

**STEVE LAEVASTU & ROGER TURNER ARE YOUR MAPLE LEAF REALTORS**

- Holding one position vacant in the Superintendent's Office and one in the Finance and Administrative Services Division for a total savings of about \$0.1 million for the half-year.
- Holding three park maintenance positions vacant in each of eight Park Districts for the last half of 2010. This will save about \$0.3 million but will have an impact on our ability to maintain our parks to their current excellent standard. Parks staff are working on ways to test different reduction strategies this summer to identify the models that have the least impact on the public.
- The only facilities that will close or will have their days of operation significantly curtailed are wading pools. For the summer of 2010, Green Lake, Volunteer, Lincoln, Magnuson, and Van Asselt wading pools will be open every day of the week from June 26 through Labor Day. Ten pools will be open three days per week for eight weeks beginning June 26. Ten wading pools will be closed (three for conversion to spray features, two because of adjacent construction, and five because of budget constraints). While this will have an impact on families and children, it will save the City almost \$0.2 million.

Adding all these midyear reductions together totals \$1.7 million, or about 2% of Parks' General Fund support.

**MAYOR MIKE MCGINN'S COMMENT ON 2010 MID-YEAR BUDGET REDUCTIONS**

"Seattle is facing difficult choices relating to the financial health of our city. In difficult times, we look to the values of our community, and seek to safeguard those values even while we are scaling back to meet budget deficits.

Over the past five months, I've held dozens of community town halls and met with hundreds of citizens and community leaders. Today's mid-year budget release reflects the shared values of the community as expressed in those conversations.

Budget Director Beth Goldberg drafted a budget that is fiscally responsible, protects public safety and human services, and prepares us to deal with reductions in revenue in 2010 and going into 2011.

The tragedy in Fremont this past weekend gave us a concrete example of the importance of protecting our public safety budget; in light of that event, I am not proposing any reductions to the Fire Department, giving us an opportunity to fully review the safety implications of any potential reductions.

I am also pleased to announce that we've been able to keep our public swimming pools and community centers open through the end of 2010.

But, make no mistake. We continue to face difficult choices in the city budget, and the projected deficits for 2011 will require us to work even harder to provide the needed services.

We'll continue to let our values as a community guide us in those decisions."

**TESTIMONIALS**

Dear Steve

Thank you so very much for your excellent assistance in helping us sell our house and thus buy a new home. Your loyalty, honesty, intelligent strategies, positive attitude and unflinching hard work will never be forgotten. We have never observed anyone else in your industry who is more polite, capable, and considerate of both parties needs. We would not hesitate to recommend you to handle any transaction. Please share these thoughts and feelings with your broker and colleagues, they must be proud to be working with you.

With Sincere gratitude,

Kirk Hanson and Dolly Skow

To Whom It May Concern,

We recommend Roger Turner for your home selling agent. Roger Turner was our home selling agent. We were able to sell our home within two weeks, because of his professional approach and accurate pricing. He has broad knowledge in home marketing; he is a responsive and active agent.

