

Roger J Turner is your exclusive Licton Springs Realtor

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 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.

Hear what his clients have to Say:

To any who might come across Roger Turner,

We write to share the joy of our experience with Roger Turner. Although our relationship began with him as our realtor, he has become an advocate, advisor, and friend. My wife and I cherish our professional interactions and friendship with Roger, and give our strongest recommendation for you to access this wonderful realtor, developer, father, and community leader.

The story of our introduction to Roger tells of his selflessness. We were searching for a three bedroom two bathroom home in Northern Seattle, between Fremont and Sand Point. We arranged with a listing agent to see a striking townhouse in upper Fremont, and were greeted by this kind, warm, and gentle man. He showed us the house, affording us our space to inspect by our priorities and discuss in privacy. When we were ready, he meticulously summarized both positives and negatives, and asked which of these factors were important to us. After two minutes of discourse he mentioned four other houses in our area that might fit our vision, and offered to show them. Roger took the same approach at these other locations: pleasant and respectful – treatment rare for a young couple. After viewing the last home, the strangest thing happened: in the same breath Roger shared that he was the seller, i.e. owner of the townhouse at which we met him, and simultaneously convinced us not to buy it. He pushed us away from his better financial gain, to help us find our best fit. Over the next months we learned that this selfless, respectful behavior is typical for Roger Turner.

Roger's patience and ability to listen stand out amongst the fast paced world of real estate. When recently purchasing our second home in another state, time and time again my wife and I confided in each other that we wished Roger could again help us with the daunting task of finding and acquiring the right home. So often we encountered realtors who imposed their visions of the ideal home on us, and their unguidable assumptions of priorities. When purchasing our first home, in every offer we made Roger kept up seamlessly with the other realtors. Yet he always took the time to ask us directly about the factors which he anticipated to affect our life in the home. He was a knowledgeable resource for matter ranging from construction, to daily living, to current and classic trends in the market, and

nuances of the particular region of each neighborhood. He let us confer privately, and waited as long as we needed before proceeding with the offer. He was a blessing during the purchase of our first home.

In the end of our first home purchase, Roger helped us acquire a wonderful home for a remarkable price. Roger had such an impact on us that we can honestly say that the only realtor we would ever use in the great state of Washington is Roger Turner, and we wish we could bring him with us wherever we go.

In accord, we humbly assert that doing business with Roger will be the best decision you have ever made. Please feel free to contact us directly with questions.

Peace and Thanks,
Jeremy & Orapin Horst
Proud friends of Roger Turner



Windermere Real Estate / Oak Tree Inc

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Licton Springs Real Estate Journal

July 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
8505 N Midvale Ave N #B	3	1.5	Townhouse	2007	\$275,000
1305 N 88th St	3	2.25	Townhouse	2000	\$275,000
8835 Midvale Ave N	2	1.5	Townhouse	1978	\$306,000
10310 Midvale Ave N	2	1	1 Story w/Bsmnt.	1941	\$310,000
8503 Interlake Ave N #A	3	2.25	Townhouse	2004	\$312,000
1128 N 92nd St	3	3	Multi Level	2010	\$335,000
10024 Densmore Ave N	3	2.25	2 Story	1984	\$375,000
8912 Corliss Ave N	6	2	2 Story	1957	\$395,000

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 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.

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



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

This Newsletter is brought to you by:



Roger James

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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

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 Re-

altors. 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 \$.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 \$.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 \$.1 million for the half-year.

- Holding three park maintenance positions vacant in each of eight Park

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.piersecountryfair.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



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