

Roger J Turner is your exclusive Licton Springs Realtor

owner-occupied home. Nantucket County Massachusetts leads the nation on remodeling spending per home at \$9,369. Other counties in the top five include New York County (Manhattan) and three counties in the San Francisco Metropolitan area. In each of these counties, remodeling is over \$8,000 per owner-occupied home. In comparison, the average across all counties nationwide is \$2,085.

SKAGIT TOURS NOW TAKING RESERVATIONS FOR SUMMER

The always popular Skagit Tours at Seattle City Light's Skagit Hydroelectric project return this summer. The news is being greeted with enthusiastic response from the public. One September tour is already filled and reservations are underway for all the enhanced Skagit Tours offerings. "Budget challenges forced City Light to suspend tours in 2010, but the new tours are better than ever," Superintendent Jorge Carrasco said. "We're pleased to see such strong support from people who want to visit the North Cascades this summer." Information about the summer tour schedule and reservations are available on the newly updated Skagit Tours website, www.skagittours.com, or by calling (206) 684-3030.



Windermere
Windermere Real Estate / Oak Tree Inc

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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:

Dear Roger,

Thank you for selling our house so quickly. We were very nervous about the prospects at the time of year we chose to move. Especially after you showed us the percentage of homes that sell in the months of October and November. Since we had already purchased our new home several hundred miles away, we indeed wanted the sale to be expedient. Not only did you find buyers for us but they were exactly the kind of people we wanted to buy our home of 20 years. They seemed to love it like we did & although we didn't want our attachment of our home influence us, it did.

Our was one of ten homes in that price bracket that sold in Seattle during November. Considering the size of the city, we felt very lucky to be one of those few homes that sold. Thanks to your marketing strategy and courtesy, you did it. We appreciated your honesty & enjoyed working with you. We apologize for any misgivings we made..it is not easy selling something you love.

Thanks again. We're not too deep in the woods and pretty easy to find if you are ever over this way.

Sincerely,
Michael and Beth McIntosh

CALL ME!

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

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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
8532 Midvale Ave N	2	1	1 Story	1952	\$212,500
1308 N 88th St	2	2.5	Townhouse	2009	\$220,000
1145 B N 91st St	3	2.25	Townhouse	2008	\$272,000
1145 A N 91st St	3	2.25	Townhouse	2008	\$273,000
8830 A Midvale Ave N	3	2	Townhouse	2006	\$335,000
2142 N 87th St	3	2	1 Story w/Bsmnt.	1948	\$335,500
10030 Ashworth Ave N	3	2	2 Stories w/Bsmnt	1940	\$360,000
9002 Burke Ave N	4	1.5	2 Stories w/Bsmnt	1936	\$500,000

NEIGHBORHOOD MATCHING FUND

Great news! The Neighborhood Matching Fund (NMF) is launching a new web-based fund management system. This user-friendly tool will allow community members to apply for NMF funds and manage their awards online. And for those who receive an award, they will be able to electronically submit invoices and reports and make changes to documents more easily. Over time, this online system will provide much more efficiency for NMF staff to review, administer, monitor, and communicate with awardees and other stakeholders.

Two drop-in sessions are available for applicants who would like hands-on assistance with the new system. And if you plan to apply to the Neighborhood Matching Fund, make sure to visit www.seattle.gov/neighborhoods/nmf to learn more.

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EVENTS CALENDAR

RAT CITY ROLLER GIRLS <http://ratcityrollergirls.com> **SATURDAY, JUNE 18, 2011**

At the KeyArena Doors are at 4:30, Opening Ceremonies are at 5:30.

Socket Wench vs. Derby Liberation Front
 Throttle Rockets vs. Grave Danger

SEATTLE INTERNATIONAL FILM FESTIVAL THROUGH JUNE 12, 2011 VARIOUS LOCATIONS

The 37th 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 2011 JUNE 25 - AUGUST 7, 2011 - THROUGHOUT THE SEATTLE AREA

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.

There's always something for everyone at Seafair Seattle, from Arts & Crafts to live Music... huge Parades... Triathalons... Festivals and more!. Major Events include the Milk Carton Derby, Torchlight Run & Parade, the KeyBank Air Show featuring the famous Blue Angels, and General Motors Cup Unlimited Hydroplane Races held on beautiful Lake Washington.

SEATTLE PRIDE FESTIVAL JUNE 26, 2011 - SEATTLE CENTER - DOWNTOWN SEATTLE WASHINGTON

On June 26, 2011... 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.

HUBBARD HOMESTEAD PARK DEDICATION

We made paradise and tore down a parking lot Seattle Parks and Recreation, the Hubbard family, and the Northgate community dedicated the Hubbard Homestead Park on Saturday, April 23. The Parks and Green Spaces Levy provided the funding to transform this former park and ride lot, located at 11203 - 5th Ave. NE, into a new 3.73 acre active green space for the urban Northgate neighborhood.

The name Hubbard Homestead Park was chosen for the site and honors Harry Hubbard's family, homesteaders who lived at the site from 1913 - 1968. The Hubbards learned to love and value nature, and with this name the city honors their commitment to environmental conservation.

The park design draws on the site's rich history and hydrological conditions. The park landscaping is young, but will grow to provide natural play in groves of trees at the northeast corner of the park and at the Hubbard homestead site. The park also includes a main lawn surrounded by meadow planting, a half basketball court, a hydro-seeded "wet meadow," and a gateway plaza at 112th Street and 5th Avenue.

The "wet meadow" offers a final natural bio-filtration for runoff and contributes to the health of Thornton Creek. The park paths help define and provide accessible connections to the main spaces within the park. The diagonal spring runnel that runs the length of the park represents the 'blue streak' which was the name of the first park and ride lot that occurred on this site.