Merdad and Janet Shaverdian



Windermere Real Estate/ Oak Tree Inc

*Need help buying or selling your home?*

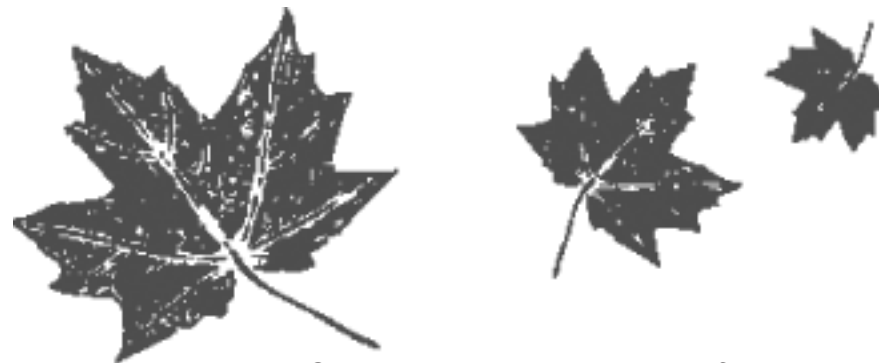
*Contact Us!*



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Visit us Online: <http://www.MapleLeafTownhomes.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	Year	Style	Price
557 NE 102nd St	3	1	1941	1 Story w/Bsmnt.	\$322,000
1512 NE 88th St	3	1	1953	1 Story w/Bsmnt.	\$324,000
1225 NE 104th St	3	1	1935	1 Story w/Bsmnt.	\$350,000
8223 2nd Ave NE	3	1.75	1946	1 Story w/Bsmnt.	\$365,000
822 NE 98th St	3	2	1946	1 Story w/Bsmnt.	\$375,000
546 NE 80 St	3	2	1908	1 Story w/Bsmnt.	\$377,500
8508 17th Ave NE	3	1.75	1940	1 Story w/Bsmnt.	\$389,900
1522 NE 92nd St	3	1.75	1944	1 Story w/Bsmnt.	\$392,000
9617 17th Ave NE	3	2.5	1977	1 Story w/Bsmnt.	\$435,000
839 NE 96th St	3	2	1928	1 1/2 Stry w/Bsmt	\$457,000
515 NE 89 St	4	2	1953	1 Story w/Bsmnt.	\$465,000
8550 Latona Ave NE	4	2	1941	1 Story w/Bsmnt.	\$508,000
1020 NE 90th St	5	1.75	1926	1 1/2 Stry w/Bsmt	\$544,000
819 NE 84th St	4	1.5	1928	1 1/2 Stry w/Bsmt	\$550,000
8201 15th Ave NE	4	2	1924	2 Stories w/Bsmnt	\$560,000

**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.

**COUNCIL APPROVES RENTAL HOUSING INSPECTIONS**

The Seattle City Council today approved (7-0, Rasmussen and O'Brien disqualified) legislation to better protect renters from sub-standard rental housing conditions. The three pieces of legislation create a framework to improve sub-standard housing via administrative warrants and a rental housing licensing and inspection program as early as 2012.

JULY 2010

**MAPLE LEAF**  
NEIGHBORHOOD ADVISOR  
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**WE HOPE YOU ENJOY YOUR 4TH OF JULY FLAG!**  
★ ★ ★  
**HAVE A HAPPY & SAFE 4TH OF JULY**



**SUMMER EVENTS JULY**

**Fourth of July Throughout Puget Sound**  
Check with your local chamber of commerce

**8th -11th Kent Cornucopia Days**  
[www.kcdays.com](http://www.kcdays.com)  
253.852.LION

**9th-10th Redmond Derby Days**  
[www.redmond.gov/derbydays](http://www.redmond.gov/derbydays)

**9th-11th West Seattle Summer Fest**  
[www.westseattlefestival.com](http://www.westseattlefestival.com)

**10th Milk Carton Derby Seattle, Green Lake**  
[www.seafair.com](http://www.seafair.com)

**10th Seafair Pirate Landing Seattle, Alki Beach**  
[www.seafair.com](http://www.seafair.com)

**10th-11th Ballard SeafoodFest Seattle**  
[www.seafoodfest.org](http://www.seafoodfest.org) | 206.784.9705

**10th-11th Mercer Island Summer Celebration**  
[www.misummercelebration.com](http://www.misummercelebration.com)

**10th-11th Seattle's Int'l District Summer Festival**  
[www.cidbia.org](http://www.cidbia.org) | 206.382.1197

**14th-18th Kia Ha Ya Days – Snohomish**  
[www.kiahayadays.com](http://www.kiahayadays.com) | 425.493.7824

**16th-18th King County Fair – Enumclaw**  
[www.metrokc.gov/parks/fair](http://www.metrokc.gov/parks/fair) 206.296.8890

**16th-18th Vashon Island Strawberry Festival**  
<http://vashonchamber.com> | 206.463.6217

**16th -18th Bite of Seattle Seattle Center**  
[www.biteofseattle.com](http://www.biteofseattle.com)

**17th-18th Mill Creek Festival and State Fair**  
[www.millcreekfestival.com](http://www.millcreekfestival.com)

**28th Greenwood Seafair Parade**  
[www.greenwood-phinney.com](http://www.greenwood-phinney.com)

**23rd-25th IKEA Renton River Days**  
[www.rentonwa.gov](http://www.rentonwa.gov) | 425.430.6528

**23rd-25th Bellevue Arts Festival**  
[www.bellevuefest.org](http://www.bellevuefest.org) | 206.363.2048

**23rd-25th Lake Stevens Aquafest**  
[www.aquafest.org](http://www.aquafest.org)

**31st Seafair Torchlight Run, South Lake Union**  
[www.seafair.com](http://www.seafair.com)

**31st Alaska Airline Torchlight Parade, Seattle**  
[www.seafair.com](http://www.seafair.com)

“The vast majority of landlords in Seattle care about their renters and their investment, but a few don’t,” Councilmember Sally J. Clark said. Clark chairs the Council’s Committee on the Built Environment which last week voted the legislation forward to the Full Council. “A rental licensing and inspection program isn’t a cure-all for sub-standard housing, but we should preserve the ability to institute a program that safeguards the rights of tenants and property owners.”

