

STEVE LAEVASU

winner of "Best in Client Satisfaction"
for the past 4 years
As seen in *Seattle Magazine*



WHAT ARE CLIENTS HAVE TO SAY

We highly recommend working with Steve for your real estate needs. We have known Steve for several years, and earlier this year Steve helped us with; both selling and buying homes. Steve's strengths include the following:

- Vast knowledge and experience with real estate principles and the Seattle real estate market (especially northeast of Seattle)
- Great strategies and advice for every step of the process
- Honesty – Steve always follows through and is extremely trustworthy
- Very positive attitude with lots of enthusiasm
- Hard working and always ready to "go the extra mile".
- Great communication and people skills.

We will definitely use Steve next time we are in the real estate market.

Thanks for the great Job Steve!

Tom Atkins and Erin Nelson

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

SEATTLE'S FIRST PEDESTRIAN MASTER PLAN UNVEILED

SEATTLE – Today the Seattle City Council's Joint Pedestrian Safety and Transportation Committee got a look at the recommendations for Seattle's first Pedestrian Master Plan.

The Pedestrian Master Plan Advisory Group, known as PMPAG, was convened soon after the Council created an Ad Hoc Pedestrian Safety Committee in January 2007. Their vision is that Seattle become a "walking city" and recognizes that as we grow, people will walk in ever-increasing numbers.

In PMPAG's own words, "the plan:

- Cites the best of what Seattle has done thus far and encourages a continuing sense of pride in accomplishment;
- Demands respect and safety for pedestrians;
- Requires that pedestrian connections be made to and among parks, schools, transit, shops, civic spaces, work spaces, and other land uses;
- Encourages people to walk for their own benefit, for the life of the city, and for the good of the natural environment;
- Obligates all branches and sectors of city government to conduct their work with reference to the vision; and
- Names the public and private investment that will be necessary to meet the vision."

"This is important and historic work for Seattle that we couldn't have done without the leadership of PMPAG," said Councilmember Drago. Councilmember Licata added "to be a "walking city" we must give our citizens a safe city; I am committed to finding the funding to implement this plan after the Council approves it."

The City Council is scheduled to review and approve the plan in September and this review will include a public hearing on July 21, 2009. But before that, the immediate next steps include: an extensive number of presentations of the proposed plan's contents to District and Community Council Meetings. There will also be a Launch Event featuring Mark Fenton on May 12. Mark Fenton is considered one the nation's foremost experts on walking and is the former editor of WALKING Magazine.

Council meetings are cablecast live on Seattle Channel 21 and Webcast live on the City Councils website at www.seattle.gov/council. Copies of legislation, archives of previous meetings, and news releases are available on www.seattle.gov/council. Questions about Council news releases can be directed to Kimberly Reason, Council Communications, at 206-684-8159, or by e-mail at kimberly.reason@seattle.gov.

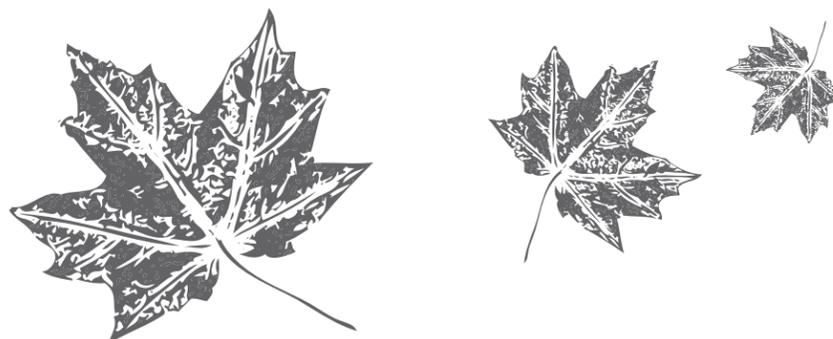
LAND USE NOTICES

AREA: NORTHEAST
ADDRESS: 8526 ROOSEVELT WAY NE
PROJECT: 3009016
ZONE: ARTERIAL WITHIN 100 FT., LOWRISE-2, NEIGHBORHOOD COMMERCIAL 2-40', NORTHGATE OVERLAY DISTRICT, SINGLE FAMILY 5000, STEEP SLOPE (>=40%)

Land Use Application to replace existing 60 million gallon open-water reservoir with a buried 60 million gallon concrete reservoir in an environmentally critical area (Maple Leaf Reservoir). Existing reservoir to be demolished. Project includes 221,150 cu. yds. of grading. Determination of Non-significance prepared by Seattle Public Utilities.

