

# Roger J Turner is your exclusive Licton Springs Realtor

**CALL ME!**

(206) 999-6937  
(206) 527-5250 EX. 1217

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WHETHER SELLING OR BUYING  
- I CAN HELP!

I AM DEDICATED TO GIVING YOU  
THE BEST POSSIBLE SERVICE.



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## Hear what his clients have to Say:

Roger,

My mother and I want to thank you for all of the hard work you did to help get the house ready for sale. I let you know that living in Kirkland it was hard for me to get to Seattle on a daily basis to interview, meet with and choose contractors. You made the process so easy by having a group of professionals that you have worked with for years. You met with most of them on my behalf and sent the bids to me and bam... done. If it was a sink or a floor that needed to be refinished you just made the call and got it done. To stage our home you let us use (at no cost) a whole house full of furniture you have for your clients. You even went over to the house on the day of closing to read the electric and water meters for me! WOW Thank you also for your great advice throughout the process. Great communication by phone, in person and by email. You always checked in to see if there was anything that you could do, and always with a smile on your face and a great attitude.

The house sold in under a week. In this market that has to be close to a miracle. Thank you for all of your prep work in comps, listing, flyers, open house and everything that you do to make a deal happen. The buyers were A1 with no complications but most of all a young couple going to start a family. That meant the most to my mom. She really wanted a family to grow and enjoy the house like we all did.

Roger you are a great real estate professional. You went way above and beyond to help us. But most of all I found you to be a genuine and caring individual and we wish you all of the best in the future.

All of our thanks,

Lori Sonntag  
Myrtle Eriksson

### LAND USE NOTICE

ADDRESS: 1323 N 88TH ST  
ZONE/OVERLAYS AND ECA: LR2  
WORK TYPE: FULL REVIEW (COMPLEX)  
LEGAL DESCRIPTION:  
LOTS 11 & 12, BLK 23, BOULEVARD PLACE  
ADDITION; SUBJ TO & TGW EASMENT PER  
KC#3830332

DESCRIPTION OF WORK:  
Land Use Application to subdivide one development site into two unit lots. The construction of residential units is being reviewed under Project #6278851. This subdivision of property is only for the purpose of allowing sale or lease of the unit lots. Development standards will be applied to the original parcel and not to each of the new unit lots.

### NEW SECTION - RECIPE CORNER

Do you know someone who makes an amazing cobbler? People can't stop talking about your Chicken Pasta?

**Roger Turner would love to hear about your favorite recipes.**

If you have an outstanding recipe that you would like to share with the wonderful people of Licton Springs, please send an email to [rjturner@windermere.com](mailto:rjturner@windermere.com) with the subject, "Newsletter Recipes Licton Springs". Make sure you include a short sentence about yourself. Each month Roger Turner will include a new recipe and a little sentence about the person who was kind enough to share it with us.

*This Summer is going to be DELICIOUS!*

ROGER TURNER

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WINDERMERE REAL ESTATE/OAK TREE, INC. 10004 AURORA AVE N #10 SEATTLE WA 98133.

# Licton Springs Real Estate Journal

May 2011



## LICTON SPRINGS NEIGHBORHOOD HOMES SOLD

The following is a list of homes that sold in our Licton Springs Neighborhood over the last couple of months. Do you wonder what your home is worth? The décor, the features and condition all have a bearing on the price a home 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 Built	Selling Price
9209 Ashworth Ave N #B	2	2.5	Townhouse	2005	\$200,000
9224 Woodlawn Ave N	3	2	Townhouse	1991	\$265,000
2149 N 86th St	2	1	1 Story w/Bsmnt.	1918	\$310,000
8523 B Interlake Ave N	3	2.25	Townhouse	2004	\$315,000
9222 B Stone Ave N	3	2.5	Townhouse	2004	\$339,900
2305 N 92nd St	3	1.75	1 Story	1968	\$345,000
9513 A Ashworth Ave N	3	3.25	Townhouse	2005	\$345,000
10345 Densmore Ave N	4	2	1 Story w/Bsmnt.	1941	\$399,450

## LICTON SPRINGS MONTHLY HOME SALES E-MAILED DIRECTLY TO YOU!

Sign up now for a free monthly service. You can have Licton Springs home sales e-mailed to you every month. The e-mail will contain all of the homes that sold in Licton Springs 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 Roger Turner stating that you want to get Licton Springs home sales e-mailed to you. Roger's e-mail address is : [rjturner@windermere.com](mailto:rjturner@windermere.com)

