

# Steve Laevastu & Roger Turner are your EXCLUSIVE Maple Leaf Realtors

## LOCAL NURSERIES OFFER GREENER SOLUTIONS

Seattle/King County Recognize Best Natural Products and Practices

SEATTLE—Gardening the natural way just got a lot easier for local gardeners with the announcement of Seattle Public Utilities' 2008 list of natural yard care nurseries that will provide their customers with a selection of safe, natural lawn and garden products as well as information on sustainable practices for yards of any size. These 24 retail nurseries are located throughout King County.

Carl Woestwin, landscape conservation manager at Seattle Public Utilities, said that by using natural products, consumers can have beautiful gardens without resorting to harmful chemicals and pesticides.

"An increasing number of consumers are seeking natural yard care products and environmentally-friendly gardening advice," said Woestwin. "The 24 local nurseries recognized this year are making it easier for consumers to find green products in their communities and we encourage residents to consider these locations for all their gardening needs."

More King County nurseries are offering natural yard care products to their customers than ever before, with 24 local nurseries qualifying for this year's list, compared to 17 nurseries in 2006.

To qualify for the 2008 list, retail nurseries and garden centers met the following criteria:

- Carry products for natural yard care such as natural fertilizers, less toxic pest and weed control products and smart watering tools;
- Educate customers about natural yard care;
- Provide opportunities for staff education on natural yard care; and
- Practice low-toxicity pest management techniques in their nursery.

Furney's Nursery in Des Moines makes its third appearance on the list this year.

Furney's goes to great lengths to prevent its own use of toxic herbicides, as well as those used by its customers. The nursery regularly cleans the premise and hand weeds each pot routinely to ensure that customers are taking home a product that will be less prone to weeds. Furney's also sells a complete line of natural pest control products.

"Furney's is seeing an increase in customers that are seeking green gardening products and advice," retail store co-manager, Laura Roudebush said. "Our approach is to educate customers about proper garden maintenance and always promote the most natural garden solutions possible."

According to the 2008 Garden Writers Association Early Spring Garden Trends Report, about one-third of consumers are looking for organic or natural pest control products and fertilizer.

Seattle Public Utilities provides additional resources to environmentally-conscious gardeners, such as how to reduce or eliminate the need for hazardous yard care products, along with tips on proper disposal of leftover pesticides. The Grow Smart,

Grow Safe guide provides information on hundreds of lawn and garden products and rates their harmful effects.

The Green Gardening Program is funded by the Local Hazardous Waste Management Program in King County and managed by Seattle Public Utilities.

To find a full list of nursery information, additional tips for natural yard care and tips on choosing an environmentally-friendly landscaper, please visit the Saving Water Partnership.

For more information and additional resources on less toxic gardening, contact the Natural Lawn and Garden Hotline at (206) 633-0224 or email [info@lawnandgardenhotline.org](mailto:info@lawnandgardenhotline.org).

In addition to providing more than 1.3 million customers in the Seattle metropolitan area with a reliable water supply, Seattle Public Utilities provides essential sewer, drainage, solid waste and engineering services that safeguard public health, maintain the City's infrastructure and protect, conserve and enhance the region's environmental resources.

### SEATTLE NO. 1 GREEN BUILDING CITY IN THE COUNTRY Tally of LEED certified buildings puts Seattle ahead of the nation

SEATTLE - The U.S. Green Building Council, a Washington, DC-based nonprofit organization, determined that Seattle has the most high-performance, environmentally-friendly buildings in the country.

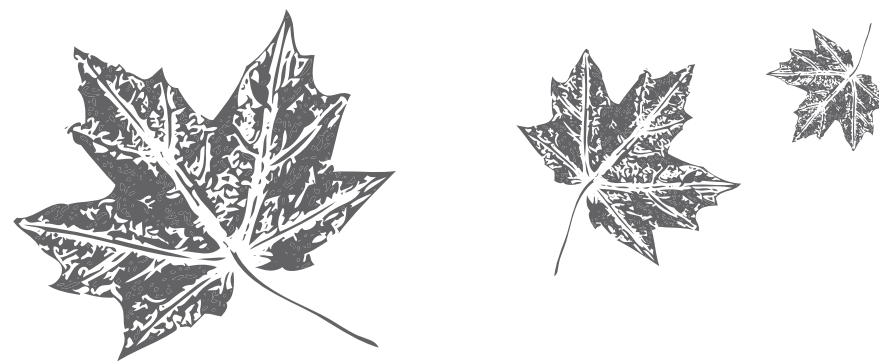
Seattle has 41 projects certified by the council's Leadership in Energy and Environmental Design (LEED) national rating system. LEED covers all building types and emphasizes state-of-the-art strategies for sustainable site development, water savings, energy efficiency, materials and resources. Ten of the LEED certified buildings, including City Hall and Central Library, are owned by the City of Seattle.

