

STEVE LAEVASTU & ROGER TURNER ARE YOUR MAPLE LEAF REALTORS

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test all streetlights after the re-lamping work has been completed.

“Our plan is to do the testing and report to the community what we find every year,” adds Carrasco. “It’s important that the public and our customers are assured we are taking the necessary precautions to enhance streetlight safety.”

Additional measures related to streetlights include a ten-year plan to up-date all grounding and wiring mechanism in order to meet current standards. The utility also will repair and restore underground service to approximately 750 streetlights currently powered by temporary overhead lines.

“I am pleased to see the utility taking such aggressive action to improve the electrical service to our streetlight system,” stated Seattle City Council Member Bruce Harrell, chairman of the Council’s Energy, Technology and Civil Rights Committee. “It’s important that we continue to make necessary investments in our critical infrastructure systems.”

City Light currently is in the fourth phase of its four-year re-lamping effort, replacing lamp heads in areas north of 65th Street. Approximately 10,000 LED streetlamps will be installed in residential areas of the City Lights northern most service territory. The work should be completed by November.

The public can help City Light in its streetlight efforts. City Light urges the public that if they suspect voltage at any metal streetlight pole or associated metal fixture to report the incident immediately by telephone to the Streetlight Hotline (206) 684-7056.



STOP PHONE BOOKS

Here’s how to stop unwanted yellow pages deliveries to your home or business in a few easy steps.

- Create your stop yellow pages delivery account on the CatalogChoice website: <https://seattle.catalogchoice.org/>
- Click on Phone Books and choose the yellow pages phone books you want.
- Your opt out selection must be in effect 30 days before a company starts its Seattle distribution cycle. Choices for DEX yellow pages phone books must be made by May 16, 2011 in order to prevent delivery of books this year.

Need help buying or selling your home?

Contact Us!

TESTIMONIALS

To Whom It May Concern:

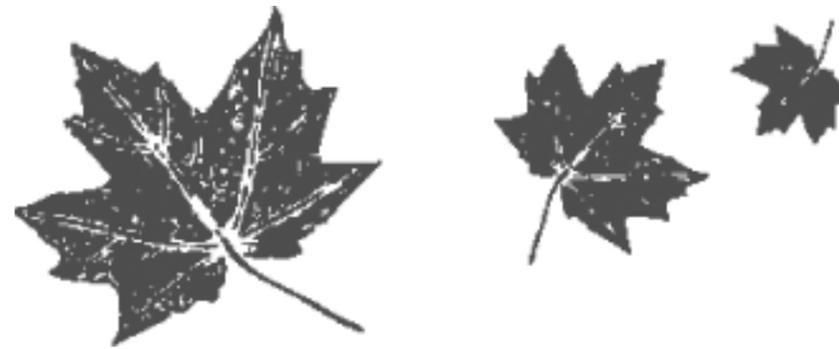
We would like to take this opportunity to express our sincere appreciation for the efforts made by Roger Turner and Steve Laevastu in the sale of our home.

Both Steve and Roger dealt with every aspect of the sale of our home in a very professional and straight forward manner, while at the same time showing a great deal of understanding for our feelings. This is our first house and one we have loved dearly, so putting it up on the market was not an easy thing to do. Steve and Roger showed concern for emotions we were dealing with and exhibited an unusual ability to move forward with business while also taking the time out to give us space to deal with our anxiety.

Roger and Steve provided us with many good ideas for readying our home for the market and actually saved us money by recommending not doing extensive remodeling just for resale. We went with their suggestions and got top dollar for our home.

We would happily recommend Roger Turner and Steve Laevastu to anyone seeking assistance in selling their home. We’re sure they will make it an enjoyable and exciting experience.

Sincerely,
Greg Cartozian and Susan Reich



For information on Seattle Real Estate please visit www.eSeattleHomeInfo.com

SOLD HOMES

The following is a list of homes that sold in our Maple Leaf Neighborhood over the last month. Do you wonder what your house is worth? The décor, the features and condition all have a bearing on the price a house will command. We have seen the interiors of most of the homes in this list. If you are selling your home, please let us help you. We would be happy to view your home, prepare a market analysis and discuss the details with you. We 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
529 NE 100th St	3	2	2 Story	1985	\$217,000
1530 NE 92nd St	2	1	1 Story w/Bsmnt.	1944	\$325,000
1223 NE 96th St	5	2	2 Story	1938	\$339,500
844 NE 92nd St	3	2	1 Story w/Bsmnt.	1924	\$374,100
10208 Roosevelt Wy NE	2	2.25	2 Stories w/Bsmnt.	1928	\$377,000
1012 NE 100th St	4	1	1 1/2 Story w/Bsmnt.	1927	\$385,000
1236 NE 96th St	3	2.25	2 Stories w/Bsmnt.	1934	\$390,000
1250 NE 90th St	2	1.75	1 Story w/Bsmnt.	1938	\$392,000
552 NE 89th St	4	1.75	1 Story w/Bsmnt.	1950	\$405,000
1236 NE 100 St	5	3.5	2 Stories w/Bsmnt.	1926	\$415,000
8219 15th Ave NE	3	3	1 1/2 Story w/Bsmnt.	1924	\$505,000
8247 4th Ave NE	5	2	1 1/2 Story w/Bsmnt.	1927	\$545,000
1211 NE 100th St	4	3	2 Story	2000	\$550,000

MAPLE LEAF MONTHLY HOME SALES E-MAILED DIRECTLY TO YOU!