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

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This Newsletter is brought to you by:

*Roger Turner*

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**Windermere**  
Windermere Real Estate/ Oak Tree Inc

## SEATTLE EVENTS CALENDAR

### BRASILFEST AUGUST 14, 2011 CENTER HOUSE, FISHER PAVILION, MURAL AMPITHEATRE

BrasilFest (Brazil spelled with an "s" in Portuguese) presents the lively world of Brazilian arts and culture. The festival fills Seattle Center with a sultry display of South American soul, Brazilian style and celebrates Brazilian cultural diversity through traditional and contemporary expressions beyond bossa nova and samba. Presented by Brazil Center, Show Brazil Productions and the Ethnic Heritage Council.

#### WHAT CAN YOU DO IN 2011?

Learn how Brazilians celebrate Carnaval, the festival theme in 2011, march in a colorful parade, dance, sing, eat and be amazed. BrasilFest fills Seattle Center with a sultry display of South American soul, Brazilian style and celebrates the cultural diversity of this dynamic country. Dance to the rhythmic Brazilian beats, watch contemporary Brazilian film and join in hands-on children's activities.

### TIBET FEST AUGUST 20-21, 2011 SEATTLE CENTER HOUSE, FISHER PAVILION

Uncover Tibet's ancient and modern history through music, activities and discussions. Presented by the Tibetan Association of Washington.

#### WHAT CAN YOU DO IN 2011?

Join in a group dance, create a Sand Mandala and learn about this fascinating and unique culture at the "roof of the world." Tibet's ancient and modern history is woven into Tibet Fest through a mix of traditional performance and modern song and music. Tibetan dance, arts and crafts, a children's corner, foods and herbal medicines illuminate the culture's historic roots.

### SEAFAIR FLEET WEEK PRESENTED BY BOEING SEATTLE WATERFRONT SHIP TOURS - AUGUST 4 - 7

We're celebrating the Centennial of Naval Aviation this year!

Seafair is proud to welcome the men and women of the U.S. Navy, U.S. Coast Guard, and Canadian Navy each year to Seattle's Elliott Bay waterfront.

**PARADE OF SHIPS WEDNESDAY AUG 3**  
The Fleet will make its entrance in Elliot Bay on Wednesday, August 3 between approximately 1:45 pm and 2:45 pm. Show your support by welcoming the Fleet at Bell Harbor as they parade through Elliot Bay. For those interested in being a ship rider during the Parade of Ships - the application process will be open from June 1 - July 15. Info will be posted here when the application

## CITY SEEKS ARTIST FOR BURKE-GILMAN TRAIL ARTWORK PROJECT

### OUTDOOR ARTWORK TO BE INSTALLED AT TWO TO FIVE POINTS ALONG THE TRAIL

SEATTLE — The Seattle Office of Arts & Cultural Affairs, in partnership with the Seattle Department of Transportation (SDOT), seeks an artist or artist team to develop a permanent, multi-site outdoor artwork at two to five select points along the Burke-Gilman Trail. Each part of the installation will enliven its location on the trail and collectively create a larger cohesive artwork.

The artwork will identify the trail as a connector through the city and add an element of discovery to peoples' experience on the trail. The artist will coordinate with staff at SDOT, Seattle Department of Parks and Recreation and the Office of Arts & Cultural Affairs to select sites and develop the artwork.

The call is open to artists residing in Washington state. All members of an artist team must reside in Washington. The budget is \$80,000, inclusive of all costs to design, fabricate and install artwork. The application deadline is 11 p.m., Monday, Aug. 1. A link to the online application is available at [www.seattle.gov/arts](http://www.seattle.gov/arts).

Developed on the site of the former Seattle, Lake Shore and Eastern Railway, the Burke-Gilman Trail was one of the first "rail trails" developed in the United States. The original 12.1 miles of the trail were dedicated in 1978. At 13.9 miles within the city today, The Burke-Gilman Trail is a popular corridor used for both recreational and commuter purposes. More than 3,000 cyclists per day have been counted on the trail during the warm-weather months.

The trail traverses a diverse section of Seattle. Along the trail's route are residential areas; the University of Washington; views of Lake Union, the Lake Washington Ship Canal and Puget Sound; and industrial and maritime areas. SDOT recently extended the trail from Fremont to Golden Gardens Park, ending with a dramatic view of the sound. Beyond the Seattle city limits, the trail connects to the Sammamish River Trail as part of the King County Trail System.