Besides Seattle, the top five cities with the most LEED certified projects include Portland, Chicago, Washington, DC, and Grand Rapids, MI.

"We're proud to top this national list of green buildings," said Mayor Nickels. "With so many cities embracing new energy-efficient technologies, the competition to remain a top LEED city is fierce. We will continue to make Seattle a model for the nation and the world."

In his State of the City address in February, Mayor Nickels announced an effort to make Seattle America's Green Building Capital by improving energy efficiency in our commercial and residential buildings by 20 percent. The city will also provide cost-savings for struggling homeowners who will see their heating bills drop as waste is reduced, and create new green collar jobs for those working to make our homes, offices and industry more energy efficient.

Visit the mayor's web site at [www.seattle.gov/mayor](http://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](http://www.seattle.gov/mayor/newsletter_signup.htm)



MAY 2008  
**MAPLE LEAF**  
NEIGHBORHOOD ADVISOR  
IN THIS ISSUE  
SOLD HOMES  
BUILDING/LAND USE PERMITS  
CALENDAR  
KING COUNTY GROWING  
CITY PLANTS 800 TREES  
STABLE PRICES EQUAL GREAT OPPORTUNITIES

### 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
1517 NE 91st St	2	1	1 Story w/Bsmnt.	1940	\$320,000
819 NE 102 St	3	1	1 Story w/Bsmnt.	1942	\$420,000
7537 11th Ave NE	4	1	1 1/2 Stry w/Bsmt	1923	\$436,600
810 NE 80th St	2	1.75	1 1/2 Stry w/Bsmt	1926	\$445,000
1256 NE 90th St	3	1.5	1 Story w/Bsmnt.	1948	\$448,000
8603 8th Ave NE	3	3	2 Stories w/Bsmnt	1990	\$685,000

### KING COUNTY GROWING!

King County grew 1.4 percent between July 1, 2006, and July 1, 2007, according to the U.S. Census, which ranked it 25th among the 100 fastest-growing counties in the country. Immigrants from other countries are a significant factor to the growth – the 10,681 new residents made up 43 percent of the county's overall population growth of 25,090, which includes births. Of those moving to King County, 83 percent came from other countries. The rest of the county's growth came from births, and more people moved here from other countries than left. Between April 1, 2000, and July 1, 2007, 82,502 people moved to King County from other countries. That made up more than two-thirds of the county's total growth – 122,241 people – during that time.

### MAPLE LEAF BUILDING PERMITS

\$400,025; Establish Use & Construct new 2-story sfr with basement and attached garage per plan. 1239 NE 91st St Seattle

\$93,000; Construct detached garage accessory and breeze way foundation to existing single family residence per plan. 8222 Latona Ave NE Seattle

\$80,000; Addition to existing single family residence on the ground floor per plan. 533 NE 89th St Seattle

### KING COUNTY REAL ESTATE STATS FOR MARCH 2008

Source: <http://www.nwrealestate.com/>

New Listings: 4,985	Previous year ▼ 108
Pending Sales: 2,314	Previous year ▼ 1,458
Closed Sales: 2,011	Previous year ▼ 1,164
Median price: \$405,000	Previous year ▲ \$5500

### SIGN UP NOW TO RECEIVE A MONTHLY UPDATE OF THE HOMES THAT HAVE SOLD IN YOUR NEIGHBORHOOD.

If you would like to receive emailed pictures and a write up of the homes that sold in our Maple Leaf neighborhood, just send an email to [sold@windermere.com](mailto:sold@windermere.com). Just type us a quick message stating that you want to get Maple Leaf home sales emailed to you.

