

# Roger J Turner is your exclusive Licton Springs Realtor

## INVEST IN SEATTLE'S ENTREPRENEURS

The City can play an important role in fostering a business climate and environment where all businesses can thrive. We will connect businesses to resources that will help them expand and remove unnecessary hurdles that inhibit their success.

## INVEST IN SEATTLE'S ECONOMIC STRENGTHS

Seattle possesses rich concentrations of knowledge and experience in key economic sectors that provide a strong foundation for economic recovery. We will take stock of our existing economic strengths and nurture them where possible to encourage further diversification.

## INVEST IN NEXT GENERATION INFRASTRUCTURE

Smart infrastructure investments can create jobs while laying a physical foundation for the future that is socially and environmentally sustainable. Over the next four years, the City will be investing heavily in new capital projects and in maintaining existing capital assets, with the 2010 Adopted Capital Improvement Program totaling over \$700 million supporting over 2,500 direct jobs annually in the public and private sector and at least as many indirect and induced jobs.

## COUNT WHAT MATTERS

We will stay focused and make necessary course corrections by measuring and reporting on our progress. The City will benchmark and report to the public semi-annually on five key economic indicators:

- Business Income
- Job Growth
- Business start-ups and closures
- Performance of our K-12 and postsecondary education systems
- Distribution of Income



[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:

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

February 2011



## 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	Bed	Bath	Style	Year	Price
9541 Interlake Ave N #C	2	1.5	Townhouse	2006	\$142,000
8825 Stone Ave N #C	2	1	Townhouse	2000	\$205,000
2125 N 92nd St	2	1	1 Story	1946	\$220,000
1305 N 90th St	3	2.5	Townhouse	1993	\$239,000
9735 Wallingford Ave N	2	2	1 1/2 Story	1940	\$270,000
8534 Ashworth Ave N	3	2	2 Stories w/Bsmnt	1911	\$336,000

## SEATTLE DEPT. OF NEIGHBORHOODS ANNOUNCES NEIGHBORHOOD MATCHING FUND PROGRAM FOR 2011

Seattle Department of Neighborhoods announces the 2011 program for the nationally recognized Neighborhood Matching Fund (NMF). Updated application forms, program guidelines, and application deadlines are available for its three funding programs - Large Projects Fund, Small and Simple Fund, and Small Sparks Fund.

There have been several changes and impacts to the Neighborhood Matching Fund for 2011. To provide more opportunities for smaller projects, the Small and Simple Fund now has three application rounds in 2011. The deadline for the first round is January 18, 2011. The Tree Fund will no longer reside in Seattle Department of Neighborhoods, however, funding was transferred to Seattle Public Utilities for Citywide coordination of all tree giving programs in 2011.

For NMF projects that occur on the property of Seattle Parks and Recreation (DPR) as well as Seattle Department of Transportation (SDOT), projects will continue to require departmental approval and coordination

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# SEATTLE CALENDAR

## NW WOMEN'S SHOW MARCH 4-6, 2011 QWEST FIELD & EVENT CENTER

This 3-day Women's Show will feature seminars on health, wellness & finance; fashion shows; cooking demonstrations. Past celebrity appearances featured the world-famous Richard Simmons ... Anne Rule ... Susan Powter ... and Martin Yan.

Additional show activities include demos on faux painting, home repair and tools just for women, over 60 food exhibits and a rose show on Sun at 4:30 PM... with information on care & arranging.

Hours are Fri-Sun 10 AM - 6 PM. Tickets are \$15.

## IRISH FESTIVAL MARCH 12-13, 2011 SEATTLE CENTER

The weekend features non-stop Irish music, dancing and take in colorful cultural exhibits, contemporary Irish short films and booths where Irish and Celtic products are sold. Presented by the Irish Heritage Club of Seattle.

What can you do in 2011?  
March in the St. Patrick's Day Parade, shop for authentic Irish products and create Celtic arts and crafts. The weekend features non-stop Irish music, exuberant, award-winning dance and children's activities. Festival-goers may trace their roots in genealogy workshops, learn the Irish Language and take in colorful cultural exhibits and contemporary Irish short films.

## ST. PATRICK'S DAY PARADE MARCH 17, 2011 SEATTLE CENTER

Starting from 4th Ave at Jefferson in downtown Seattle at 12:30 PM... the parade heads north on 4th Ave to the reviewing stand at Westlake Park, with closing ceremonies at 2 PM at Seattle Center.

based on established criteria. Overall, the criteria continue to support neighborhood-initiated projects that provide a public benefit and are consistent with the goals of each department. The criteria also continue to limit large scale projects such as neighborhood-wide planning efforts or master plan development for large parks. Lastly, DPR and SDOT may have limitations related to staffing cuts and reassignments. For more detailed information on each department's project criteria, visit [www.seattle.gov/neighborhoods/nmf/](http://www.seattle.gov/neighborhoods/nmf/).

The Neighborhood Matching Fund (NMF) program was created in 1988. All projects are initiated, planned and implemented by community members in partnership with Seattle Department of Neighborhoods. Every award is matched by neighborhoods' or communities' resources of volunteer labor and donated materials, professional services, or cash. Since the program was created 22 years ago, the Neighborhood Matching Fund has awarded nearly \$47 million with a community match of more than \$68 million. Projects have involved more than 85,000 volunteers who have donated more than 566,000 work hours.

