

Steve Laevastu & Roger Turner are your EXCLUSIVE Maple Leaf Realtors

duce 38 neighborhood plans for urban villages and urban centers in Seattle. The plans identify actions needed to ensure that each neighborhood thrives as Seattle grows over time. The original plans had 20-year horizons. The update process approved today provides the chance for a mid-life tune-up.

The process to update neighborhood plans will begin this fall in three changing neighborhoods and with a planning area status review throughout the city. City staff will work with neighborhood residents and business people to gather information to create snapshots of each neighborhood compared to 10 years ago, including demographic shifts, zoning, housing units and affordability, transportation upgrades in the past 10 years, new parks, and a neighborhood plan implementation report. The status reports will help neighborhood advocates and the city recognize gaps and inform decisions about whether or how to update particular plans. A Neighborhood Planning Advisory Committee, made of citizens appointed by the Mayor, Council and Neighborhood District Councils, will provide guidance to the updating process.

While the triage and reporting phase proceeds through 2009, light rail will start rolling through Rainier Valley and Beacon Hill to Downtown. Three neighborhoods in Southeast Seattle with light rail stations and significant multi-family and commercial area around them are about to become very popular, very fast -- Beacon Hill, McClellan and Othello. Updates of the plans for these three areas would get under way immediately.

Councilmember Clark said, "My goal is to ensure an update process that carries forward the best elements of citizen engagement and partnership from the city-wide, national model planning effort of 10 years ago while bringing new voices into the mix. This is a great opportunity for neighborhoods to look at where they are and what they want to be in the future."

GEORGETOWN - THE NEXT BIG THING

According to BusinessWeek.com, Seattle's Georgetown neighborhood was selected as one of the next hot real estate markets. BusinessWeek.com tracked neighborhoods where artists resided -- mainly due to low-cost housing opportunities. Often that set the stage for redevelopment, and homebuyers who follow their (artists) lead can sometimes get in the market while real estate prices are affordable. Georgetown, one of Seattle's oldest neighborhoods south of downtown, is going through revitalization with the arrival of new coffee shops, bars, restaurants and condos.

BUILDING PERMITS

\$80,000; Construct additions and alterations to existing single family residence, per plan. 414 NE 81st St Seattle

WHAT ARE CLIENTS HAVE TO SAY

Dear Steve,

Going to the heart of the matter, we would simply say that anyone selling or buying a home needs you as their Realtor. If they work with anyone else, they are seriously shortchanging themselves.

Our experience has been that selling and buying a home constitutes a series of highly compressed and stressful decisions. Throughout this process, you were always available to offer guidance and advice. You eased our way from the initial consideration of selecting the correct selling price, to understanding lengthy documents, to the costly concerns of selecting the right people to perform necessary repair work.

We have never seen a professional person work with the high degree of expertise, honesty, optimism, diligence, and plain common sense that you exhibited throughout the sale of our former home, and the purchase of our new one. Beyond that, you are a pleasure as a person.

It is customary to wish a friend good luck, but you are one of the few who know how to work around a problem when luck sometimes appears to run out. So instead, we will wish you all the good fortune and success. We also leave you certain in the knowledge that those who are fortunate enough to work with you in selling or buying a home, will come to know exactly what we are describing in this letter.

With our warmest regards,

Sincerely

Ralph and Bonnie Brice.

Service that exceeds normal expectations, that was our experience with Roger.

We had listed our house and purchased our new house within days of each other and would be moving with no potential buyer(s) in sight. We were facing two mortgages and a loan from a retirement plan.

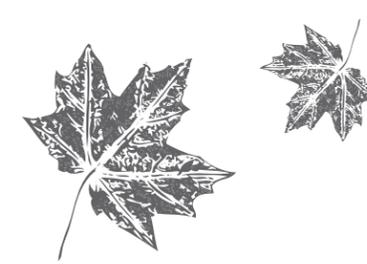
After explaining to a friend of mine that our house was on the market about four weeks with no activity (one brokers open and one public open during which not even one agent or buyer showed up to either) he suggested that we call Roger.

After rescinding the listing with our current agent and listing with Roger, we accepted an offer within two weeks.

Roger did all the right things to give the house lots of positive exposure and it worked. Thank you Roger!