Then, once a month, we will email you all of the homes that sold in our Maple Leaf neighborhood. This email will usually have a picture of the home along with the description and some remarks about the home. We think you will find this information interesting!

We will not release your email address to anybody else. It will only be used for emailing you the Maple Leaf home sales



Steve Laevastu



Roger Turner

Need help buying or selling your home?

Contact Us!

Visit us @ <http://www.mapleleafhouse.com>

Steve Laevastu

(206) 226-5300

[sold@windermere.com](mailto:sold@windermere.com)

[www.seattlehomeguy.com](http://www.seattlehomeguy.com)

Roger Turner

(206) 999-6937

[rjturner@windermere.com](mailto:rjturner@windermere.com)

[www.rogerjturner.com](http://www.rogerjturner.com)

Windermere

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>



# Seattle Events Calendar

**NORTHWEST FOLK LIFE FESTIVAL  
SEATTLE CENTER GROUNDS  
MAY 23-26, 2008**

The Festival is free and family friendly. (Suggested donation is \$10 per person each day and \$20 per family with children each day)

**A GLIMPSE OF CHINA: CHINESE CULTURE AND ARTS FESTIVAL  
SEATTLE CENTER HOUSE  
MAY 31, 2008**

Gift booths offer authentic Chinese goods and nationally-acclaimed artists from the Northwest and China take the stage. Presented by the Washington Chinese Art and Culture Committee.

**SEATTLE INTERNATIONAL FILM FESTIVAL THROUGHOUT SEATTLE  
MAY 22 - JUNE 15, 2008**

Seattle International Film Festival Group celebrates the culture and art of the moving image through filmmaking and filmgoing experiences of exceptional merit and diversity that inform, educate and entertain.

**PAGDIRIWANG PHILIPPINE FESTIVAL  
SEATTLE CENTER HOUSE JUNE 7-8**

The Philippines are the world's third largest English-speaking nation after the United States and United Kingdom. The British brought the language to the Philippines in 1762. English is just one of 170 languages spoken on this country's 7,100 islands.

Learn More: [http://www.seattlecenter.com/events/festivals/festal/detail.asp?EV\\_EventNum=9](http://www.seattlecenter.com/events/festivals/festal/detail.asp?EV_EventNum=9)

## MARINERS HOME GAMES

### MAY

5/16	V.S. SD	7:10 PM
5/17	V.S. SD	7:10 PM
5/18	V.S. SD	1:10 PM
5/26	V.S. BOS	7:10 PM
5/27	V.S. BOS	7:10 PM
5/28	V.S. BOS	7:10 PM
5/30	V.S. DET	7:10 PM
5/31	V.S. DET	12:55 PM

### JUNE

6/1	V.S. DET	1:10 PM
6/2	V.S. LAA	7:10 PM
6/3	V.S. LAA	7:10 PM
6/4	V.S. LAA	1:40 PM
6/13	V.S. CWS	7:10 PM
6/14	V.S. CWS	7:10 PM

**Windermere**

Windermere Real Estate / Oak Tree Inc

## CITY TO PLANT 800 TREES IN 2008

### Neighborhood locations sought for Bridging the Gap trees

SEATTLE - The Seattle Department of Transportation (SDOT) announced today it will expand the city's urban forest in 2008 by planting more than 800 trees. As part of a nine-year planting plan funded by Bridging the Gap, SDOT's Urban Forestry team is now evaluating potential tree locations and encourages Seattle neighborhoods to nominate sites.

Interested neighborhoods can apply by phone at (206) 684-TREE (8733) or online at the SDOT Community Trees website ([www.seattle.gov/transportation/btg\\_streettrees.htm](http://www.seattle.gov/transportation/btg_streettrees.htm)).

The department ideally needs roadway sites where up to 100 trees can be planted, on both sides of a street, for five to six blocks. Planting contiguously allows SDOT to consolidate maintenance efforts and preserve scarce forestry resources. This is particularly helpful during the first three years of growth when trees are most vulnerable and require constant tending and watering. First preference will be given to locations along arterials and where planting strips exist with a five-foot width between the sidewalk and the curb.

