

Roger J Turner is your exclusive Licton Springs Realtor

Many who live nearby visited the substation to watch the goats or talk to the goat herder, Craig Madsen. They have even held an impromptu block party for him. City Light consistently receives many compliments from neighbors on both the clearing of the brush and the use of the goats in place of more traditional vegetation controls.

During their work at the substation, the goats are kept in a fenced enclosure and will not roam outside of the area to be cleared, except to move to a livestock trailer. The shepherd uses a border colie to help herd the goats back and forth, and a portable electrified livestock fence keeps the goats away from the substation's electrical equipment as well as the street. The entire area is enclosed by a chain link fence and isn't accessible to the public.

Seattle City Light is the 10th largest public electric utility in the United States. It has some of the lowest cost customer rates of any urban utility, providing reliable, renewable and environmentally responsible power to nearly 1 million Seattle area residents. City Light has been greenhouse gas neutral since 2005, the first electric utility in the nation to achieve that distinction.

PETE HOLMES' STATEMENT ON ALASKAN WAY VIADUCT REPLACEMENT

I'd like to try to ease the tension that followed City Council President Richard Conlin's Sept. 23 signature on the Supplemental Draft Environmental Impact Statement (SDEIS) for the Alaskan Way Viaduct Replacement Project.

Conlin's signature demonstrates his intent for the City to remain as a co-lead agency during the state's EIS process. His signature does not certify that the SDEIS meets the legal standards for a EIS. As nominal lead agency, the Washington State Department of Transportation (WSDOT) has the primary responsibility for determining whether the SDEIS is adequate.

Because Conlin's signature does not purport to certify the adequacy of the SDEIS, it is not an affront to the executive authority of Mayor Mike McGinn. The signature neither binds the City nor impedes the mayor's powers.

Conlin's signature will have the effect that WSDOT and the City Council want it to have consistent with other laws. I understand that today the City Council is introducing an ordinance that would ratify and confirm the City's intent to remain as co-lead agency.



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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!
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Licton Springs Real Estate Journal

October 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
8539 Interlake Ave N #B	3	2.25	Townhouse	2004	\$340,000
10036 Ashworth Ave N	4	3.5	Multi Level	2008	\$580,400
8529 Caroline Ave N	4	3.5	Multi Level	2008	\$685,000

SEATTLE CITY COUNCIL SEEKS RESIDENT FEEDBACK DURING 2011 – 2012 BUDGET PROCESS

The City of Seattle faces a \$67 million general fund deficit for 2011, meaning there are some very difficult budget decisions to be made in the months to come. As the City Council works to balance the Seattle's 2011-2012 budget, considerable input from residents is needed to develop a budget that best reflects the needs of our city.

In advance of this work, the Seattle City Council invites you to participate in this year's budget process:

- Visit our new Ideascale page at seattlecitycouncil.ideascale.com. Here you can share, comment and vote for ideas on how to balance the budget, with the most essential ideas rising to the top. We are continuously reviewing this feedback and will respond to the most popular ideas.
- Submit your thoughts about the budget using our online comment form. Emails received will be tallied and shared with each Councilmember to keep them updated on issues important to you.

Did you know: Homeownership by Age Group

The national homeownership rate peaked in 2004, but has since fallen in every age group. Homeownership slipped the most in the under 35 age group. This group had a homeownership rate of 43.1% at the market's peak in 2004 before declining to 39.1% in the second quarter of 2010, a difference of 4.1 percent-

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SEATTLE CALENDAR

SEATTLE INTERNATIONAL AUTO SHOW NOV 10-14

QWEST FIELD EVENT CENTER

From November 10th - November 14th, you will be amazed by all of the New and 'soon-to-be' ... automobiles available at the 2010 Seattle International Auto Show. Virtually every make and model of new car and truck, foreign and domestic will be on display.

Whether you're in the market for a New Vehicle, or just simply want to experience the thrill of seeing the latest models... 'hands-on'... the huge Seattle Auto Show is a nice retreat from the Fall 'blahs'.

Auto Show hours are: Wed, Noon - 10 PM; Thur - Fri, Noon - 10 PM; Sat, 10 AM - 10 PM; Sun, 10 AM - 7 PM. Admission is \$11 for adults, kids 12 and under are free when accompanied by an adult.