Sincerely,

Peter and Moira Tueffers



NOVEMBER 2008 MAPLE LEAF NEIGHBORHOOD ADVISOR

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SOLD HOMES

The adjacent list is 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	LEVELS	YEAR BUILT	SOLD PRICE
1207 NE 100th St	2	1	1 Story w/Bsmnt.	1926	\$300,000
9721 19th Ave NE	2	1.75	2 Story	1984	\$375,000
8236 16th Ave NE	2	1.75	1 Story w/Bsmnt.	1944	\$400,000
1249 NE 96th St	3	2	1 1/2 Story	1930	\$412,766
9116 8th Ave NE	4	2	1 1/2 Stry w/Bsmt	1930	\$415,000
8053 Brooklyn Ave NE	3	1	1 1/2 Stry w/Bsmt	1925	\$480,000
419 NE 88th St	5	2.25	2 Stories w/Bsmnt	1942	\$487,500
223 NE 85th St	5	2.5	1 Story w/Bsmnt.	1966	\$489,500
816 NE 81st St	3	2	1 1/2 Stry w/Bsmt	1927	\$635,000
340 NE 91st St	4	3.5	2 Stories w/Bsmnt	2005	\$745,000

Additional Community and Real Estate information for the Maple Leaf Neighborhood is available online at <http://www.MapleLeafHouse.com>

MAYOR PROPOSES MORE FUNDING TO HELP CHRONICALLY HOMELESS

\$2.1 MILLION MORE FOR INNOVATIVE "HOUSING FIRST" UNITS

SEATTLE -- Mayor Greg Nickels is proposing an additional \$2.1 million in his 2009-2010 budget for permanent housing units for chronically homeless individuals. The funding continues the Mayor's commitment to "Housing First" projects, a highly successful approach that combines housing with important in-house medical and mental health services and other support programs.

"The idea behind Housing First is simple: reach out to the hardest to reach, move them into safe, decent housing, and then give them the services they need to rebuild their lives," said Nickels. "Our existing Housing First programs have proven successful at breaking the cycle of homelessness, as well as saving millions and reducing the burden on our emergency, social and health services."

In just the past three years, Seattle has put 280 Housing First units in operation with another 289 expected to be online by 2011. The proposed \$2.1 million is expected to secure approximately 40 additional units. Seattle has taken a leadership role in funding Housing First programs through the support of 1811 Eastlake, Plymouth on Stewart and others.

Nickels highlighted the proposed funding at the Langdon & Anne Simons Senior Apartments, where 94 formerly homeless seniors, 38 of them veterans, have found a safe home with the necessary supportive services the Housing First model provides.

Twenty-three of the units at the Simons Apartments, developed and managed by Plymouth Housing Group, house formerly homeless veterans. Through a unique partnership between Plymouth and the Department of Veterans Affairs and the King County Veterans Program, case managers ensure residents can tap into all resources available to them as veterans, as well as access specialized services including medical care, mental health counseling, and job programs.

"Many veterans leave the service and resume their lives. But some return to fight a different kind of battle: with drugs, alcohol or mental illness," Nickels said. "That's not right. Veterans who served our country in war shouldn't be sleeping on our streets at home."

"Providing on-site services with housing is more humane and more cost effective than paying for these same individuals to cycle in and out of Harborview, the sobering center or jail," said Adrienne Quinn, director of the city's Office of Housing.

Separate studies of Seattle's first two Housing First projects -- 1811 Eastlake and Plymouth on Stewart -- revealed similar findings when released in January 2008. Preliminary research showed an estimated savings of \$4 million because of fewer visits by these formerly chronically homeless individuals to the Harborview Medical Center and the Dutch Schisler Sobering Center, as well as less use of other crisis-treatment services. More importantly, residents reported that in addition to improving their housing situation, the program helped them deal more effectively with daily problems, improved their physical health and helped them reduce drug use.



Steve Laevastu



Roger Turner

Need help buying or selling your home?
Contact Us!

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Windermere Real Estate/ Oak Tree Inc

Seattle Events Calendar

**NORTH END ARTS TOUR
DECEMBER 5-7, 2008
FRIDAY 4 PM TO 9 PM
SAT/SUN 10 AM TO 5 PM**

Opening Night Festivities

On Friday, get first pick of the art and special refreshments. Plus each stop on the tour will have a drawing for a different piece of art. Visit all 7 and enter all 7 drawings! for more info, visit us online at: <http://exclusivethreads.com/NEAT/>

11/27 - HAPPY THANKSGIVING

11/28 - HAPPY BLACK FRIDAY

**ACT THEATER PRESENTS
PREVIEWS 11/13, OPENS 11/14
THE ADDING MACHINE
BY ELMER RICE**

Written in 1923, this groundbreaking play, with its themes of American business and quiet lives of desperation, is not only considered to be the first piece of expressionistic theater in the United States, but is also a surprisingly up-to-the-minute attack on the dehumanizing effect technology has on modern society.