The Council’s action comes in advance of new, more restrictive inspection rules passed by the 2010 State Legislature that takes effect June 10. That legislation limits a local jurisdiction’s ability to design its own inspection programs if a local program is not in effect by June 10, 2010. The Seattle ordinance, co-sponsored by Councilmembers Clark and Licata, serves as a “placeholder” for future action by the Council to define the specific details of a rental housing licensing and inspection program in advance of the April 1, 2012, effective date.

Approximately 51 percent of all dwellings in the City are rented. Under current law, city inspectors can enter a rental unit only if invited by the tenant or owner. “Representatives from both apartment owners and tenants working together, made passage of the State legislation possible and we duplicated that effort with the city’s bill,” said Councilmember Nick Licata. “Now Seattle can move forward with a pro-active rental inspection program.”

In addition to the ordinance, the Council adopted two companion resolutions. The first requires the City’s Department of Planning & Development (DPD) to work with stakeholders to determine the right elements of a future licensing and inspection program and report back to the Council by February 1, 2011. Specific stakeholder input will be required for:

- Whether all units should be inspected or instead a sampling.
- How often inspections should occur.
- The standards for what warrants passage or failure of an inspection.
- The scope and focus of a proposed rental housing inspection program, including whether it should be citywide, geographically focused, limited to buildings with a certain number of units or with a certain type of units.
- Whether exemptions in the placeholder legislation are appropriate or should be expanded.

The second resolution requires DPD to report on the City’s success or failure in using administrative inspection warrant authority to gain entry into rental units that may have serious code violations. Administrative warrant authority, an element of the SSB 6459, allows the City to obtain an inspection warrant from a court, if there is evidence from a third party or a City inspector that conditions exist in a rental housing building that threaten the life or safety of a tenant. That report will be delivered to City Council July 1, 2011.

**SEATTLE NAMED ONE OF KIPLINGER’S ‘10 BEST CITIES’.**

Personal Finance magazine cites Seattle’s work force, creative energy SEATTLE - Seattle today was ranked second in the nation by Kiplinger’s Personal Finance in the magazine’s new list of “10 Best Cities for the Next Decade.”

The magazine writes: “Home to a well-educated workforce, a world-class research university, and innovators Amazon, Boeing, and Microsoft, Seattle crackles with creative energy. Also thriving is the life-sciences industry, a staple of the Seattle business scene, thanks to the University of Washington’s billion-dollar-a-year research budget and a cluster of topflight medical and bioscience centers.”

Working with a researcher who studies economic prosperity, the magazine said it was looking to identify cities that encourage innovative thinking. On its website, Kiplinger’s calls Seattle “Brain City” and quotes Steve Johnson, the city’s Office of Economic Development acting director, saying Seattle is revising tax, zoning and permit policies to make them more business-friendly.

Kiplinger’s news release is attached. For more information, see the maga-

zine’s July issue, on newsstands June 8, or its online package of stories at [www.kiplinger.com/links/bestcities](http://www.kiplinger.com/links/bestcities).

**PROFESSIONAL JOURNAL – MAY 2010**

Real Estate prices have always had their ups and downs, and in the last year or two, they have certainly been in a down cycle. Over time, however, the median price of a home in the United States has consistently risen. In the 30 years from 1968 to 1998, the median home price rose from \$20,100 to \$128,400, according to the National Association of Realtors. Anyone who stayed in their 30-year mortgage during this period was a big winner.

After only five years, the price of the \$20,100 median home rose, on average to \$28,900.

The median price in 1978 was \$48,700 and by 1988, it was \$89,300, which means very significant gains were made within 10 and 20 years.

The NAR study shows that the average annual price increase in the 36-year study, from 1968 to 2004, was 6.4 percent. What does all this mean now? This is such an exciting time for home buyers! First, while prices are no longer falling in most parts of the country, there are still many bargains available.