BUILDING PERMITS

\$95,000; Construct a 2 story addition and minor alterations to existing single family dwelling, per plan. 225 NE 90th St



<http://www.mapleleafhouse.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	AGE	STYLE	SOLD PRICE
8903 5th Ave NE	2	1	1927	1 Story w/Bsmnt.	\$155,000
9219 15th Ave NE	4	1	1946	1 1/2 Stry w/Bsmt	\$315,000
1219 NE 100th St	2	1	1926	1 Story w/Bsmnt.	\$335,000
1111 NE 78th St	3	2.5	2008	Townhouse	\$371,000
8825 5th Ave NE	3	1.75	1940	1 Story w/Bsmnt.	\$389,000
9613-A Roosevelt Way NE	3	2.5	2008	Townhouse	\$390,000
8804 5th Ave NE	5	2	1946	1 Story w/Bsmnt.	\$490,000
1021 NE 103rd St	6	3.5	2008	2 Stories w/Bsmnt	\$680,000



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Steve Laevastu
(206) 226-5300

sold@windermere.com
www.seattlehomeguy.com



Windermere Real Estate/ Oak Tree Inc

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

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, bedrooms, bathrooms, 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 (sold@windermere.com) stating that you want to get Maple Leaf home sales e-mailed to you.

GREEN BUILDING INITIATIVE: SAVING ENERGY FOR HOMES AND BUSINESSES
Mayor's proposal builds on President Obama's call to action

SEATTLE - Seattle Mayor Greg Nickels today announced a multitiered strategy to save energy and shrink the amount of climate pollution from Seattle's buildings and homes. Launched today on Earth Day, the Green Building Capital Initiative:

- Offers 5,000 residential home energy audits, using state-of-the-art diagnostics to analyze a home's heating and cooling systems. Funded through a partnership with Puget Sound Energy (PSE) and Seattle City Light, the audits will be available at \$95, a steep discount from the \$600 cost. Residents may call 206-684-3000 to schedule an audit.
- Develops a loan program so residents will be able to make energy-saving home improvements. The public-private partnerships would be funded, in part, by \$1.2 million of federal stimulus money from the Federal Energy Efficiency and Conservation Block Grant.
- Requires measurement and disclosure of energy usage, beginning in 2010, for commercial buildings larger than 50,000 square feet and multifamily buildings with more than 20 units. The program will be expanded to smaller buildings over two years. The data can be used by property owners to determine energy-saving measures.
- Increases energy efficiency requirements for new buildings by 30 percent, and launches a new expedited permit process for innovative projects that meet energy performance standards.
- Ramps up and expands existing training programs for auditors and other energy-efficiency technicians. The strategy is expected to generate about 230 jobs.

"By making our homes and businesses use energy wisely, we save on our utility bills, and we help the planet," said Nickels. "We've been working on green buildings for years, but now we have a part-

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- LAND USE NOTICE
- PEDESTRIAN MASTER PLAN
- GREEN BUILDING INITIATIVE

EVENTS CALENDAR

**SEATTLE CENTER PROGRAMS
SAFECO INSURANCE FESTIVAL 2009:
THE FOLLOWING ARE A LIST OF THE FESTIVAL EVENTS HAPPENING AT SEATTLE CENTER HOUSE**

**MAY 30, A GLIMPSE OF CHINA:
CHINESE CULTURE AND ARTS FESTIVAL**
Enter a virtual Chinese garden and partake in cultural traditions covering 5,000 years of China's history in this celebration of one of the world's oldest cultures. "A Glimpse of China" explores the rich traditions of China's graceful dance, music, martial arts and brilliant costumes. Gift booths offer authentic Chinese goods, and nationally acclaimed artists from the Northwest and China share their crafts and talents. Presented by the Washington Chinese Art Culture Committee.

JUNE 6-7, PAGDIRIWANG PHILIPPINE FESTIVAL

Celebrate Filipino independence at Pagdiriwang, the annual celebration of the arts and culture of the Philippines. The festival commemorates the end of Spanish rule in 1898 with pageantry, music, dance, food, children's activities, drill teams, rock bands, exhibits and martial arts. It also features contemporary Filipino literature, performance and thought. To celebrate the 100th Anniversary of the Alaska-Yukon-Pacific Exposition in 2009, the BIBAK Association will showcase the IGORROTE VILLAGES: Revisited, highlighting the true culture and history of the Philippine mountain tribes - Benguet, Ifugao, Bontoc, Apayao and Kalinga (BIBAK). Presented by the Filipino Cultural Heritage Society of Washington.

JULY 11-12, BASTILLE DAY CELEBRATION
Commemorate France's democratic beginnings at the Bastille Day Celebration. The festival marks the French national holiday in memory of the liberation of the infamous Bastille Prison and the start of the French Revolution. Enjoy picnics on the grass, French wine and pastries, cooking demonstrations, children's games, music and more. Sip, eat and shop your way through French culture at this festival of gourmet delights and fun for the entire family. Presented by France Education Northwest under the auspices of the Consular Agency of France.