A medium-sized deciduous tree will absorb approximately 1.5 metric tons of carbon dioxide over its lifetime. As part of the city's environmental efforts, approximately 60,000 street trees will be planted throughout Seattle by 2037 to help counter the impacts of global warming. Thanks to Bridging the Gap, SDOT planted 681 trees in 2007.

To encourage citizens to plant and maintain their own trees, the city's Office of Sustainability and Environment also has a new public information campaign called Seattle reLeaf. On its web site ([www.seattle.gov/trees](http://www.seattle.gov/trees)), Seattle reLeaf helps property owners decide what tree is best for them, and how to plant, prune, and water.

Approved by voters in 2006, the \$365 million Bridging the Gap levy enables much-needed work by the Seattle Department of Transportation, such as roadway paving, sidewalk development and repair, bridge upkeep, and tree pruning and planting. It also supports the Bicycle and Pedestrian Master Plans, the Safe Routes to School program, enhanced transit connections and large Neighborhood Street Fund projects.

The Seattle Department of Transportation builds, maintains and operates Seattle's \$8 billion transportation infrastructure. To further Mayor Nickels' goal to get Seattle moving, the department manages short- and long-term investments in streets, bridges, pavement and trees, that better connect the city with the region.

## NORTHWEST MLS BROKERS REPORT STABLE PRICES,

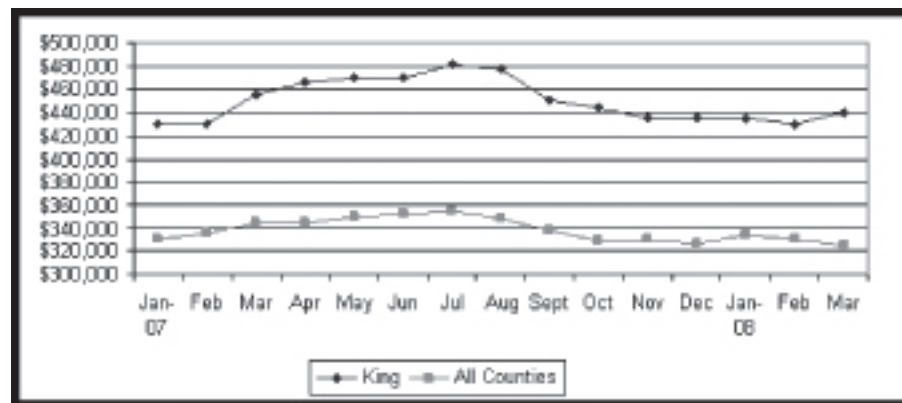
### "Great Opportunities" for First-time Buyers

KIRKLAND, Wash. (April 4, 2008) - Stable housing prices and strong real estate fundamentals are creating an attractive market for buyers, according to officials from the Northwest Multiple Listing Service. Commenting on just-released figures for activity for the month of March, MLS director Matt Deasy noted prices have been stable for six months and conditions have changed to a buyer's market.

Abundant supply and a slower pace of sales are among factors favoring buyers. Brokers added 13,274 new listings of single family homes and condominiums during March. With those additions, there were 46,358 active listings in the NWMLS market area, which covers 19 counties. That inventory is about 34 percent larger than a year ago, when there were 34,463 active listings. Seattle differs from many U.S. cities, Deasy emphasized, citing "more moderate price appreciation, fewer subprime loans, fewer foreclosures, a strong local economy and geographical and land use issues that make supply more limited."

Prices have been stable for six months. "The year over year price decrease the press is reporting is old news," Deasy suggested, noting that price correction happened in August and September of 2007.

MLS figures show the median price of a single family home in King County has fluctuated by only \$4,050 over the past six months. The median price for a single family home that sold in King County last month was \$439,900. That's down about 3.3 percent from a year ago, but up \$10,000 (2.3 percent) from February. Last month's median selling price in King County reversed a downward or flat trend that started in July. For the MLS area overall, prices have fluctuated during the past six months:



Pending sales of single family homes and condominiums (combined) in the MLS system topped the 6,000 mark for the first time since October. Brokers notched 6,040 pending sales (offers made and accepted, but not yet closed) last month, improving on February's figure of 5,563 transactions. Compared to the same month a year ago, the volume was down about 35 percent.

