

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

The proposed budget eliminates approximately 310 positions citywide, and reduces the number of city vehicles. Last month, members of 14 Coalition of City Unions agreed to 10-day unpaid furloughs for 2010, saving an estimated \$6.5 million from the General Fund.

The city will also use \$25.4 million from the Rainy Day Fund, leaving about \$5 million for the future.

Nickels' budget does not raise taxes. In fact, Nickels and two councilmembers proposed repealing the employee hours tax, now pending before Council. Nickels also approved legislation to raise the B&O tax threshold to \$100,000 starting in 2010.

The proposed budget assumes an 8.8 percent City Light rate increase on Jan. 1, 2010, which is included in legislation being submitted to Council. The rate increase is driven by lower wholesale energy sales, increasing costs (such as federal licensing), and general inflation. To reduce the size of the increase, Nickels eliminated 68 full-time equivalent City Light positions.

If adopted, City Light's rates would still be lower than in 2002, when Nickels took office. And City Light has dramatically improved its financial situation since the West Coast power crisis in 2000 and 2001:

Despite budget reductions, City Light is proposing to continue expansion of its conservation programs in 2010. In fact, simple conservation measures can offset the rate increase for many households. For example, an average residential customer can offset the increase by replacing 10 incandescent lights with high-efficiency bulbs or other conservation measures.

**OTHER BUDGET HIGHLIGHTS INCLUDE:**

- Adds 20 new patrol officers in 2010, keeping Seattle on track with Nickels' plan to have 154 new officers on the streets by 2012.
- With funding from the voter-approved Fire Facilities and Emergency Response Levy and other city funds, the Fleets and Facilities Department will continue to replace and remodel almost all of Seattle's fire stations. In the 2010 Proposed Budget, nine neighborhood stations will be under construction in 2010 and land will be purchased for a new site for Fire Station 20. Also in 2010, the "Chief Seattle" fireboat will be refitted.
- Continued work on the Alaskan Way Seawall, some utility work, and additional planning to support the state's replacement of the Alaskan Way Viaduct with a deep-bore tunnel.
- Funding for the Mercer Corridor – East Phase project and also the Mercer Corridor – West Phase project that connects Mercer Street to the north end of the proposed deep-bore tunnel and improves traffic flow between Elliott Avenue West and Interstate 5.
- Continued funding for the Seattle Youth Violence Prevention Initiative to provide high-risk teens a better future.

The City Council is expected to adopt a 2010 budget by the end of November.

**BUILDING PERMITS**

\$160,000; Construct interior alterations (remove wall, alter wall, remodel main floor and existing heated basement) to existing single family residence, per floor plan, subject to field inspection. 1504 NE 90th St

\$381,296; Demolition of existing SFR and construct new 2-story SFR over partial basement. 8915 20th Ave NE

**HAPPY THANKSGIVING & SAFE HOLIDAY SEASON**

**STEVE LAEVASU**

winner of "Best in Client Satisfaction"



for the past 6 years  
As seen in Seattle Magazine

**WHAT OUR CLIENTS HAVE TO SAY**

TO: Future Clients of Steve Laevastu  
FROM: One VERY satisfied client

If you are considering having Steve Laevastu represent you in your house sale – "Just Do It". No questions, no waffling, with no reservations – I'd do it again in a heartbeat.

Why? I was left with a large dated and tired, smoke damaged mid-century modern home to sell in a fabulous neighborhood. I met with Steve before cleaning out furniture, "stuff", personal effects, etc. He saw it at its worst. Clearing out the stuff was a 3 month process. Unfortunately I went with another realtor who guaranteed the house would sell at our price point by doing nothing. He was partially right, nothing happened. (other than very low-ball offers, as Steve said would happen). No reasonable offers. I decided to hire Steve and follow his suggestions to make the house smoke free, livable looking, updating colors and style to appeal to the right family.

Steve was my sub-contractor coordinator – he got all the bids, hired the contractors, checked up on them, coordinated all of this for me (as I live out of town). The prices for these updates were minimal and really helped us get top dollar for our home during this very stressful economic downturn.