Sign up now for a free monthly service. You can have Maple Leaf home sales e-mailed to you every month. The e-mail will contain all of the homes that sold in Maple Leaf for that month. With this e-mail you can see interior pictures of the homes that sold as well as get data on each home such as the price it sold for, BR, BTH, SQ FOOTAGE, ETC.

You will not receive any other junk e-mail. And your e-mail address will NOT be given to anybody else.

To sign up for this free service just send an e-mail to Steve Laevastu stating that you want to get Maple Leaf home sales e-mailed to you. Steve’s e-mail address is sold@windermere.com

This service has been very popular and received numerous compliments from a number of Maple Leaf residents.

WASHINGTON STATE 2ND BEST FOR MAKING A LIVING

Washington state ranked as the second best state to make a living. If you want to make a living -- in other words, make enough after tax and fixed expenses to prosper -- your chances of getting a job that pays enough to live in comfort varies dramatically based on the state where you live and work. MoneyRates.com pulled unemployment rates, average wages, tax rates and cost of living from all 50 states and found that the best places to find a job were not necessarily the best places to make a living. MoneyRates rankings are based on their analysis of what you have left to spend, after adjusting for paying your state taxes and dealing with the comparative cost of buying groceries and keeping a roof over your head, among other things. MoneyRates noted that Washington state has a higher cost of living than the average, but so is the average wage and the state imposes no income tax. Adjusted average income is \$41,456. Illinois was ranked as the first or best state to make a living, and Texas followed behind Washington.

June 2011

MAPLE LEAF NEIGHBORHOOD ADVISOR IN THIS ISSUE

Homes Sold
Event Calendar
WA #2 For Making a Living
Backyard cottages positive
Cut Energy Saves Big



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Steve Laevastu awarded
“BEST IN CLIENT SATISFACTION”
6 years running by
Seattle Magazine



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EVENTS CALENDAR

2011 SEATTLE INTERNATIONAL BEERFEST JULY 1-3 SEATTLE CENTER

Celebrating the world's most legendary brewing styles and the nations that made them famous. 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, (includes a glass and 10 beer tickets.)

CHASE FAMILY FOURTH JULY 4, 2011

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.

BELLEVUE FAMILY 4TH JULY 4, 2011

Bellevue Family 4th in Bellevue Downtown Park offers music, kids entertainment, food booths, a Community Spotlight Pavillion and a really nice fireworks display at 10 PM. Festival hours are from 4 PM - 10:30 PM.

SEATTLE CHAMBER MUSIC SOCIETY SUMMER FESTIVAL JULY 5 - AUGUST 12 BENAROYA HALL

The Seattle Chamber Music Society presents its 28th Summer Festival, held July 5th - August 12th. The main Summer Season consists of Twelve Concerts each Monday, Wednesday, and Friday evenings... beginning at 8:00 PM.

CHINATOWN-INTERNATIONAL DISTRICT SUMMER FESTIVAL JULY 9-10, 2011 - HING HAY PARK - DOWNTOWN

Known to be the largest Asian-American Streetfair in Washington, the International District Summer Festival offers a variety of Asian-inspired Entertainment including... Japanese Drumming, Chinese Martial Arts, Filipino Dancing, Lion and Dragon dances plus ... live concerts featuring Jazz, New Age and Pop music.

Chinatown-International District Summer Festival hours are: Saturday, 11 AM - 8 PM; Sunday, 11 AM - 6 PM. Admission is Free.

MAPLE LEAF LIGHT RAIL UPDATE THE NORTHGATE STATION



HIGHLIGHTS

The elevated Northgate station will be located east of First Avenue Northeast, spanning Northeast 103rd Street, with a station entrance on the Northgate Mall property north of Northeast 103rd Street and an entrance south of Northeast 103rd Street near the King County Metro Transit Center. This station will provide access to Northgate Mall, bus transfers at the Northgate Transit Center and to adjacent park-and-ride facilities. Sound Transit continues to work with Metro, the City of Seattle, and other Northgate stakeholders.

KEY FEATURES

- Elevated station approximately 25 feet above ground
- Two station entrances: elevators, escalators and stairs will be provided at each entrance
- Tail and pocket tracks north of the station

STATION FACILITIES:

- Elevated station platform and trackway with two entrances
- Covered bicycle storage
- Public art

ISSUES FOR FINAL DESIGN:

- Final architectural features
- Details of pedestrian, bus and bike connections
- Artist selection
- Construction schedule and methods
- Future extension of light rail north of Northgate Station

PROJECTED RIDERSHIP

2030 Daily boardings: approximately 15,200 at Northgate

REPORT CONCLUDES BACKYARD COTTAGES POSITIVE ADDITION TO URBAN HOUSING OPTIONS

SEATTLE – City Council's Committee on the Built Environment today reviews a report on backyard cottage development in Seattle over the past 18 months. In November 2009, Council adopted legislation allowing construction of backyard cottages on eligible lots in single-family zones throughout the City. Fifty-seven units have been permitted since

REPORT CONCLUDES THAT:

- Backyard cottages are evenly spread-out over the city
- Many owners matched designs with the existing house
- Siting, design, and neighborhood fit of the completed cottages is consistently positive
- Units are generally well-screened from the street
- Many have been converted from existing garages
- Only three of the 57 units requested a waiver for parking requirements

"Backyard cottages create affordable housing options, help someone pay their

mortgage and to make a room for a son or daughter moving back home," said Councilmember Sally J. Clark. "We're seeing a range of design and most appear to fit in really quite well."

