

Roger J Turner is your exclusive Licton Springs Realtor

A GLIMPSE OF CHINA - CHINESE CULTURE AND ARTS FESTIVAL MAY 22, 2010 SEATTLE CENTER HOUSE

Discover more ...

Enter a virtual Chinese garden and partake in cultural traditions covering 5,000 years of China's history in this celebration of one of the world's oldest cultures. "A Glimpse of China" explores the rich traditions of China's graceful dance, music, martial arts and brilliant costumes. Gift booths offer authentic Chinese goods, and nationally acclaimed artists from the Northwest and China share their crafts and talents. Presented by the Washington Chinese Art Culture Committee.

Did you know?

With her success at the Beijing Olympic Games, Chinese diver Guo Jingjing became the most decorated female Olympic diver ever with six medals. Jingjing follows in a long line of exceptional female Chinese divers that includes Olympic medalists Gao Min and Fu Mingxia. Born in Baoding, Hebei province in 1981, Jingjing took up diving when she was six years old. She started training in competitive diving in 1988, and was selected to dive for the Chinese national team in 1992. Jingjing first competed at the Olympics in 1996. After the 2004 Athens Olympics, Jingjing became a Chinese national sports figure in the public eye with multiple endorsement contracts. She was banned by the national team for excessive commercial activities, but was later accepted back when she agreed to focus on diving.

Seattle Center Festál, a series of 22 world festivals presented at Seattle Center on weekends throughout 2010, highlights the distinct cultures and common threads of ethnic communities in our region through traditional and contemporary art, music, foods, youth activities, workshops and more. This collection of cultural events is produced with the generous support of Wells Fargo, Verizon Wireless, KUOW 94.9 Public Radio and Western Washington Toyota Dealers. Additional support is provided by Seattle Center Foundation and the City of Seattle.

Washington Chinese Art & Culture Committee
P.O. Box 593
Seattle, WA 98009
<http://www.chinaartandculture.org>

GREAT OPPORTUNITY TO BE A CLIMATE CHANGE LEADER!

Are you passionate about environmental issues? Are you interested in "doing more" to help your community address climate change? If so, we are looking for you!

We are currently recruiting for our next class of Carbon Coaches. This is an opportunity for a FREE training where you will learn about reducing carbon emissions and how to teach others to do so. The six-week long course consists of three hour training sessions once a week and one Saturday field trip. Applicants are asked to commit to attending every training session and to be willing to engage in future volunteer and outreach/education activities around climate change. Training starts on Wednesday March 24 and ends on Wednesday April 28. Download an application here. For more information, contact seattlecan@seattle.gov.

[HTTP://WWW.ROGERJTURNER.COM](http://www.rogerjturner.com)



WHETHER SELLING OR BUYING
- I CAN HELP!
I AM DEDICATED TO GIVING YOU
THE BEST POSSIBLE SERVICE.

CALL ME!
Roger Turner

Hear what his clients have to Say:

November, 08 2006

To Whom It May Concern:

As a mortgage banker 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

TESTIMONIALS

Dear Roger,

I wanted to take this opportunity to thank you for your relentless efforts, endless patience and selflessness in helping me find the right fit within my personal financial requirements. I appreciate the endless stakeouts in search of the right house to meet my liking. Also, let me say it was very enjoyable working with you and I feel your experience greatly benefited me when it got right down to the bottom line.

Thank you again for your patronage, courtesy and patience.

Sincerely,
Brad Fallon

Licton Springs Real Estate Journal

April 2010



LICTON SPRINGS NEIGHBORHOOD HOMES SOLD

The following is a list of homes that sold in our Licton Springs Neighborhood over the last month. 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	Bath	Bed	Style	Year Built	Selling Price
937-A N 97th St	2.5	3	Townhouse	2009	\$299,950
933-B N 97th St	2.5	3	Townhouse	2009	\$299,950
9238-9240 Wood-lawn Ave N	2	4	2 Story	1978	\$330,000

SPRING FLOWERS CAN BE DEADLY FOR CATS

Lilies and other spring blooms on the list of plants toxic to cats

SEATTLE – With the onset of spring and Easter just around the corner, the Seattle Animal Shelters warns cat owners about the dangers of Easter lilies, and other spring flowers.