The whole process took about a year. Steve's experience and knowledge of this area of Seattle and what the market will bear helped expedite the process. I couldn't have done it without him.

His strengths are many, and if you've done your "homework" by reading his notebook of satisfied customers, you'll read about many of them. I sat down and read every letter, and I hope he will add mine to the long list of satisfied customers. My only regret is that I didn't choose him from the beginning – but everything worked out perfect in the end.

Many thanks,  
Much gratitude,  
Joyce Becker

Roger Turner-

I would like to thank you for all of your hard work in helping us find a home. Your aggressive searching in a sellers market provided us with many homes to choose from. Before we started looking for homes, we were unsure of what we were really looking for. You stuck with us through months of searching. In the end, putting us in touch with Pete Granger to build a home was the best option. Your knowledge of his expertise and flexibility provided us with a comfortable option we hadn't anticipated perusing.

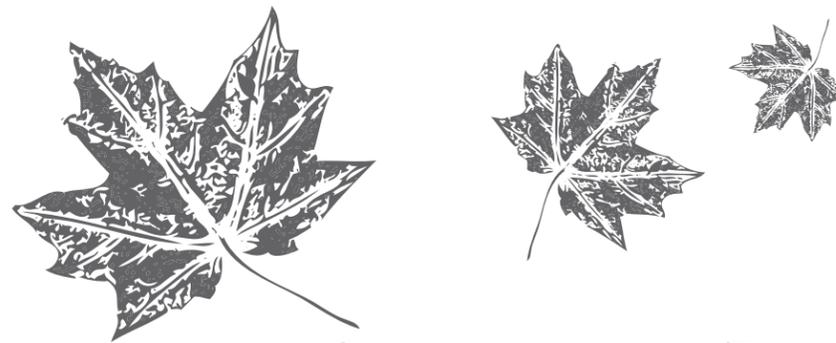
Thanks for all of your hard work!!!  
Kurt and Kraig Wilhelmsen

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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.



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ADDRESS	BED	BATH	AGE	STYLE	SOLD PRICE
411 NE 82 St	1	0.75	1915	1 1/2 Stry w/Bsmt	\$340,000
850-b NE 94th St	2	2.5	2009	2 Stories w/Bsmnt	\$349,950
7577 Lake City Way NE	3	2.25	2008	Townhouse	\$362,000
9719 20th Ave NE	3	1.75	1941	1 Story w/Bsmnt.	\$385,950
8516 5th Ave NE	4	2	1905	1 1/2 Stry w/Bsmt	\$400,000
1235 NE 100 St	3	2	1926	1 1/2 Story	\$400,000
1743 NE 91st St	2	1.5	1943	1 Story w/Bsmnt.	\$425,000
852 NE 83rd St	3	2.25	1951	1 Story w/Bsmnt.	\$439,000
8224 Latona Ave NE	2	1.5	1940	1 Story w/Bsmnt.	\$443,000
831 NE 86th St	3	2.75	1935	1 Story w/Bsmnt.	\$510,000
1540 NE 90th St	3	2	1938	1 Story w/Bsmnt.	\$510,000
530 NE 89th St	3	1.75	1926	1 Story w/Bsmnt.	\$521,725
1231 NE 104 St	4	3.5	2008	Tri-Level	\$570,000
221 NE 94th St	5	3.5	2008	2 Stories w/Bsmnt	\$699,995

**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.

**HAVE YOU GIVEN YOUR HOME A HEALTH CHECK UP?**

For many Americans, their home is their single most important investment and is also where they spend the majority of their time. But how many of us think about giving our homes a "health check up?" If you could hire a professional who could give your home a health check up, test your home for energy leaks and could recommend easy retrofits, which could create healthier indoor air quality, save on utility bills and save hundreds if not thousands of dollars from your upcoming 2009 tax return, through federal tax credits, most of us would ask where do I sign.