WINTERFEST 2010

NOV 26 - DEC 31 SEATTLE CENTER

Now in its 23rd year, Seattle Winterfest is a wonderful celebration of Holiday Season traditions offering classic Holiday Foods, Family Activities, Free Concerts, holiday-themed Exhibits & beautiful Seasonal Decor throughout a 5-Week period.

Winterfest 2010 starts the day after Thanksgiving and ends on New Year's Eve with a 'spectacular' fireworks display at the Space Needle.

TREE LIGHTING CELEBRATION & HOLIDAY PARADE

NOV 26, WESTLAKE CENTER

This holiday tradition is held in downtown Seattle every year ... and features a full-day of Holiday Fun. You'll have the Downtown Holiday Parade beginning at 8:45 AM, then the official lighting of Westlake Center's Holiday Tree and Macy's Star at 5 PM... all in conjunction with a really spectacular fireworks display.

In 2010 the Holiday Parade commences on 7th Avenue at 8:45am, marching down Pine Street and University Street before heading north to Macy's for the official Tree Lighting Celebration and lighting of Macy's star at 5pm. A spectacular fireworks display rounds off the day's activities.

THANKSGIVING WEEKEND & BLACK FRIDAY SHOPPING

NOV 24-28 - THROUGHOUT SEATTLE

This year... give thanks to your Family's Health... Togetherness... Prosperity... and plan on spending a special 'Get~a~Way' with the Children & Grandparents. Visit world-class Department Stores like Nordstroms for the beginning of Christmas Season excitement and decorations. You'll be surrounded by lots of great Restaurants & more Christmas Shopping opportunities and sales than you could possibly imagine.

 Windermere Real Estate / Oak Tree Inc

age points. Younger buyers tend to have less in savings and are more susceptible to changes in employment.

HOUSING AFFORDABILITY REMAINS HIGH

Favorable interest rates and low prices contributed to a near record level of housing affordability for the second quarter of 2010, according to a widely watched index.

The National Association of Home Builders/Wells Fargo Housing Opportunity Index (HOI), released in mid-August, shows housing affordability remained near its highest level nationwide for the sixth consecutive quarter. It indicates 72.3 percent of all new and existing homes sold in the second quarter of 2010 were affordable to families earning the national median income of \$64,400.

Metropolitan areas within the State of Washington that are included in the HOI and their rankings include:

Area	Median Price	HOI	National Rank	Regional Rank
Bellingham	\$239,000	55.1	206	53
Bremerton-Silverdale	\$230,000	47.7	99	21
Olympia	\$205,000	59.2	78	12
Seattle-Bellevue-Everett	\$311,000	40.1	111	24
Tacoma	\$224,000	46.4	104	22

The index for the second quarter was slightly more affordable than the previous quarter and almost equaled the record-high 72.5 percent set during the first quarter of 2009. Until 2009, the HOI rarely topped 67 percent and never reached 70 percent.

"Homeownership is within reach of more households than it has been for almost a generation," said NAHB Chairman Bob Jones, a home builder from Bloomfield Hills, Mich. "Interest rates continue to hover at historic low levels, the economy is beginning to rebound and with house prices starting to stabilize, conditions are beginning to draw home buyers back into the market, which is a positive step on the path to recovery."

Syracuse, N.Y., where 97.2 percent of all homes sold were affordable to households earning the area's median family income, was the most affordable major housing market in the country. It edged out Indianapolis-Carmel, Ind., which had held the top ranking for nearly five years.

New York-White Plains-Wayne, N.Y.-N.J., maintained its position as the nation's least affordable major housing market, a distinction it has held for nine consecutive quarters. There, 19.9 percent of all homes sold during the quarter were affordable to those earning the New York area's median income.

Among other metro areas near the bottom of the affordability scale and the HOIs were San Francisco-San Mateo-Redwood City (21), Santa Ana-Anaheim-Irvine (32.9), Los Angeles-Long Beach-Glendale (33.3) and Honolulu (35).

SEATTLE CITY COUNCIL INTRODUCES LEGISLATION THAT RE-

AFFIRMS SEATTLE DEPARTMENT OF TRANSPORTATION AS CO-LEAD ON AWV PROJECT

Seattle - Today the Seattle City Council introduced an ordinance that will codify the City's commitment to remaining as a co-lead on the Alaskan Way Viaduct environmental review, known as the Supplemental Draft Environmental Impact Statement (SDEIS). This ordinance will ratify and confirm Council President Conlin's signature on the document thereby allows the SDEIS to go forward to the public for comments. This action ensures the City to remain as co-lead on the SDEIS.