The Office of Arts & Cultural Affairs promotes the value of arts and culture in communities throughout Seattle. The 16-member Seattle Arts Commission, citizen volunteers appointed by the mayor and City Council, supports the city agency.

## MAPLE LEAF PLAY AREA RENOVATION & RESERVOIR PARK DEVELOPMENT

### PARKS AND GREEN SPACES LEVY PROJECT INFORMATION

#### PROJECT STATUS

June 2011

A final schematic design has been developed for Maple Leaf Res-

ervoir and can be viewed at the link below. This schematic design includes the play area, known as the Family Terrace, and it offers a traditional play area similar to what's there now, an adventure play area, and a children's garden.

Attend the public meeting on July 13 and see what concepts evolved from your input at the June meeting. An update on the status of the park on the reservoir will also be provided.

Budget: A budget of \$450,000 for total project costs has been allocated to the play area. This budget covers planning, design and construction. The available funding includes the renovation of the traditional play area and, if funds allow, a taste of the adventure play and children's garden.

Possible Additional Funds: The Maple Leaf Community Council (MLCC) and a local family are applying for Department of Neighborhoods Large Matching Funds to help make the adventure play and children's garden come to life! Through our design process, we'll plan for this so that we're prepared if these additional funds become available. The goal of the group is to reach \$175,000 in addition to the Parks and Green Spaces Levy funding. If you're interested in volunteering to help MLCC, please contact: Scott Bishop, [sbishop@live.com](mailto:sbishop@live.com).

Seattle Public Utilities is in the process of lidding the reservoir and construction for the park will begin once that project is complete.

#### PROJECT DESCRIPTION

This project provides for new park development on the reservoir lid and the development of a comprehensive site plan for the park space, including the existing Maple Leaf Playground. This plan will be implemented to transform the 16 acres of open space on the reservoir lid into a new neighborhood park for northeast Seattle.

Seattle Public Utilities (SPU) is replacing its open reservoirs with underground structures that will improve the quality and security of our water supply and provide new public open spaces on reservoir lids throughout Seattle.

A series of public meetings were held in 2010 to gather ideas and creative input from the community for the park design.



Photo: Bremerton ferry terminal sculpture on summer night 2010

process opens.

August 4 - 6 9:30 am to 3:30 pm  
Sunday, August 7 - Noon to 3:30 pm  
Ship tours are free.

### CENTRAL AREA COMMUNITY FESTIVAL AUG 20, 2011

This festival strengthens community pride, integrity and spirituality while promoting cultural diversity throughout the Central Area Community.

#### FESTIVAL'S OBJECTIVES

- Promote positive exposure of the Central Area Community.
- Provide opportunities for volunteer involvement of individuals, organizations and businesses.
- Promote community awareness, fellowship and pride.
- Promote corporate and neighborhood business development.
- Provide an arena for sharing informational, cultural and educational programming.
- Promote celebration of life within the Central Area Community.

Contact: Victor Minor - (206) 999-3482  
<http://www.cacf.com/>

## SEATTLE SPORTS SCHEDULE

### MARINERS MLB HOME GAMES

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

Date	Time	Opponent
8/1	7:10PM	V.S. ATHLETICS
8/2	7:10PM	V.S. ATHLETICS
8/3	12:40PM	V.S. ATHLETICS
8/12	7:10PM	V.S. RED SOX
8/13	7:10PM	V.S. RED SOX
8/14	1:10PM	V.S. RED SOX
8/15	7:10PM	V.S. BLUE JAYS
8/16	7:10PM	V.S. BLUE JAYS
8/17	7:10PM	V.S. BLUE JAYS
8/26	7:10PM	V.S. WHITE SOX
8/27	7:10PM	V.S. WHITE SOX
8/28	1:10PM	V.S. WHITE SOX
8/29	7:10PM	V.S. ANGELES
8/30	7:10PM	V.S. ANGELES
8/31	7:10PM	V.S. ANGELES

### SOUNDERS FC HOME GAMES

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

Date	Time	Opponent
8/13	1:00PM	VS. CHIVAS USA
8/23	1:00PM	VS. CREW

### SEATTLE STORM HOME GAMES

<http://www.wnba.com/storm/>

Date	Time	Opponent
8/02	7:00PM	VS SAN ANTONIO
8/05	7:00PM	VS CONNECTICUT
8/11	7:00PM	VSTULSA
8/13	7:00PM	VS ATLANTA
8/20	7:00PM	VS NEW YORK
8/23	7:00PM	VS SAN ANTONIO
8/25	7:00PM	VS TULSA
8/28	6:00PM	VS LOS ANGELES