Local contractors such as Home Performance, Inc, Vesta Home Performance Retrofitting, Inc and Northwest Homecrafters, Inc., specialize in addressing the problem of providing a complete energy audit and retrofitting Seattle's single family homes to current energy standards from a holistic point of view combining science, technology and the latest advances in sustainable building. As members of Home Performance Washington, a local association of Washington State businesses offering whole house energy efficiency solutions, they can perform a professional energy audit designed to assess your home's energy usage and rec-

# Seattle Events Calendar

## Seattle International Auto Show November 11-15, 2009 Qwest Field Event Center

From November 11th - November 15th, you will be amazed by all of the New and 'soon-to-be' ... automobiles available at the 2009 Seattle International Auto Show. Virtually every make and model of new car and truck, foreign and domestic will be on display.

Auto Show hours are: Wed, Noon - 10 PM; Thur - Fri, Noon - 10 PM; Sat, 10 AM - 10 PM; Sun, 10 AM - 7 PM. Admission is \$11 for adults, kids 12 and under are free when accompanied by an adult.

## Winterfest 2009 November 27, 2009 - December 31, 2009 Seattle Center - Downtown Seattle

Now in its 22nd year, Seattle Winterfest is a wonderful celebration of Holiday Season traditions offering classic Holiday Foods, Family Activities, Free Concerts, holiday - themed Exhibits & beautiful Seasonal Decor throughout a 5-Week period.

Winterfest 2009 starts the day after Thanksgiving and ends on New Year's Eve with a 'spectacular' fireworks display at the Space Needle.

## Tree Lighting Celebration & Holiday Parade November 27, 2009 Westlake Center Downtown Seattle

This holiday tradition is held in downtown Seattle every year ... and features a full-day of Holiday Fun. You'll have the Downtown Holiday Parade beginning at 8:45 AM, then the official lighting of Westlake Center's Holiday Tree and Macy's Star at 5 PM... all in conjunction with a really spectacular fireworks display.

In 2009 the Holiday Parade commences on 7th Avenue at 8.45am, marching down Pine Street and University Street before heading north to Macy's for the official Tree Lighting Celebration and lighting of Macy's star at 5pm. A spectacular firework display rounds off the day's activities.

## Seattle Marathon & Half Marathon November 29, 2009 - Seattle Center - Downtown Seattle Washington

Ran the first Sunday after Thanksgiving, the Seattle Marathon & Half-Marathon has become one of the Top 25 Races in the Country. The Seattle Marathon (26.2 miles) and Half-Marathon (13.1 miles) both start at 5th Avenue & Broad Street near Seattle Center and goes through Downtown Seattle, making their way to Memorial Stadium for the exciting finish.

Start Times: Half Marathon: 7:30 AM; Full Marathon: 8:15 AM.



Windermere Real Estate / Oak Tree Inc

ommend the most efficient way to enhance your home's energy efficiency, indoor air quality and overall comfort.

Professional energy auditors have successfully completed a training and certification program to ensure the auditors and contractors are fully qualified to assess your house and implement the changes required to make the home more energy efficient.

A professional energy audit assesses the most efficient way to increase the energy performance of the entire home from a holistic approach.

According to the American Lung Association, American adults spend about 90% of their time indoors, and thanks to our more tightly insulated/sealed homes and workplaces, the concentration of pollutants indoors may be even higher than outdoors.

Major indoor pollutants include environmental tobacco smoke (secondhand smoke); combustion by products stemming from improperly vented gas appliances, pet dander, pollen, molds, and dust mites; volatile organic compounds present in paints, cleaners, pesticides, copiers, printers, glues, and adhesives; lead dust from old, lead-based paints; and asbestos. For more information, visit: [www.alaw.org](http://www.alaw.org).

Healthy homes address four key principles: air-tightness for energy-efficiency/pollutant control; ventilation for fresh air and moisture control; source control for potential pollutants; and effective monitoring and maintenance. A professional energy retrofitter or remodeler can recommend and retrofit homes utilizing affordable construction techniques and materials which reduce exposure to common asthma and allergy irritants, such as dust mites, molds, mildew and volatile organic compounds (VOCs), like formaldehyde, acetone and toluene.

The Federal Government has provided consumers with an incentive to make the changes to create more energy efficient homes and healthier homes through its Federal Tax Credit rebates such as: windows and doors, insulation, roofs, (metal and asphalt), water heaters, solar panels, geo thermal heat pumps and appliances. For more details visit: [www.energystar.gov](http://www.energystar.gov).