### SEATTLE OFFERS LOANS TO REPAIR HOMES FOR LOW TO MODERATE INCOME HOUSEHOLDS

The Office of Housing's Home Repair Loan Program provides loans to repair owner-occupied, single family homes with low- to moderate-income households. The program is designed to address immediate health, safety and structural deficiencies.

The loans are funded by local and federal programs which prioritize health and safety repairs. Homeowners are given as much flexibility as possible, but work items which threaten the health of the occupants or the integrity of the structure must be corrected before other work is started.

For a pre-screening to see if you qualify, please call (206) 684-0458 | (206) 684-0458 or email [HomeRepairLoan@seattle.gov](mailto:HomeRepairLoan@seattle.gov). **More details are offered below:**

#### Home Repair Loan Terms

The loans start at \$3,000. For households earning 50% of area median income or less, loans will have 0% interest. For households earning between 51% and 80% of area median income, loans will have 3% interest. See income limits below.

#### Income Limits

Eligibility is based upon the number of household members and total household income. The 2010 limits for maximum monthly income\* for home repair loans:

50% area median income				80% area median income			
1 Person	\$2,500	4 Person	\$3,566	1 Person	\$3,758	4 Person	\$5,366
2 Person	\$2,854	5 Person	\$3,854	2 Person	\$4,295	5 Person	\$5,800
3 Person	\$3,212	6 Person	\$4,137	3 Person	\$4,833	6 Person	\$6,229

\* Total gross income of household, before taxes and deductions; figures are updated annually.

#### Eligible Home Repairs & Improvements Include:

The home repair loan program is designed to address immediate health, safety and structural deficiencies. Other improvements that must be completed to address the identified health, safety and structural deficiencies or result from a health, safety or structural deficiency will be considered on a case by case basis. The following is a partial list of issues that may present an immediate health, safety or structural issue. This list is not intended to be exhaustive. Final determination of improvements will be made by the rehabilitation specialist in consultation with the homeownership program manager.

- Accessibility needs and modifications
- Appliances, if existing ones are nonfunctional, inefficient or in very poor condition
- Bathroom repair
- Electrical upgrades
- Floor repair and covering
- Foundation repair or replacement
- Furnace/boiler repair or replacement
- Gutter cleaning, repair, or replacement
- Hot water heater repair or replacement
- Kitchen repair
- Paint, interior and exterior
- Plumbing repair
- Roof repair or replacement
- Sewer repair
- Siding (if in poor condition)
- Other repairs as necessary to meet program goals...

#### CREATING A SUSTAINABLE ECONOMY WITH SHARED PROSPERITY MEETING THE FUTURE

For us to succeed, government must shift from managing growth to being a proactive partner fighting for new jobs, shared prosperity and sustainable economic development. We all need to work hard to build on our strengths. We can't be afraid to stand up to the status quo and tackle our weaknesses head-on. We have to be willing to do things differently - to take real risks and explore new ideas.

This is what it means to take the harder path. It isn't easy, but it is what it will take for us to exert meaningful control over our future and build a solid foundation for coming generations. It's what it will take to improve our schools so that all of our kids are prepared to step up. It's what it will take to make sure our limited resources are invested strategically to build the next generation infrastructure.

HERE IS WHAT WE WILL DO:

#### INVEST IN SEATTLE'S RESIDENTS, YOUTH AND YOUNG ADULTS

All of our residents deserve an opportunity to achieve their full potential and share in our region's prosperity. We will start with focused efforts to create new jobs, bolster our most challenged businesses and communities, and increase the skills of our youth and low-income residents.

## CHERRY BLOSSOM & JAPANESE CULTURAL FESTIVAL APRIL 1-3, 2011 SEATTLE CENTER

Explore Seattle's deep connections with Japan and celebrate the beauty of spring at the Seattle Cherry Blossom & Japanese Cultural Festival. Presented by the Seattle Cherry Blossom & Japanese Cultural Festival Committee.

What can you do in 2011?  
Learn the game GO, play with Japanese toys and participate in a tea ceremony demonstration, while you explore Seattle's deep connections with Japan and celebrate the beauty of spring. The event is a feast for the senses. Delicious food, Taiko drumming, Japanese artisan demonstrations, skate board routines and artwork present both a modern and ancient view of this complex culture.

## STG PRESENTS AMERICA'S GOT TALENT AT THE PARAMOUNT THEATRE MARCH 2ND AND 3RD, 2011!

NBC's hit television series, America's Got Talent, is taping live in Seattle for the first time ever and ALL TICKETS ARE FREE!! Join host Nick Cannon and judges Sharon Osbourne, Piers Morgan and Howie Mandel in the studio audience as the country's best singers, dancers, comedians, and performers of all age and style compete live on national television for a chance to win one million dollars. The show is traveling the country and is coming to the northwest for TWO DAYS ONLY, March 2nd and 3rd at The Paramount Theatre.

## STG PRESENTS BILLY ELLIOT THE MUSICAL THE PARAMOUNT THEATRE MARCH 22 - APRIL 3, 2011

Thrilling audiences worldwide and winning ten 2009 Tony Awards® including Best Musical, "The best show you will ever see," New York Post, is coming to Seattle! BILLY ELLIOT THE MUSICAL is a joyous celebration of one young boy's triumph against the odds. Called "The most inspiring show I've seen in years" by Ben Brantley of The New York Times, the story follows Billy's journey as he stumbles out of the boxing ring, into a ballet class and discovers his dream to dance.