**ACT THEATER PRESENTS
A CHRISTMAS CAROL BY CHARLES
DICKENS**

Our 33rd annual production of Dickens' classic tale. Tickets on sale to the public September 2, 2008. Season ticket holders can order early - call the ticket office at (206) 292-7676. <https://www.acttheatre.org>

**OPRAH WINFREY PRESENTS
THE COLOR PURPLE
@ THE PARAMOUNT THEATER
TUE - SUN | DEC 16 - 28**

Oprah Winfrey Presents THE COLOR PURPLE, a soul-stirring musical based on the classic Pulitzer Prize-winning novel by Alice Walker and the moving film by Steven Spielberg. It is the unforgettable and inspiring story of a woman named Celie, who finds her unique voice in the world. Nominated for eleven Tony® Awards, THE COLOR PURPLE is a landmark theatrical event, a celebration of love, and a Broadway phenomenon. With a joyous GRAMMY®-nominated score featuring jazz, gospel and blues, THE COLOR PURPLE is capturing the hearts of young and old, and uniting audiences in a community of joy. www.theparamount.com


Windermere

Windermere Real Estate / Oak Tree Inc

National studies have shown homeless families and individuals are more responsive to interventions and social services after they are safely in permanent housing. Residents in Housing First programs are given access to intensive services, such as mental health or chemical dependency counseling and treatment, job training, and other services to help them become self-sufficient.

The proposed additional funding for Housing First, which will not be restricted to units for veterans, will be awarded through the Office of Housing's spring 2009 funding round.

Visit the mayor's web site at www.seattle.gov/mayor. Get the mayor's inside view on efforts to promote transportation, public safety, economic opportunity and healthy communities by signing up for The Nickels Newsletter at www.seattle.gov/mayor/newsletter_signup.htm

SEATTLE WATER, SEWER COSTS TOPS IN COUNTRY

NWREPORTER NOVEMBER 2008

Among 51 markets, Seattle has the most expensive water and sewer rates, according to a survey by a New Jersey-based consulting group.

Seattle's combined water and sewer costs are \$14.28 per thousand gallons, up 5.1 percent from last year, according to NUS Consulting Group. That compares to a national average of \$7.08, an increase of 6.8 percent from July 2007.

Joining Seattle with the most expensive water and sewer costs were Atlanta, Boston, San Francisco and Portland, Maine.

The annual survey found that the average price of water (excluding sewer) in the United States soared by 7.3 percent for the period ending July 1, 2008. The survey revealed the highest price paid was in Boston, MA at \$5.76 per one thousand gallons while consumers in Savannah, GA enjoyed the lowest water price at \$1.09 per KGal.

The average cost of water in 2008 for the U.S. was \$2.81 per KGal. When including related sewer charges, the survey found that the national average price rose to \$7.08 per KGal -- an increase of 6.8 percent from July 2007. Since 2003, average surveyed water prices in the U.S. have increased by nearly 30 percent.

HIGHEST WATER & SEWER COST			(PER KGAL)
1.	SEATTLE, WA	\$14.28	+5.1%
2.	ATLANTA, GA	\$13.28	0.0%
3.	BOSTON, MA	\$12.96	+5.6%
4.	SAN FRANCISCO, CA	\$12.76	+11.0%
5.	PORTLAND, ME	\$11.67	+6.4%
HIGHEST WATER COST			(PER KGAL)
1.	BOSTON, MA	\$5.76	+5.6%
2.	HUNTINGTON, WV	\$5.61	0.0%
3.	PITTSBURGH, PA	\$5.21	0.0%
4.	NEWPORT, NH	\$4.86	0.0%
5.	SAN FRANCISCO, CA	\$4.00	+15.8%
LOWEST WATER COST			(PER KGAL)
1.	SAVANNAH, GA	\$1.09	+8.0%
2.	DES MOINES, IA	\$1.23	+2.8%
3.	BILOXI, MS	\$1.26	0.0%
4.	GREENVILLE, MS	\$1.46	+14.0%
5.	CHICAGO, IL	\$1.53	+15.0%
LOWEST WATER & SEWER COST			(PER KGAL)
1.	MEMPHIS, TN	\$2.43	+8.9%
2.	CHICAGO, IL	\$2.81	+15.6%

HIGHEST WATER & SEWER COST			(PER KGAL)
3.	GREENVILLE, MS	\$2.92	+6.3%
4.	EL PASO, TX	\$3.56	0.0%
5.	BILOXI, MS	\$3.98	0.0%

More than two-thirds of the surveyed cities had increased their water charges. Some of the more notable increases included New Orleans (+51.9%), St Louis (+32.4%), Fort Smith, AR (+29.6%), Sioux Falls, SD (+18.2%), Los Angeles (+17.9%), Binghamton, NY (+16.6%), Kansas City, MO (+16.3%), San Francisco (+15.8%), Hackensack, NJ (+15.4%) and Chicago (+15.0%). Of the water systems surveyed, none reported a decrease in pricing over the past year.

"With so much attention being paid to oil and gasoline markets, Americans may neglect to notice the increases in their water charges," remarked Richard Soultanian, co-president of NUS Consulting Group. "While U.S. prices are considered modest by international comparison, this most precious commodity is truly our sleeping giant in terms of cost impacting each and every consumer."