JUNE 20, IRANIAN FESTIVAL
Take part in an afternoon of collective festivities and an evening of celebration at the Iranian Festival, the region's premier Iranian cultural event. The festival offers a melting pot of new experiences as it unites a multifaceted community - young and old from all walks of life. Musical and dance performances, Rumi poetry, foods and libations, Persian New Year and holiday displays, an art exhibit, puppet shows and face painting provide a glimpse into this rich and diverse culture. Presented by the Iranian American Community Alliance.

ner in the White House. We're ready to join with President Obama to create jobs, clean the air, and lead the world."

Energy use in residences and buildings accounts for 20 percent of Seattle's carbon footprint. By 2020, the Green Building Capital Initiative will increase the efficiency of existing buildings by 20 percent, and raise the energy performance of new buildings.

Through its Five Year Conservation Plan, Seattle City Light will provide \$1.5 million for the initiative. In addition, the city of Seattle will use part of its recent \$6.1 million allocation from the new Energy Efficiency and Conservation Block Grant program. The city may also seek further federal stimulus funds.

Pledging in his 2008 State of the City speech that Seattle would improve energy efficiency by 20 percent, Nickels convened a Green Building Task Force to come up with specific proposals for single-family homes, multifamily residences, and commercial buildings. The strategy announced today can be shared with cities across the region that receive federal stimulus money for energy efficiency programs.

"PSE is committed to working with its customers in Seattle and around the region to help them save energy, save money and protect the environment. This partnership with PSE's HomePrint energy evaluation program and the city of Seattle will be good for the economy and for homeowners," said Cal Shirley, vice president of Energy Efficiency Services for PSE.

"We have made great progress on Green Buildings -- bringing together economic opportunity and environmental stewardship. But we can do more, and right now it is essential that we work harder to win the rewards of conservation investments," said City Council President Richard Conlin. "This next stage of the Green Building initiative will help working families and those affected by the economic downturn by reducing their costs for energy. We can shape a future that truly works for Seattle as we enter the era of the new, green economy -- together as a community."

Seattle's actions coincide today with an energy-efficiency initiative announced by Mayor Michael Bloomberg in New York City.

Van Jones, special advisor for green jobs, enterprise and innovation for the White House, said: "Smart, green solutions are the way of the future for all Americans - whether they wake to see New York City's skyline or Seattle's Space Needle. Our nation's mayors are showing leadership from coast to coast regardless of their backgrounds or the very different cities they represent. We know they hold one thing in common: a passionate commitment to cutting wasted energy, reducing carbon pollution and increasing jobs for their citizens. We are proud to support these efforts as they help lead American cities to a better future. President Obama shares this dedication to a green recovery."

Speakers at today's press event include: Cal Shirley, vice president of PSE's Energy Efficiency Services; Seattle City Councilmember Richard Conlin; Sara Patton, executive director Northwest Energy Coalition; Ayoka Fasuyi, residential audit trainee.

SEATTLE TOPS NATIONAL MAGAZINE'S LIST OF CITIES

SEATTLE - Seattle has been named City of the Year on Fast Company's 2009 ranking of "Fast Cities." Editors cited Seattle's "smarts, foresight, social consciousness, and creative ferment" as the ingredients that made it tops this year - "ingredients that we believe will bring our communities - and country - back to prosperity."

Twelve other U.S. and international cities were cited on Fast Company's honor roll for exemplary initiatives that are improving neighborhoods, transforming lives, and helping build better, faster cities for the future. The complete ranking of "Fast Cities 2009" appears in the May issue of Fast Company and online at www.fastcompany.com.

The article, written by local novelist Garth Stein, noted that in this current national recession, "Seattle's multifaceted economy and forward-thinking business climate have given the city a little extra insulation; the jobless rate in January was 6.8 percent, more than a percentage point better than the national average. This is the kind of city that will thrive and lead us into recovery."

The article quotes Mayor Greg Nickels: "The same creativity that led Seattle to

be the home of Boeing, Starbucks, and Microsoft - and made our municipal utility City Light the first carbon-neutral utility in the nation - will help us restore our planet and boost our economy."

Get the Nickels Newsletter and the mayor's inside view on transportation, public safety, economic opportunity and healthy communities. Sign up at mayor.seattle.gov

MAYOR'S BUDGET ACTION: priority on public safety, human services Nickels lays out plan to cut general fund spending an additional 1.5 percent in 2009

SEATTLE - Mayor Greg Nickels today laid out his plans to cut \$13.3 million from the city's 2009 general fund budget, while preserving funding for public safety and direct human services.