According to a recent study, improving the nation's residential carbon use by 25% is equivalent to doubling the gas mileages of all of the cars in the United States. In an effort to reduce our carbon footprint, many major cities in the US are looking at a mandatory requirement for each home to have an energy audit done at time of sale. The City of Seattle has no such law to date, but is providing information and resources for consumers to voluntarily have an energy audit done on their home.

Companies such as Home Performance, Inc, which specialize in holistic home energy solutions, are knowledgeable and savvy and can make a significant difference in the comfort and energy efficiency of most homes. For instance, an energy audit can identify air leaks in the home which account for 20-70% of the home's heat loss and draw polluted air from crawl spaces into upper living areas. Recent research conducted by David Hales, of Washington State University's Extension Energy Program, indicated as much as 40% of the air we breathe in our homes comes from the crawl space. According to Owner, David Vollan, they are typically able to reduce this uncontrolled of air leakage by 20 -50%.

Professionals such as Vesta Performance Retrofitting and Northwest Homecrafters, Inc. are knowledgeable about assessing and recommending a "whole house" approach to energy retrofitting which will reduce the energy consumption, improve the overall health of the home and its residents and result in a tax savings to the consumer. Through their association with Master Builders of King and Snohomish County and the BUILT GREEN® program, Home Performance Washington and attending regional sustainability conferences, the consumer can have confidence in their industry knowledge and commitment to providing state of the art information combining science and technology.

Many of the "home improvements" must be placed in service between Jan. 1, 2009 and Dec. 31, 2010 to qualify for federal tax credits. By calling a certified energy auditor now, consumers can take advantage of low interest loans available now for remodeling and realize a healthy return on investment through a healthier indoor air quality, reduced utility costs and a tax savings on their 2009 tax return.

### CITY OF SEATTLE EARNS FOUR-STAR RATING FOR GREEN FLEET

#### Evergreen Fleets program recognizes four Puget Sound fleets

The city of Seattle's fleet today received a rating of four stars from the Evergreen Fleets program. Seattle's is one of the first four fleets in the Puget Sound region

to be certified as "green" through this new program.

"This is another feather in Seattle's cap for leading the way in climate protection. Our fleet sets a great example for other fleets and for the public on ways to travel while protecting our environment at the same time," said Brenda Bauer, director of the Fleets and Facilities Department.

Evergreen Fleets is a voluntary, certification program that recognizes fleets for making smart, environmentally responsible choices that save fuel, improve operational efficiencies, and reduce greenhouse gas emissions. Evergreen Fleets is the first green fleet certification program of its kind in the nation, and was created by the Puget Sound Clean Air Agency and the Puget Sound Clean Cities Coalition in collaboration with a consortium of public fleet managers.

The city of Seattle earned a four-star rating (out of a possible five stars) for its green fleet efforts, which include a highly effective green vehicle purchasing policy, having a dedicated green fleet coordinator, and achieving greenhouse gas emission reductions of 13 percent in just one year. The city of Seattle is also piloting the use of biodiesel derived from waste grease to help displace petroleum fuel use in its heavy-duty vehicles.

"The city of Seattle is aggressively working toward reducing greenhouse gas emissions from our fleet operations. Participating in the Evergreen Fleets program allows us to identify and implement best practices that help us reach our environmental goals. The program also helps us measure our progress, learn about effective strategies, and network with other public and private fleets. This is exactly what a fleet operator needs to make informed decisions about alternative fuels, advanced vehicle technologies and operational efficiencies," said Chris Wiley, Seattle's Green Fleets coordinator.

#### SEATTLE'S FLEET INCLUDES:

- More than 550 advanced technology vehicles, including 476 hybrids and 76 vehicles that run on compressed natural gas.
- With 344 Priuses, the largest publicly owned Prius fleet in the state.
- 43 electric off-road vehicles (20 scooters, 16 Segways, 3 T3 Motions for parking enforcement officers, 2 electric bicycles and 2 neighborhood electric vehicles.
- Nearly 800 diesel-powered vehicles, most of which run on biodiesel.
- 58 vehicles in the general-use motor pool, 49 of which are advanced or alternative fuel vehicles. The motor pool also offers one Segway, three bicycles and two electric bicycles.