"Lilies, including Easter lily, tiger lily, rubrum lily, Japanese show lily and some species of the day lily can cause kidney failure in cats," says Don Jordan, director of the Seattle Animal Shelter. "Be aware that all parts of the lily plant are considered toxic to cats and consuming even small amounts can be life threatening," say Jordan.

Within only a few hours of ingesting toxic plant material, a cat may vomit, become lethargic or lose its appetite. These signs continue and worsen as kidney damage progresses. Without prompt and proper treatment by a veterinarian, a cat may develop kidney failure in approximately 36 to 72 hours. Cat owners should remove toxic plants from their cat's access and are encouraged to consider safer alternatives to Easter lilies such as Easter orchids, Easter lily cactus, Easter daisy or violets.

To help educate cat owners and veterinarians about the dangers of lilies and other plants, the ASPCA Animal Poison Control Center, Cat Fanciers' Association, and the "No Lilies for Cats Campaign," have developed online materials including photos of common types of dangerous lilies and a list of non-toxic plants. To download the materials, visit <http://www.asPCA.org/pet-care/poison-control/plants/>, <http://www.cfa.org/articles/lilies.html> or <http://www.noliliesforcats.com/>

The Seattle Animal Shelter, located at 2061 - 15th Ave. W., is open for adoptions Tuesday through Sunday, noon to 6 p.m. Please call 386-PETS for more information. To view animals available for adoption, visit this web site: <http://www.seattle-animalshelter.org>

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This Newsletter is brought to you by:



Roger Turner

CALL ME!

(206) 999-6937

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Seattle Events Calendar

SEATTLE INTERNATIONAL CHILDREN'S FESTIVAL

MAY 11-15, 2010 - SEATTLE CENTER

The Seattle International Children's Festival began as a small Arts Event for kids... and has now grown into the largest Performing Arts Festival for families in the United States. The annual Six-Day Event... featuring artists from Africa... Asia... Europe and the America's, has introduced more than 500,000 people to the sights, sounds, music, movement and theatre arts of our brothers and sisters worldwide.

SEATTLE INTERNATIONAL FILM FESTIVAL

MAY 20 - JUNE 13, 2010 -
VARIOUS LOCATIONS - 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 globe. From 'famous' Directors to Independent Filmmakers, more than 300 Works will be showcased during this popular event.

Screenings, Panels and Workshops will be held at several different venues including; Egyptian, Harvard Exit, AMC Pacific Place 11 Theatres, Broadway Performance Hall, Cinerama and Paramount Theatre.

NORTHWEST FOLKIFE FESTIVAL MAY 28-31, 2010 - SEATTLE CENTER

This is the largest Folk Festival in the Country... drawing thousands of people from all over the world, to come and enjoy the multitude of Ethnic Traditions showcased here, which include: Food... Dance... Art... and Crafts.

Watch hundreds of Cultural Acts on 18 Stages set up around the 74 Acres of Seattle Center. Bring the kids... find a spot on the spacious lawns... and enjoy the sights and music on a beautiful Seattle spring weekend.

THE SEATTLE CHEESE FESTIVAL FACTS MAY 15-16, 2010

We've set the date for the 2010 Cheese Festival. Please join us at Pike Place Market on May 15th and 16th. We will be updating our site with 2010 information periodically. for more info please visit our website at: <http://www.seattlecheesefestival.com>

UNIVERSITY DISTRICT STREETFAIR MAY 15TH FROM 10-7 & 16TH FROM 10-6,

The U District StreetFair is the kick-off event for the festival season in the Seattle region. It is also the longest running street festival in the nation! Self-described as "country fair meets urban retail corridor", the StreetFair attracts more than 50,000 people and over 300 craft and food booths to the District on the third weekend of May each year. For more info, see: <http://www.udistrictchamber.org>

SEATTLE INSTALLS FIRST PUBLIC COMPOSTING TOILET

Picardo Farm P-Patch to Celebrate Achievement April 3, 2010

March 3, 2010 (SEATTLE, WA)--Installing permanent restrooms into public areas can often be a massive hassle, especially without easy access to sewage systems. Seattle Department of Neighborhoods is pleased to introduce Seattle's first public composting toilet, which was recently installed by community garden volunteers at our very own Picardo Farm P-Patch.