"As we make difficult budget decisions, my priority is maintaining our core services for public safety and people in need," said Nickels. "These budget actions will keep our city in a solid financial position to deal with the ongoing national recession."

With declining revenue from sales taxes and business and occupation taxes, the latest forecast projects \$29.5 million less in revenue in the city's general fund for 2009, compared to last year's estimate.

Anticipating revenues would be lower because of the national economic recession, the mayor instituted a series of cost-cutting measures in the fourth quarter of 2008. Even though final revenues were \$13 million less than expected for the year, the city finished 2008 with a positive balance of \$19 million. That is carried over to offset lower revenues this year.

"When I took office in 2002, we were in a financial crisis. The rainy day fund was only \$2.5 million. The budget gap was huge. But we made good decisions with hard choices. We cut deep, and grew smart," said Nickels. "We once again face adversity. But this time, our financial house is in good order to weather the storm."

Nickels is proposing to tap up to \$5 million in the rainy day fund this year, leaving more than \$25 million available to help balance the budget in 2010. Since being elected in 2001, Nickels has made conservative budgeting a priority, and working with the City Council, has built up the rainy day fund to \$30.6 million, the highest level ever.

The mayor's budget action, which cuts general fund spending by an additional 1.5 percent in 2009, eliminates about 59 positions citywide, about a half of which are currently vacant. The cuts will result in some layoffs but workers finding other employment in the city will reduce the number of people losing jobs.

The mayor is also furloughing some professional staff in several departments and reducing overtime, supplies and expenses. Last month, the mayor announced rolling back salaries for 100 senior managers.

The mayor repeated today that he will re-balance the 2009 budget with no increase in taxes, fees or rates. Earlier this month, the mayor announced that Seattle City Light and Seattle Public Utilities would make budget reductions to avoid any changes to their rates in 2009.

After consulting with the City Council and a public hearing on April 22 at 5:30 p.m., the mayor plans to implement mid-year 2009 budget cuts beginning May 1 and continue looking for additional savings in the months ahead.

In addition to a drop in general fund revenue, the city is also experiencing a reduction in real estate excise tax (REET) due to the slow-down in commercial and residential real estate sales. Last week, the Mayor announced plans to defer REET-funded maintenance on some city facilities. He announced that plans to rebuild or upgrade 14 fire stations would continue as scheduled in 2009, but another nine projects slated to begin in 2010 would be delayed by about a year.


Windermere
Windermere Real Estate / Oak Tree Inc

SEATTLE INTERNATIONAL FILM FESTIVAL MAY 21 - JUNE 14, VARIOUS LOCATIONS

The 33th Annual Seattle Film Festival promises to be an exciting Viewing Event. Experience 25 Days of intense film viewing, where you can indulge in every type of cinema from the US & around the globe. From 'famous' Directors to Independent Filmmakers, more than 300 Works will be showcased during this popular event.

Screenings, Panels and Workshops will be held at several different venues including; Egyptian, Harvard Exit, AMC Pacific Place 11 Theatres, Broadway Performance Hall, Cinerama and Paramount Theatre.

NORTHWEST FOLKLIFE FESTIVAL MAY 22-25, 2009 - SEATTLE CENTER

This is the largest Folk Festival in the Country... drawing thousands of people from all over the world, to come and enjoy the multitude of Ethnic Traditions showcased here, which include: Food... Dance... Art... and Crafts.

Watch hundreds of Cultural Acts on 18 Stages set up around the 74 Acres of Seattle Center. Bring the kids... find a spot on the spacious lawns... and enjoy the sights and music on a beautiful Seattle spring weekend.

Northwest Folklife Festivities begin each day at 11:00 AM, and end at 11:00 PM.

SEATTLE SPORTS SCHEDULE

SOUNDERS FC HOME GAMES <http://www.soundersfc.com>

CREW	5/30	7:30PM
EARTHQUAKES	6/13	7:30PM

MARINERS MLB HOME GAME <http://seattle.mariners.mlb.com>

v.s. BOS	5/15	7:10PM
v.s. BOS	5/16	7:10PM
v.s. BOS	5/17	1:10PM
v.s. LAA	5/18	7:10PM
v.s. LAA	5/19	7:10PM
v.s. LAA	5/20	7:10PM
v.s. LAA	5/21	7:10PM
v.s. SF	5/22	7:10PM
v.s. SF	5/23	7:10PM
v.s. SF	5/24	1:10PM
v.s. BAL	6/1	7:10PM
v.s. BAL	5/2	7:10PM
v.s. BAL	5/3	7:10PM
v.s. MIN	5/5	7:10PM
v.s. MIN	5/6	1:10PM
v.s. MIN	5/7	1:10PM