"I am pleased that my colleagues are ready to reaffirm the City's policy position that we have had for nine years, as a partner with the State on this critical project," commented Council President Conlin. "We had no idea that our co-lead status was in jeopardy until the Mayor's actions last Thursday raised that possibility.

"My signature signals Council interest in remaining as a co-lead during the SDEIS process, confirming our policy to remain as a co-lead through this ordinance. WSDOT, as the responsible entity, will certify when the SDEIS is complete. None of these actions usurp the power of the Executive and there has been no Charter violation. The City Council can determine City policy to remain as co-lead and will continue to do so.

"We are not just standing by on the sidelines. We are a very strong partner and numerous City staff are engaged in the constant review of this project."

The "ratify and confirm" clause is a standard element in the codification of City policy by ordinance, which allows action to be taken in a timely fashion when there is not time for the Council legislative process to be completed. At the Council's September 20, 2010 meeting, for example, four of the ordinances that were approved by the Council included ratify and confirm clauses.

HEALING HOOVES GOATS MUNCH BLACKBERRY BUSHES AT NORTH SUBSTATION

The Roosevelt/Maple Leaf Neighborhood's favorite vegetation management team is came back to Seattle City Light's North Substation the 1st week of September to munch blackberry bushes in a four-day cleanup.

Up to 280 goats from Healing Hooves visited the substation from Monday, Aug. 30, through Friday, Sept. 3, to remove blackberry bushes and ivy that have grown on the steep, rocky hillside since the herd's last trip.

"Goats have been a creative, affordable solution for removing this vegetation," said Betsey Searing, landscape supervisor for City Light. "It's environmentally friendly. No chemicals and no dump fees."

Seattle City Light has been using Healing Hooves (<http://www.healing-hooves.com/>) since 2006, to clear the substation's one acre grounds of noxious weeds that grow where it's difficult for humans to clear them safely.

"The blackberry bushes are lush and full of berries," Searing said. "The goats will be getting dessert with their meal."

NEIGHBORS LOVE THE GOATS.

SEATTLE MARATHON & HALF MARATHON NOV 28 SEATTLE CENTER

Ran the first Sunday after Thanksgiving, the Seattle Marathon & Half-Marathon has become one of the Top 25 Races in the Country. The Seattle Marathon (26.2 miles) and Half-Marathon (13.1 miles) start at 5th Avenue and Mercer Street near Seattle Center and goes through Downtown Seattle, making it's way to Memorial Stadium for the exciting finish.

The 5k Race (11/27/10) starts at 5th & Harrison at Seattle Center... travels down 5th Avenue, turns around at Spring Street, heading north back up 5th Avenue, finishing at the International Fountain at Seattle Center.

PNB PRESENTS: NUTCRACKER NOV. 26-DEC. 27

Pacific Northwest Ballet can proudly lay claim to the world's most recognized and celebrated production of Nutcracker, now in its 27th season. The brilliant result of close collaboration between PNB Founding Artistic Director and choreographer Kent Stowell and renowned children's book author and illustrator Maurice Sendak, PNB's Nutcracker premiered to national acclaim in December 1983. for tickets visit: <http://www.pnb.org/Season/10-11/Nutcracker/>

HMONG NEW YEAR CELEBRATION NOV 6, 2010 SEATTLE CENTER HOUSE

The Lunar New Year is a time to welcome the prosperity of the coming year and the passing of the previous year. The Hmong New Year Celebration helps preserve the unique culture of this Southeast Asian highland culture that originates in the mountains of China, Laos and Thailand. Dance, traditional music, historical exhibits and the customary courtship ritual of ball tossing demonstrate this culture's compelling legacy. Presented by the Hmong Association of Washington.

SEATTLE SPORTS SCHEDULE

MARINERS MLB HOME GAMES

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

POST SEASON

SOUNDERS FC HOME GAMES

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

OFF SEASON

SEATTLE STORM 2010 WNBA CHAMPS

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

OFF SEASON

SEATTLE SEAHAWKS HOME GAMES

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

11/07 1:05PM

NY GIANTS

11/28 1:05PM

KANSAS CITY