The Picardo Farm Garden was the first Seattle P-Patch, established in 1976 based on the idea that "you give back what you put in," offered by site owner Rainie Picardo. For years, the 281 plot gardeners of Picardo Farm have pined for a permanent restroom, voting in an early 2000s planning process on a composting toilet as a solution to the tipsy Honey Bucket, leased only from April to October. The new composting toilet will serve as a convenient relief to the gardeners and visitors.

The Clivus Multrum M54W is not only a composting system, but the building that houses the restroom. The water-tight section underneath holds lightly packed wood shavings along with a solar powered bilge-pump to convert the matter to carbon dioxide and distribute it throughout the shavings. Solar-powered fans are also built into the building to produce fresh air, and upon periodic maintenance, all matter composted can be removed and distributed elsewhere as fertilizer.

Picardo Farm gardeners have pursued this project through many hurdles. A Neighborhood Matching Fund award that provided funding was only the first step. Ultimately multiple permits were required from county and city agencies and a professional engineer was hired to help steward the process.

At 12:30 p.m. on Saturday April, 3, the Department of Neighborhoods will host a public celebratory opening of the newest Picardo feature, located at the intersection of 25th Ave NE and NE 82nd. The 1 p.m. ribbon cutting will be followed by garden tours.

CITY COUNCIL ESTABLISHES \$100 MILLION RATE STABILIZATION ACCOUNT

Reserve fund provides long term rate stability for City Light customers

SEATTLE – Today the Seattle City Council approved Council Bill 116817 by a 9-0 vote. The ordinance creates a \$100 million Rate Stabilization Account (RSA) for Seattle City Light. The account provides protection for Seattle City Light customers from the volatility of the wholesale power market. In addition to providing an insurance program against the fluctuations of the wholesale power market, the fund also shores up the bond rating of City Light, allowing the utility to borrow at lower rates and ultimately deliver lower cost power to its electricity customers.

"The RSA is a forward thinking mechanism that will serve City Light customers so that they will not be subject to unreasonable rate fluctuations," stated Councilmember and Energy, Technology and Civil Rights Committee (ETC) chair, Bruce Harrell. "Simultaneously the RSA will address the more immediate need of preserving the Utility's bond rating at the highest level possible. This means significant savings to the customers."

The ETC also established a new City Light Review Panel, and approved resolution 31187 that sets City Light's debt service at 1.8 times coverage and directs the Utility to fund 40 percent of its six year capital improvement program with cash from operations. The Council will evaluate the efficacy of these policies before the end of 2011. To address the immediate shortfall caused by the eighth lowest snowpack in the last 50 years, the ETC has directed City Light to identify spending cuts in their Operations & Management and Capital budgets and for a plan to be presented to the committee by March 31, 2010.

Council President Richard Conlin said, "Council has worked hard to protect the long term interests of City Light customers. The RSA will help ensure that City Light maintains its favorable bond rating and continue to deliver the cleanest, cheapest power in the nation." The RSA will be funded by several sources in-

cluding approximately \$50 million in refinancing of City Light bonds, up to \$25 million from City Light's existing Contingency Reserve Account, \$10 million from surplus property sales, and a temporary 4.5 percent customer surcharge through 2011. As the reserve fund grows, the surcharge paid by customers will drop; to 3 percent when the RSA reaches \$80 million, 1.5 percent when it reaches \$90 million and zero when the account reaches \$100 million.

Councilmember Nick Licata added, "This action sends a message to the rating agencies that the Council will make prudent decisions to ensure City Light's financial stability and protect customers from rate fluctuations caused by wholesale revenue volatility."

City Light has been subject to serious wholesale revenue shortfalls in the past. Last year, there was a \$74 million shortfall caused by low energy prices. This year, the eighth lowest snowpack in the last 50 years, has caused an estimated \$80 million shortfall. Economists are predicting that energy consumption will remain low, further eroding City Light's bottom line.

"Given the volatility of the past two years, I believe this mechanism will be a great tool to protect the customers," said Councilmember Mike O'Brien.

"There is no such thing as a normal water year anymore," said Mayor Mike McGinn. "The RSA takes an important step toward long term sustainability by helping Seattle City Light manage fluctuations in wholesale revenue caused by reduced snowpack levels. We will continue to work with Councilmember Harrell and the City Council to improve long term financial planning, review capital investments and ensure the Utility is managed as effectively and efficiently as possible."

