

# ROGER TURNER IS YOUR MAPLE LEAF REALTOR

## NEW SECTION - RECIPE CORNER

Do you know someone who makes an amazing cobbler? People can't stop talking about your Chicken Pasta?

**Roger Turner would love to hear about your favorite recipes.**

If you have an outstanding recipe that you would like to share with the wonderful people of Licton Springs, please send an email to [rjturner@windermere.com](mailto:rjturner@windermere.com) with the subject, "Newsletter Recipes Licton Springs". Make sure you include a short sentence about yourself. Each month Roger Turner will include a new recipe and a little sentence about the person who was kind enough to share it with us.

***This Summer is going to be DELICIOUS!***



## LAND USE NOTICE

ADDRESS: 1323 N 88TH ST  
 ZONE/OVERLAYS AND ECA: LR2  
 WORK TYPE: FULL REVIEW (COMPLEX)  
 LEGAL DESCRIPTION:  
 LOTS 11 & 12, BLK 23, BOULEVARD PLACE ADDITION;  
 SUBJ TO & TGW EASMENT PER KC#3830332

### DESCRIPTION OF WORK:

Land Use Application to subdivide one development site into two unit lots. The construction of residential units is being reviewed under Project #6278851. This subdivision of property is only for the purpose of allowing sale or lease of the unit lots. Development standards will be applied to the original parcel and not to each of the new unit lots.



## TESTIMONIAL

Roger,

My mother and I want to thank you for all of the hard work you did to help get the house ready for sale. I let you know that living in Kirkland it was hard for me to get to Seattle on a daily basis to interview, meet with and choose contractors. You made the process so easy by having a group of professionals that you have worked with for years. You met with most of them on my behalf and sent the bids to me and bam... done. If it was a sink or a floor that needed to be refinished you just made the call and got it done. To stage our home you let us use (at no cost) a whole house full of furniture you have for your clients. You even went over to the house on the day of closing to read the electric and water meters for me! WOW Thank you also for your great advice throughout the process. Great communication by phone, in person and by email. You always checked in to see if there was anything that you could do, and always with a smile on your face and a great attitude.

The house sold in under a week. In this market that has to be close to a miracle. Thank you for all of your prep work in comps, listing, flyers, open house and everything that you do to make a deal happen. The buyers were A1 with no complications but most of all a young couple going to start a family. That meant the most to my mom. She really wanted a family to grow and enjoy the house like we all did.

Roger you are a great real estate professional. You went way above and beyond to help us. But most of all I found you to be a genuine and caring individual and we wish you all of the best in the future.

All of our thanks,

Lori Sonntag  
 Myrtle Eriksson

[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**

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## 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. 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     |
|-------------------------|-----|------|----------------------|------|-----------|
| 7414 5th Ave NE         | 3   | 2.5  | Townhouse            | 2008 | \$360,000 |
| 409 NE 75th St          | 3   | 3    | Townhouse            | 2011 | \$499,000 |
| 401 NE 75th St          | 3   | 3.25 | Townhouse            | 2011 | \$520,000 |
| 8012 5th Ave NE         | 3   | 1.75 | 1 1/2 Story w/Bsmnt. | 1926 | \$270,000 |
| 9707 Roosevelt Wy NE #B | 3   | 1.5  | Townhouse            | 2006 | \$280,000 |
| 558 NE 100th St         | 5   | 2.75 | 1 Story w/Bsmnt.     | 1946 | \$324,000 |
| 1548 NE 95th St         | 3   | 1.75 | 1 Story w/Bsmnt.     | 1929 | \$367,000 |
| 10307 15th Ave NE       | 3   | 2.5  | 2 Story              | 2001 | \$405,000 |
| 8056 11th Ave NE        | 3   | 1.5  | 1 1/2 Story w/Bsmnt. | 1927 | \$427,000 |
| 8111 5th Ave NE         | 3   | 2    | 1 1/2 Story          | 1928 | \$441,705 |
| 8318 8th Ave NE         | 4   | 1.75 | 2 Stories w/Bsmnt.   | 1929 | \$450,000 |
| 7744 4th Ave NE         | 5   | 4    | 2 Stories w/Bsmnt.   | 1930 | \$535,000 |
| 360 NE 89th St          | 3   | 2.25 | 2 Stories w/Bsmnt.   | 2009 | \$610,000 |

## 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 Roger Turner stating that you want to get Maple Leaf home sales e-mailed to you. Roger's e-mail address is : [rjturner@windermere.com](mailto:rjturner@windermere.com)