The report, developed by the Department of Planning & Development, includes photos, site layout, and additional information on each of the 57 backyard cottages. Page nine also includes a map showing the diverse geographic spread of backyard cottages throughout the City.

For more information on backyard cottages, also referred to as "detached accessory dwelling units," visit the Department of Planning & Development's website.

PARTICIPANTS CUT ENERGY USE BY 3%, SAVED \$477,000 IN 2010

SEATTLE – Seattle City Light is expanding an energy use tracking service that helped about 18,000 customers save \$477,000 on their energy bills last year.

Every two months, participants receive a home electricity report from OPOWER that shows how their home energy use compares to similar homes in the same neighborhood and offers suggestions on how they can lower their electricity use.

On average, participants cut their energy use by up to 3.3 percent per month compared to a control group of customers who did not receive the reports. The average savings was \$26.24 per participant per year. Home owners and renters saw similar savings.

"Our customers consistently demonstrate that they want to make sustainable energy choices," City Light Conservation Resources Director Glenn Atwood said. "Home electricity reports are one more tool to help our customers reduce their energy consumption and save themselves some money in the process."

City Light sent the reports to 20,000 customers in 2010. About 2,000 either moved or decided to opt out of the program.

Starting May 10, the program will expand to a total of 50,000 customers who will receive the reports. Customers have the option of paperless reports and can go online for additional tips or to make a pledge to cut their energy consumption.

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.

CITY LIGHT FOLLOW-UP ON STREETLIGHT TESTING

Superintendent Jorge Carrasco announced today that City Light will conduct annual testing of all metal streetlight poles and equipment. "Since we completed all of the testing of our metal streetlights in January, there have been a couple of reports of poles with voltage present," said Carrasco.

Initially we planned to do testing on a four-year cycle where a quarter of our service territory would be tested each year. However, we decided that because many parts of our streetlight system have equipment that is more than forty years old, we needed to test it more frequently."

Starting in late summer, City Light will re-test all of the equipment that was tested in late December of 2010 and in early January of 2011. The utility plans to repeat this process every year in advance of storm season. In addition, City Light continues its re-lamping program. High Pressure Sodium (HPS) lamp heads will be replaced every four years, while LED streetlights will be on a much longer replacement cycle of eight to ten years. Crews will inspect and

BITE OF SEATTLE

JULY 15-17, 2011 - SEATTLE CENTER

The 'Bite of Seattle' has grown into one of Seattle's largest Summer Festivals, with more than 50 of Seattle's finest Restaurants... 30 Food Product Companies... 5 Beer Gardens... live Entertainment... a Comedy Club... Piano Bar... Wine Tasting... and more! Festival Hours: Friday & Saturday 11 AM - 9 PM; Sunday 11 AM - 8 PM.

TORCHLIGHT PARADE AT SEAFAIR JULY 30, 2011 - SEATTLE CENTER

Come celebrate the Northwest's largest lighted parade in Downtown Seattle! The famous Torchlight Parade at Seafair is one of Seattle's biggest nights for family tradition, so you won't want to miss the Macy's-style helium balloons, local bands, drill teams, beautifully illuminated floats, and naturally the Seafair Clowns and Pirates.

The parade begins at 7:30 PM at Seattle Center, and continues south down Fourth Ave. to Second Ave. and King Street. Over 300,000 people lined the parade route last year... so we suggest you get here early for the best viewing spots.



Windermere Real Estate / Oak Tree Inc

SEATTLE SPORTS SCHEDULE

MARINERS MLB HOME GAMES

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

7/1	7:10PM	V.S. PADRES
7/2	7:10PM	V.S. PADRES
7/3	1:10PM	V.S. PADRES
7/14	7:10PM	V.S. RANGERS
7/15	7:10PM	V.S. RANGERS
7/16	7:10PM	V.S. RANGERS
7/17	1:10PM	V.S. RANGERS
7/29	7:10PM	V.S. RAYS
7/30	1:10PM	V.S. RAYS
7/31	1:10PM	V.S. RAYS

SOUNDERS FC HOME GAMES

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

7/16	1:00PM	VS. RAPIDS
7/20	7:00PM	VS. MANCHESTER UNITED

SEATTLE STORM HOME GAMES

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

7/09	7:00PM	VS LAS ANGELES
7/12	12:00PM	VS WASHINGTON
7/21	7:00PM	VS SAN ANTONIO