"The current market offers great opportunities for first time buyers," said J. Lennox Scott, chairman and CEO of John L. Scott Real Estate. "Home values in our area are still holding strong, yet there is less competition for homes, so buyers can afford to be more selective and less aggressive," he added.

Continued low interest rates combined with new government-backed loans are providing first time buyers with more options for reliable mortgage products, according to Scott. "Prices are predicted to increase in the coming years due to population growth, a strong local economy, and the highly anticipated impact of Generation Y -- many of whom will soon be entering the housing market," he commented.

"Gen Y" and other first-time buyers, along with empty-nesters (all among market segments that are prime prospects for condominiums) currently have an unprecedented selection across a wide price spectrum.

According to NWMLS figures for March, there were 7,708 condominiums offered for sale at month end, about 64 percent more than a year ago. Despite plentiful inventory, prices have been trending upward since October. At that time the median sales price area-wide was \$259,950. For last month's sales, the median price climbed to \$263,000. That's up nearly 4.4 percent from the year-ago median selling price of \$252,000.

In King County, the median price for a condo that sold last month was \$294,000. That compares to the year-ago figure of \$281,000 for a 4.6 percent increase. NWMLS director Dick Beeson believes the local market has "reached bottom - or pretty darn close." Even though inventory continues to grow, Beeson acknowledged, "so does optimism among buyers, sellers and agents."

Renewed interest in higher end properties is also notable, according to Beeson. This bodes well for properties at or below median prices, he suggested. "Trickle down or up really works in real estate."

Despite some challenges with credit markets that make it difficult to qualify some buyers, Beeson said there is "vigor and energy in the local markets that we have not seen in more than six months."

## LAND USE NOTICES

**ADDRESS: 1249 NE 88TH ST | PROJECT: 3008688 | ZONE: NORTHGATE OVERLAY DISTRICT, SALMON WATERSHED, SINGLE FAMILY 5000, SPECIAL GRADING REQUIREMENT**

Land Use Application to subdivide two parcels into three parcels of land. Proposed parcel sizes are: A) 6,678.7 sq. ft., B) 4,426.6 sq. ft. and C) 4,766.3 sq. ft. Existing structure on proposed Parcel A to remain. Existing structures on proposed Parcel B to be demolished.

**ADDRESS: 7554 12TH AVE NE | PROJECT: 3006388 | ZONE: ARTERIAL WITHIN 100FT, LOWRISE-2 RESIDENTIAL/COMMERCL, SCENIC VIEW WITHIN 100 FT**

Land Use Application to subdivide one parcel into six unit lots. The construction of townhouses is being reviewed under Project #6115407. 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.

## WHAT ARE CLIENTS HAVE TO SAY

To potential seller/buyer in Seattle area,

I am writing this letter to highly recommend Steve Laevastu as your real estate agent. My wife and I just sold our house in the View Ridge area last October, which we consider would be impossible if without Steve's help.

We started our selling process by interviewing three agents - all with excellent track records. Among them, Steve was outstanding in two ways: he has a team and can put contractors in immediate repair work (which is very important for an old house); Also, he is so confident about his service that he guarantees that we can stop working with him if we are not 100% satisfied with him.

We decided to ask Steve to help us sell our house. As you know, the housing market is not as good as even a year ago. Only one week after we put our house on the market, there was another house right over the corner that was listed at an extremely low price. At such a difficult time, Steve discussed with us possible strategies based on his years of experience. We have this strong feeling that he really thinks and acts as if he is selling his own house, and we highly appreciate his suggestions along the way.

Then we got an offer, only one offer and at a very low price. Steve stayed calm and rational, which helped us a lot in the negotiating process. At the end, we sold our house at a reasonable price. However, even if we did not sell the house at that time, we would still use Steve as our agent - we are comfortable working with Steve, and we believe that he is trying his best to help us.

Overall, we consider that Steve is an honest, professional and dedicated person, and we will highly recommend him to potential home sellers/buyers.

Sincerely yours,

Bin Li

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

[www.ComputerHelp.cc](http://www.ComputerHelp.cc)  
IT Consulting & Technical Support  
WWW.COMPUTERHELP.CC

**RYAN GAFFNEY | TEL: 206.650.0768  
RYAN@COMPUTERHELP.CC**

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.