The art, created by Laura Haddad and Tom Drugan, intends to re-invent the site's previous natural spring. The source stone is entitled "Mnemonic Spring" and the sculpture at 5th Ave. NE is entitled "Cloud Chamber."

Parks and Recreation and design consultant Mithun led an extensive public involvement process to determine the design for the new park. The 2008 Parks and Green Spaces levy provided \$2.5 million dollars for the implementation of the park design, including the skatespot that will be constructed in the southwest corner of the park. Construction is anticipated to be finished by late summer 2011.

SEATTLE CITY COUNCIL CREATES PROGRAM TO BRING ART, FOOD USES TO VACANT LOTS, CONSTRUCTION PITS

Seattle - Driven by the fact that many development projects that have lost their financing and stalled out, resulting in vacant, unused lots or construction pits in Seattle neighborhoods, the Seattle City Council unanimously adopted legislation to enliven vacant and underused lots in Seattle neighborhoods.

This new legislation creates a pilot program to allow property own-

ers to temporarily locate active uses, like retail sales kiosks, mobile food vending carts, or art installations, on sites of stalled construction projects.

Also allowed are temporary conversions of vacant and underused lots into short-term parking, provided the sidewalk-facing sides of the lot are activated with creative uses that will attract and increase pedestrian activity. Art, mobile food vending, retail kiosks, tree nurseries, or community gardens would all satisfy the activation requirement.

While we weather this recession, our neighborhoods shouldn't have to suffer vacant, trash-attracting lots, said Councilmember Sally J. Clark, sponsor of the legislation. Let's make things active and interesting again while Seattle's economy recovers and builders are able to re-secure their financing.

To take advantage of the pilot program, lots must: already have legally established accessory parking; have been cleared for construction as of June 1, 2010; or have an active building permit as of June 1, 2010. The pilot project would only apply to the following zones: Seattle Mixed, Highrise, Downtown, Industrial, and Commercial with the exception of NC1.

The Seattle Design Commission solicited ideas for lot activation. The results are available on their website.

Successful pilot program applicants may operate for three years and can renew for a second three-year term. No more than 20 permits would be granted city-wide.

KING COUNTY RANKED NO. 7 IN THE COUNTRY

King County ranked No. 7 in the country last year for counties spending the most money on remodeling, according a National Association of Home Builders survey released on March 15. King County homeowners spent an estimated \$2,295 million on their projects, averaging \$4,914. Neighboring Snohomish County was ranked No. 64 with \$665 million and an average of \$3,768, while Pierce County checked in at No. 73 with \$615 million and an average of \$3,323. A total of 3,143 counties were surveyed. Total remodeling spending in a particular county is obviously related to the number of homeowners in the county. Los Angeles County led the country at \$9.4 billion. Rounding out the top five list is Cook County in Illinois, Orange and San Diego counties in California, and Maricopa County in Arizona. The NAHB model uses data from the American Housing Survey - which is funded by the U.S. Department of Housing and Urban Development and conducted by the U.S. Census Bureau - to estimate local remodeling based on home and homeowner characteristics. It is then applied to the information on every county's homes and home owners that the Census Bureau released late last year from its American Community Survey. The new NAHB estimates include remodeling spending per

2011 SEATTLE INTERNATIONAL BEERFEST JULY 1-3, 2011 SEATTLE CENTER

Celebrating the world's most legendary brewing styles and the nations that made them famous. Come taste over 130 world-class beers from more than 15 countries.

Hours: Friday 12 PM - 10 PM; Saturday 12 PM - 10 PM; Sunday 12 PM - 7 PM. Admission is \$20, which includes a glass and 10 beer tickets.

JULY 4TH CELEBRATIONS JULY 4, 2011 - VARIOUS LOCATIONS THROUGHOUT THE SEATTLE WASHINGTON AREA

A Seattle favorite, the Chase Family Fourth fireworks display is set with a breathtaking downtown Seattle as a backdrop on Lake Union. Other activities include Chase Play-fied (Kids Area), Street Scramble, National Anthem performed by members of the School of Rock: Northwest All-Stars, food booths and beer gardens. Festivities begin at Noon with a 'huge' pyrotechnic extravaganza at 10 PM.

SEATTLE SPORTS SCHEDULE

MARINERS MLB HOME GAMES

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

6/1	12:40PM	V.S. ORIOLES
6/2	7:10PM	V.S. RAYS
6/3	7:10PM	V.S. RAYS
6/4	1:10PM	V.S. RAYS
6/5	1:10PM	V.S. RAYS
6/13	7:10PM	V.S. ANGELS
6/14	7:10PM	V.S. ANGELS
6/15	7:10PM	V.S. ANGELS
6/17	7:10PM	V.S. PHILLIES
6/18	7:10PM	V.S. PHILLIES
6/19	1:10PM	V.S. PHILLIES
6/24	7:10PM	V.S. MARLINS
6/25	7:10PM	V.S. MARLINS
6/26	7:10PM	V.S. MARLINS
6/27	7:10PM	V.S. BRAVES
6/28	7:10PM	V.S. BRAVES
6/29	12:40PM	V.S. BRAVES

SOUNDERS FC HOME GAMES

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

6/11	7:30PM	VS. WHITECAPS FC
6/23	7:00PM	VS. RED BULLS
6/26	1:00PM	VS. REVOLUTION

SEATTLE STORM HOME GAMES

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

6/04	12:00PM	VS PHO
6/09	7:00PM	VS MIN
6/17	7:00PM	VS IND
6/24	7:00PM	VS MIN