Seattle City Council meetings are cablecast live on Seattle Channel 21 and Webcast live on the City Council's website at <http://www.seattle.gov/council/>. Copies of legislation, archives of previous meetings, and news releases are available on <http://www.seattle.gov/council/>. Follow the Council on Twitter at twitter.com and on Facebook at Seattle City Council.

ARCHITECTS AND GARDEN DESIGNERS NEEDED FOR COMMUNITY GARDENS

Seattle Department of Neighborhoods Seeks Landscape Architects to Design P-Patch Community Garden

March 10, 2010 (SEATTLE, WA)—The Seattle Department of Neighborhoods P-Patch Community Gardening Program is building a Roster of Landscape Architects/Garden Designers to provide garden design services for new and expanded P-Patch Community Gardens. The 2008 Parks and Green Spaces Levy has provided funding for additional garden sites to be located in Ballard, Queen Anne, Rainier Valley, and West Seattle neighborhoods; sites are to be completed by Fall of 2012.

Designers are expected to plan, facilitate, and document a community input process by visiting community meetings, planning workshops, working with bi-lingual and youth focused outreach, and preparing concepts for the city to review. From there, they will present designs to the community, draft construction plans, and propose a project schedule and budget to implement the plans. Garden designs and plans will emphasize simplicity and high quality infrastructure and materials that are easy for community volunteers to maintain into the future.

For the Levy-funded P-Patch Community Garden Projects, Seattle Department of Neighborhoods will directly select Garden Design/Landscape Architect consultants from the special P-Patch Community Garden Design/Landscape Architect Professionals Roster via an informal solicitation process. Women and Minority Business Enterprises (WMBE) are strongly encouraged to participate. For additional details on design expectations, applicant requirements, and how to apply, please visit our web site.

Seattle Department of Neighborhoods provides programs and service that engage residents in civic participation, foster stronger communities, make government more accessible, and preserve and enhance the character of Seattle's neighborhoods.

SASQUATCH 2010 MUSIC FESTIVAL MAY 29TH - 31ST MEMORIAL DAY

WEEKEND AT THE GORGE IN GEORGE.

Sasquatch! Music Festival is a music festival held annually at the Gorge Amphitheatre in George, Washington. It is presented by the House of Blues. There is an emphasis on indie rock bands and singer-songwriters, although there are also alternative rock and hip hop acts. The festival features three separate stages (Sasquatch! Main Stage, Wookie Stage, & Yeti Stage). Headliners from past festivals include Beastie Boys, Beck, Björk, Kings of Leon, Jane's Addiction, Coldplay, Ben Harper and the Innocent Criminals, Nine Inch Nails, Pixies, The Postal Service, M.I.A., Death Cab for Cutie, Modest Mouse, R.E.M. and String Cheese Incident.

STG PRESENTS

FIDDLER ON THE ROOF

THE PARAMOUNT THEATRE MAY 25 - 30
FIDDLER ON THE ROOF, The Tony Award winning musical that has captured the hearts of people all over the world with its universal appeal, embarks on its North American Tour.

Based on the stories of Sholom Aleichem, FIDDLER ON THE ROOF has been lauded by critics again and again, and won the hearts of people all around the world. Filled with a rousing, heartwarming score, which includes "Tradition," "Matchmaker, Matchmaker," "If I Were A Rich Man" and "Sunrise, Sunset," FIDDLER ON THE ROOF is a timeless classic.



Windermere Real Estate / Oak Tree Inc

SEATTLE SPORTS SCHEDULE

MARINERS MLB HOME GAME

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

5/1	12:10PM	V.S. TEX
5/2	1:10PM	V.S. TEX
5/4	7:10PM	V.S. TB
5/5	7:10PM	V.S. TB
5/6	7:10PM	V.S. TB
5/7	7:10PM	V.S. LAA
5/8	6:10PM	V.S. LAA
5/9	1:10PM	V.S. LAA
5/19	7:10PM	V.S. TOR
5/20	12:40PM	V.S. TOR
5/21	7:10PM	V.S. SD
5/22	7:10PM	V.S. SD
5/23	1:10PM	V.S. SD
5/25	7:10PM	V.S. DET
5/26	7:10PM	V.S. DET
5/31	7:10PM	V.S. MIN

SOUNDERS FC HOME GAME

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

5/1	7:30PM	VS. THE CREW
5/8	1:00PM	VS. GALAXY
5/22	12:00PM	VS. EARTHQUAKES