NUS Consulting Group, with 400 employees in 11 countries, is the world's leader in energy and telecommunications consulting services. Privately held since 1933, the company has redirected more than \$4 billion in energy and telecommunication savings from utilities to its clients.

COUNCIL PASSES "MEGAHOUSE" LEGISLATION NEW LAW WILL REIGN IN OUT-OF-SCALE, OUT-OF-CHARACTER NEW HOUSE CONSTRUCTION

SEATTLE — The Council today passed legislation that addresses Seattleites' concerns about MegaHouses— out-of-scale, out-of-character houses seemingly plunked into neighborhoods, overshadowing houses around them. Councilmember Sally J. Clark, chair of the Planning, Land Use and Neighborhoods Committee, said, "This is one of the issues I hear most about from neighborhoods all over Seattle. I'm pleased we have passed this new legislation to reign in the rush of oversized houses in our neighborhoods." Council President Richard Conlin said, "We have got to be thoughtful about how our city grows. This legislation protects the character of Seattle's neighborhoods by ensuring that new homes are in scale with existing ones."

The new legislation will help by 1) adjusting the formula for how much of a lot may be covered by the structure; 2) better protecting neighboring homeowners from being overshadowed by removing the provision that currently allows a house's height to be based on neighboring property if it is taller than 30 feet; 3) Limiting the location and visibility of garage doors that face a street; 4) reducing how much height for houses are allowed on lots on sloped sites; and 5) waiving parking requirements on lots of less than 3,000 square feet, thereby reducing the prominence of a garage as part of a structure.

Council President Conlin said, "This new law will help ensure that new homes contribute positively to neighborhood character, yet allow flexibility in accommodating future growth and increase housing choices for Seattle residents."

Councilmember Clark said, "People tell me that big-box houses block neighbor's sunlight or limit the number of trees and yard space in their neighborhood. This legislation is a great start toward solving the problems associated with MegaHouses."

COUNCIL SETS IN MOTION UPDATE OF NEIGHBORHOOD PLANS

*ONE-YEAR ASSESSMENT KICKS OFF CITY-WIDE WORK WHILE THREE
HIGH-PRIORITY AREAS JUMP IMMEDIATELY INTO PLANNING*

SEATTLE — City Council today authorized an update of neighborhood plans across the city. Councilmember Sally J. Clark, the chair of the Planning, Land Use and Neighborhoods Committee, said, "Ultimately, updating the neighborhood plans is an opportunity for us all to recommit to the vision of safe, affordable, sustainable neighborhoods for today and tomorrow."

In 1999, nearly 20,000 citizens collaborated with city staff and consultants to pro-

**NOV 28-DEC 30
MARION OLIVER MCCAW HALL
MUSIC: P.I. TCHAIKOVSKY**

**CHOREOGRAPHY: KENT STOWELL
SETS & COSTUMES: MAURICE SENDAK**
PNB's cherished Stowell/Sendak Nutcracker celebrates its 25th Anniversary with showers of silver and snow. Special guests, surprise appearances and McCaw Hall shimmering with light and merriment promise this year's Nutcracker will be the most festive event of the season. There's no greater gift than a magical memory and no holiday entertainment quite like Nutcracker! Make plans now to give 25th Anniversary Nutcracker to family and friends before calendars fill up and seats sell out! PNB's masterful production is the highlight of the holidays! <http://www.pnb.org>

**5TH AVENUE THEATER PRESENTS
7 BRIDES FOR 7 BROTHERS
DEC., 3 - 28**

We're goin' courtin' with this high-kickin' musical comedy! When she married Adam Pontipee, Milly never dreamed she would find herself in the wilds of the Oregon territory in charge of six rowdy brothers-in-law. But not for long! Milly whips her rough 'n tumble boys into shape, teaching them to be respectable gentlemen (mostly!) worthy of brides of their own. This audience favorite is filled with daredevil dancin' and rip-roarin' tunes like "Bless Your Beautiful Hide," "Goin' Courtin'" and "Wonderful Wonderful Day." <http://www.5thavenue.org>

SEAHAWKS

**SUN, 11/16 AT 1:05PM PT
ARIZONA CARDINALS**

**SUN, 11/23 AT 1:15PM PT
WASHINGTON REDSKINS**

**THU, 11/27 AT 1:15PM PT
AT DALLAS COWBOYS**

**SUN, 12/07 AT 5:15PM PT
NEW ENGLAND PATRIOTS**

**SUN, 12/14 AT 10:00AM PT
AT ST. LOUIS RAMS**

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IT Consulting & Technical Support

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Computer Help is a freelance technical support company, specializing in IT consulting for SOHO (small office/home office) businesses. Computers and Internet connectivity are one of the most valuable assets of any modern business. Don't neglect these important resources. Call for Computer Help today.