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

Homes Sold  
 Event Calendar  
 Land Use Notice  
 Maintenance Quiz  
 Buyers and Sellers Profile



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## SEATTLE EVENTS CALENDAR

### BRASILFEST AUGUST 14, 2011 CENTER HOUSE, FISHER PAVILION, MURAL AMPITHEATRE

BrasilFest (Brazil spelled with an "s" in Portuguese) presents the lively world of Brazilian arts and culture. The festival fills Seattle Center with a sultry display of South American soul, Brazilian style and celebrates Brazilian cultural diversity through traditional and contemporary expressions beyond bossa nova and samba. Presented by Brazil Center, Show Brazil Productions and the Ethnic Heritage Council.

#### WHAT CAN YOU DO IN 2011?

Learn how Brazilians celebrate Carnival, the festival theme in 2011, march in a colorful parade, dance, sing, eat and be amazed. BrasilFest fills Seattle Center with a sultry display of South American soul, Brazilian style and celebrates the cultural diversity of this dynamic country. Dance to the rhythmic Brazilian beats, watch contemporary Brazilian film and join in hands-on children's activities.

### TIBET FEST AUGUST 20-21, 2011 SEATTLE CENTER HOUSE, FISHER PAVILION

Uncover Tibet's ancient and modern history through music, activities and discussions. Presented by the Tibetan Association of Washington.

#### WHAT CAN YOU DO IN 2011?

Join in a group dance, create a Sand Mandala and learn about this fascinating and unique culture at the "roof of the world." Tibet's ancient and modern history is woven into Tibet Fest through a mix of traditional performance and modern song and music. Tibetan dance, arts and crafts, a children's corner, foods and herbal medicines illuminate the culture's historic roots.

### SEAFAIR FLEET WEEK PRE- SENTED BY BOEING SEATTLE WATERFRONT SHIP TOURS - AUGUST 4 - 7

We're celebrating the Centennial of Naval Aviation this year!

Seafair is proud to welcome the men and women of the U.S. Navy, U.S. Coast Guard, and Canadian Navy each year to Seattle's Elliott Bay waterfront.

**PARADE OF SHIPS WEDNESDAY AUG 3**  
The Fleet will make its entrance in Elliot Bay on Wednesday, August 3 between approximately 1:45 pm and 2:45 pm. Show your support by welcoming the Fleet at Bell Harbor as they parade through Elliot Bay. For those interested in being a ship rider during the Parade of Ships - the application process will be open from June 1 - July 15. Info will be posted here when the application

## MAPLE LEAF PLAY AREA RENOVATION & RESERVOIR PARK DEVELOPMENT PARKS AND GREEN SPACES LEVY PROJECT INFORMATION

### PROJECT STATUS

#### June 2011

A final schematic design has been developed for Maple Leaf Reservoir and can be viewed at the link below. This schematic design includes the play area, known as the Family Terrace, and it offers a traditional play area similar to what's there now, an adventure play area, and a children's garden.

Attend the public meeting on July 13 and see what concepts evolved from your input at the June meeting. An update on the status of the park on the reservoir will also be provided.

**Budget:** A budget of \$450,000 for total project costs has been allocated to the play area. This budget covers planning, design and construction. The available funding includes the renovation of the traditional play area and, if funds allow, a taste of the adventure play and children's garden.

**Possible Additional Funds:** The Maple Leaf Community Council (MLCC) and a local family are applying for Department of Neighborhoods Large Matching Funds to help make the adventure play and children's garden come to life! Through our design process, we'll plan for this so that we're prepared if these additional funds become available. The goal of the group is to reach \$175,000 in addition to the Parks and Green Spaces Levy funding. If you're interested in volunteering to help MLCC, please contact: Scott Bishop, sbishop@live.com.

Seattle Public Utilities is in the process of lidding the reservoir and construction for the park will begin once that project is complete.

### PROJECT DESCRIPTION

This project provides for new park development on the reservoir lid and the development of a comprehensive site plan for the park space, including the existing Maple Leaf Playground. This plan will be implemented to transform the 16 acres of open space on the reservoir lid into a new neighborhood park for northeast Seattle.

Seattle Public Utilities (SPU) is replacing its open reservoirs with underground structures that will improve the quality and security of our water supply and provide new public open spaces on reservoir lids throughout Seattle.

A series of public meetings were held in 2010 to gather ideas and creative input from the community for the park design.