As prices recover more, buyers will find that the value of a home bought in 2010 will probably increase at a greater percentage than the 6.4 percent average. That’s because they bought their homes for less than they were actually worth. While mortgage interest still hovers at 5 percent, buyers will be able to lock in these low rates for 30 years. If you are a buyer, don’t take too long to make a decision.

**REAL ESTATE FACTS:**

- The typical home buyer is 32, and has a median income of \$57,200.
- The typical homebuyer searched for a home for 8 weeks before making a purchase.
- The typical homeseller owned their previous home for 6 years.
- In the fourth quarter of 2005, the homeownership rate was 69 percent.
- The typical home stays on the market for 4 weeks before selling.

**PARKS AND RECREATION MID-YEAR 2010 BUDGET REDUCTIONS**

Working closely with Mayor Mike McGinn and the City Budget Office (CBO), Seattle Parks and Recreation has put together a package of mid-year 2010 budget cuts that represent a 2% reduction in General Fund spending, while preserving as many services as possible.

Both the Mayor and CBO played an integral role in crafting a plan maintains the many programs that Seattleites rely on, while reducing the overall amount of General Fund money allocated to Parks for 2010. This collaborative process will serve as the model when analyzing the 2011 budget proposal.

Mid-year 2010 budget reductions for Seattle Parks and Recreation, which are necessary because of revenue shortfalls, include:

Transfer of \$.8 million of surplus fund balance from the Park Fund to the General Fund.

- Reduce \$0.2 million in our utility budget. Parks has been working to use water, sewer, gas, and electricity more wisely, and these efforts are paying off. Unfortunately, we anticipate that utility rate increases will erase this surplus by 2011.
- Savings of \$0.1 million in training and travel funds by following the Mayor’s directive to limit expenditures on these items.

**SUMMER EVENTS AUGUST**

**6th-8th Seafair Hydroplane Races – S Lake WA**  
[www.seafair.com](http://www.seafair.com)

**7th Proctor Arts Fest – Tacoma**  
[www.proctorartsfest.com](http://www.proctorartsfest.com)

**12th-15th Pierce County Fair – Graham**  
[www.piercecountryfair.com](http://www.piercecountryfair.com)

**13th-15th A Taste of Edmonds**  
[www.edmondswa.com](http://www.edmondswa.com) | 425.670.1496

**Aug 26-Sept 6th Evergreen State Fair Monroe**  
[www.evergreenfair.org](http://www.evergreenfair.org) | 360.805.6700

**SUMMER EVENTS SEPTEMBER**

**4th-6th Bumbershoot – Seattle Center**  
[www.bumbershoot.org](http://www.bumbershoot.org) | 206-281-7788

**10th-12th Mukilteo Lighthouse Festival**  
[www.mukilteolighthousefestival.com](http://www.mukilteolighthousefestival.com)

**10th-26th Puyallup Fair Western WA Fairgrounds**  
[www.thefair.com](http://www.thefair.com) | 253.841.5045

**24th-26th Fremont Oktober Fest – Seattle**  
[www.fremontoktoberfest.com](http://www.fremontoktoberfest.com)

**25th-26th Festa Italiana – Seattle**  
[www.festaseattle.com](http://www.festaseattle.com) | 206.282.0627

**25th-26th Pike Place Market Craft Food Fest**  
[www.pikeplacemarketstreetfestival.com](http://www.pikeplacemarketstreetfestival.com)

**SEATTLE SPORTS SCHEDULE**

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**MARINERS MLB HOME GAME**

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

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8/3	7:10PM	V.S. TEX
8/4	7:10PM	V.S. TEX
8/5	7:10PM	V.S. TEX
8/6	7:10PM	V.S. KC
8/7	7:10PM	V.S. KC
8/8	1:10PM	V.S. KC
8/9	7:10PM	V.S. OAK
8/10	7:10PM	V.S. OAK
8/11	12:40PM	V.S. OAK
8/27	7:10PM	V.S. MIN
8/28	1:10PM	V.S. MIN
8/29	1:10PM	V.S. MIN
8/30	7:10PM	V.S. LAA
8/31	7:10PM	V.S. LAA

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**SOUNDERS FC HOME GAME**

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

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8/08	8:00PM	VS. DYNAMO
8/28	7:30PM	VS. FIRE
9/09	8:00PM	VS. REAL SALT LAKE



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