 ft. net support pole. Project also includes replacement of a 51 ft. pole with a 66 ft. pole. Equipment cabinet to be located on a 12 sq. ft. concrete slab at the base of pole (Clearwire).

### CITY TO COMPLETE ADDITIONAL ENVIRONMENTAL ANALYSIS OF "MISSING LINK" ADDRESSES RECENT RULING ON BURKE-GILMAN TRAIL'S FUTURE ALIGNMENT

SEATTLE – In response to a recent ruling by the King County Superior Court, the Seattle Department of Transportation (SDOT) announced today that it will conduct an environmental review of the Burke-Gilman Trail's future alignment along Shilshole Avenue NW. As the Superior Court's ruling was a significant victory for the city of Seattle, upholding eight of the nine issues regarding the existing environmental assessment, the department opted to complete the additional evaluation instead of appealing the decision.

The city seeks to complete the Burke-Gilman by building a trail segment, known as the "Missing Link," from 11th Ave NW to the Hiram M. Chittenden (Ballard) Locks. Though SDOT had previously reviewed the environmental impact of an interim alignment along Ballard Ave NW, the court ruled that the department also needed to study the future alignment on Shilshole Ave NW from 17th Ave NW to NW Vernon Pl. This additional work is estimated to take up to six months and its final form will be determined once the environmental review is underway. While this will provide the city with additional information about the future alignment, no decision has been made about whether to construct the future trail segment at this time.

Once completed, the trail will create a regional trail system running unobstructed through Seattle, to Issaquah via the Sammamish River Trail and the East Lake Sammamish Trail. It is the city's top-rated trail priority as identified by the Bicycle Master Plan, and supports the plan's goals of tripling the amount of cycling and reducing the rate of bicycle collisions by a third.

### GREEN SPRING CLEANING

Everybody wants a clean and healthy home. Taking the green approach avoids use of hazardous products, which protects your health and the environment.

### SEATTLE CENTER FESTIVALS PAGDIRIWANG PHILIPPINE FESTIVAL JUNE 5-6, 2010

Celebrate Filipino independence at this annual celebration of the arts and culture of the Philippines. Pagdiriwang commemorates the end of Spanish rule in 1898 and highlights the beauty of the country and its people with pageantry, music, dance, food, children's activities, drill teams, rock bands, Filipino literature, exhibits and martial arts. Presented by the Filipino Cultural Heritage Society of Washington.

### FESTIVAL SUNDIATA: AFRICAN-AMERICAN CELEBRATION JUNE 12-13, 2010

What's up, Hi, What ya doin', head nod Music and dance set a rhythmic tone for a weekend filled with continuous live entertainment. This lively festival celebrates art, entertainment and education about the people of African descent, where participants and visitors from all communities may have an opportunity to peak into the window and experience the richness of Black culture. Presented by the Sundiata African-American Cultural Association.

### IRANIAN FESTIVAL JUNE 19, 2010

The region's premier Iranian cultural event celebrates one of the most hospitable cultures in the world. The festival offers a melting pot of new experiences as it unites a multifaceted community – young and old from all walks of life. Music and dance performances, Rumi poetry, food and libations, puppet shows and face painting provide a glimpse into this rich and diverse culture. Presented by the Iranian American Community Alliance.

### SEATTLE SPORTS SCHEDULE

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#### MARINERS MLB HOME GAME

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

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6/1	7:10PM	V.S. MIN
6/2	7:10PM	V.S. MIN
6/3	7:10PM	V.S. MIN
6/4	7:10PM	V.S. LAA
6/5	1:10PM	V.S. LAA
6/6	1:10PM	V.S. LAA
6/18	7:10PM	V.S. CIN
6/19	7:10PM	V.S. CIN
6/20	1:10PM	V.S. CIN
6/22	7:10PM	V.S. CHC
6/23	7:10PM	V.S. CHC
6/24	12:40PM	V.S. CHC

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#### SOUNDERS FC HOME GAME

<http://www.soundersfc.com/>

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6/5	7:00PM	VS. REVOLUTION
6/10	7:30PM	VS. D.C. UNITED