## TAKE THE HOME MAINTENANCE QUIZ

**How often should the moving parts of garage doors be oiled?  
What faucet parts need to be cleaned every 90 to 120 days?  
What can you use to help a window slide easily?**

Answers to these and 26 other questions are part of a "Home Maintenance Quiz" to remind homeowners of ways to keep their home in good shape.

"Your home may be the biggest investment you will ever make," the authors state. "Taking good care of it with regular maintenance is necessary to maintain its value and ensure it will provide a comfortable, safe shelter for you and your family for a long time."

NAHB's quiz is not intended to address every home maintenance project. Instead, it provides helpful tips and reminders.

Take the quiz and find answers to above questions at:

<http://www.nahb.org/generic.aspx?sectionID=124&genericContentID=107788&hp=yes>

## THE NATIONAL ASSOCIATION OF REALTORS'® PROFILE OF HOME BUYERS AND SELLERS

The National Association of REALTORS'® Profile of Home Buyers and Sellers notes that the percentage of buyers seeking quality schools (25%) ranks behind only those seeking a shorter commute (49%), nearby family (39%) and affordable homes (44%). When even one child enters the equation, however, price (43%) and local relatives (34%) take a back seat to quality of schools (48%) and proximity to said schools (43%). A joint study by UCLA and Dartmouth College in 2004 found a 10% swing in home values between houses in school districts where mean test scores are within the lowest quarter of the country's average test scores and a home where students average scores are among the top 25%.

Photo: Charter sailboat on Seattle Waterfront Summer 2010



process opens.

August 4 - 6 9:30 am to 3:30 pm  
Sunday, August 7 - Noon to 3:30 pm  
Ship tours are free.

### CENTRAL AREA COMMUNITY FESTIVAL AUG 20, 2011

This festival strengthens community pride, integrity and spirituality while promoting cultural diversity throughout the Central Area Community.

#### FESTIVAL'S OBJECTIVES

- Promote positive exposure of the Central Area Community.
- Provide opportunities for volunteer involvement of individuals, organizations and businesses.
- Promote community awareness, fellowship and pride.
- Promote corporate and neighborhood business development.
- Provide an arena for sharing informational, cultural and educational programming.
- Promote celebration of life within the Central Area Community.

Contact: Victor Minor - (206) 999-3482  
<http://www.cacf.com/>

## SEATTLE SPORTS SCHEDULE

### MARINERS MLB HOME GAMES

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

| Date | Time    | Opponent       |
|------|---------|----------------|
| 8/1  | 7:10PM  | V.S. ATHLETICS |
| 8/2  | 7:10PM  | V.S. ATHLETICS |
| 8/3  | 12:40PM | V.S. ATHLETICS |
| 8/12 | 7:10PM  | V.S. RED SOX   |
| 8/13 | 7:10PM  | V.S. RED SOX   |
| 8/14 | 1:10PM  | V.S. RED SOX   |
| 8/15 | 7:10PM  | V.S. BLUE JAYS |
| 8/16 | 7:10PM  | V.S. BLUE JAYS |
| 8/17 | 7:10PM  | V.S. BLUE JAYS |
| 8/26 | 7:10PM  | V.S. WHITE SOX |
| 8/27 | 7:10PM  | V.S. WHITE SOX |
| 8/28 | 1:10PM  | V.S. WHITE SOX |
| 8/29 | 7:10PM  | V.S. ANGELES   |
| 8/30 | 7:10PM  | V.S. ANGELES   |
| 8/31 | 7:10PM  | V.S. ANGELES   |

### SOUNDERS FC HOME GAMES

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

| Date | Time   | Opponent       |
|------|--------|----------------|
| 8/13 | 1:00PM | VS. CHIVAS USA |
| 8/23 | 1:00PM | VS. CREW       |

### SEATTLE STORM HOME GAMES

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

| Date | Time   | Opponent       |
|------|--------|----------------|
| 8/02 | 7:00PM | VS SAN ANTONIO |
| 8/05 | 7:00PM | VS CONNECTICUT |
| 8/11 | 7:00PM | VSTULSA        |
| 8/13 | 7:00PM | VS ATLANTA     |
| 8/20 | 7:00PM | VS NEW YORK    |
| 8/23 | 7:00PM | VS SAN ANTONIO |
| 8/25 | 7:00PM | VS TULSA       |
| 8/28 | 6:00PM | VS LOS ANGELES |