"Evergreen Fleets sets rigorous benchmarks for fleet performance, awarding one to five star ratings for fleets based on the best practices and green fleet technologies they have adopted. Today we're celebrating the first fleets to become certified through this program. We commend them for leading the charge toward a more sustainable future for our region," said Dennis McLerran, executive director of the Puget Sound Clean Air Agency.

The other fleets recognized today are the city of Mercer Island (one star), King County (three stars) and Snohomish County (three stars).

Evergreen Fleets provides guidance, best practices and resources that address both technical and operational aspects of fleet management. Additionally, the program recently received funding from the U.S. Department of Energy which will help local fleets acquire alternative fuel or advanced technology vehicles, and build supporting infrastructure.

#### MAYER NICKEL'S 2010 BUDGET PROPOSAL FOR THE CITY

Mayor Greg Nickels presented his 2010 proposed budget to the City Council. This is his eighth and final proposed budget.

Despite a global economic crisis that resulted in lower revenues from many of the city's funding sources, Nickels' budget adds new patrol officers, continues work on fixing the Mercer Corridor, and spends more on human services than all other cities in Washington combined.

"The good news is that Seattle has not and will not suffer draconian cuts to basic services," said Nickels in his annual budget speech in Council Chambers. "We are strong despite the storm. And I promise you: Seattle will lead the nation to a cleaner, more progressive, more prosperous future."

The latest revenue forecasts project a \$72 million revenue shortfall in the general fund's 2009-2010 biennial budget, the result of lower revenue, particularly sales and business taxes. To balance the budget, Nickels proposed cuts of roughly 4.4 percent from the endorsed 2010 budget, or about \$41 million.

## Thanksgiving Weekend November 25-29, 2009 - Throughout the Seattle Washington Area

This year... give thanks to your Family's Health... Togetherness... Prosperity... and plan on spending a special 'Get-a-Way' with the Children & Grandparents. Visit world-class Department Stores like Nordstroms for the beginning of Christmas Season excitement and decorations. You'll be surrounded by lots of great Restaurants & more Christmas Shopping opportunities and sales than you could possibly imagine.

Don't forget Black friday where remarkable sales fire off the Christmas shopping season. And for those who can beat the sun...extra special discounts. Enjoy the tradition grab your coffee and head out for the 5AM rush. <http://www.black-friday.net/>

## Community Hanukkah Celebration December 2, 2008 - Stroum Jewish Community Center, 3801 Mercer Way

Come celebrate the Festival of Lights during one of the largest community Hanukkah Celebrations in Seattle. Everyone is invited to join in the fun... which includes Arts and Crafts... you can even 'make' Holiday Decorations. Festive Food and Music add to the cheer of this really fun Holiday Celebration. Hours are Sunday, Noon - 3 p.m.

## STG Presents RADIO CITY CHRISTMAS SPECTACULAR The Paramount Theatre December 12, 2009 - January 3, 2010

Fill your heart with Christmas as the world-famous Radio City Rockettes® bring their eye-high kicks and a cast and crew of over 100 back to Seattle in the breathtaking RADIO CITY CHRISTMAS SPECTACULAR®! Every performance of the SPECTACULAR is a glittering present full of fun and surprises for the whole family! Parents enjoy the flawless precision of the Rockettes in numbers such as the legendary "Parade of the Wooden Soldiers." Children thrill as Santa takes them on a magical ride to his workshop at the North Pole, where playful rag dolls come to life! And everyone marvels at the stunning reenactment of the very first Christmas in the "Living Nativity." Both brilliantly grand and genuinely moving, the Radio City Christmas Spectacular creates family memories that last a lifetime!

## SEATTLE SPORTS SCHEDULE

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### SEAHAWKS NFL HOME GAME

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

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LIONS 11/08 1:05PM

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### HUSKIES HOME GAME

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

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WASHINGTON STATE 11/10 TBA