

STEVE LAEVASTU & ROGER TURNER ARE YOUR RAVENNA REALTORS

Here is 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

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

- 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

\$60,000; Fire damage repair to commercial retail & art studio with construction of storage space addition and removal of illegal dwelling units, per plans. Reviews and processing for 2 AP’s under 6226917. 7530 20th Ave NE

\$500,000; Construct addition to and alter existing single-family dwelling, per plan. 5045 16th Ave NE

\$159,712; Construct interior alterations/addition to existing commercial building #2, per plan. 801 NE 65th St

\$75,000; Interior remodeling of existing SFR with small bay in back, along with new stairs and landing to grade from main level, per plan. 1901 NE Naomi Pl

\$59,280; Construct interior tenant improvement alterations to ground floor Suite A of existing commercial building per plan, Subject to Field Inspection (STFI). 7750 15th Ave NE

\$150,000; Construct second story addition and first story remodel to existing single family residence, per plan. 7308 15th Ave NE

*Need help buying or selling your home?
Contact Us!*



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Ravenna
Neighborhood Advisor

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Stairway into Ravenna Trails

SOLD HOMES

The following is a list of the homes that sold in our Ravenna 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
6847 20 Ave NE	2	1	1912	1 Story w/Bsmnt.	\$356,250
7330 18th Ave NE	2	1.75	1915	1 Story w/Bsmnt.	\$400,000
830 NE 55th St	3	1.75	1921	1 Story w/Bsmnt.	\$435,000
1022 NE 72nd St	3	2	1939	1 Story w/Bsmnt.	\$435,000
6543 16th Ave NE	3	2	1910	1 1/2 Stry w/Bsmt	\$471,000
7722 15th Ave NE	4	1.75	1925	1 1/2 Stry w/Bsmt	\$580,000
1715 Ravenna Blvd	3	2.5	1995	2 Story	\$715,000
2502 NE 82nd St	4	3	2006	2 Story	\$720,000

RAVENNA MONTHLY HOME SALES E-MAILED DIRECTLY TO YOU!

Sign up now for a free monthly service. You can have Ravenna home sales e-mailed to you every month. The e-mail will contain all of the homes that sold in Ravenna 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 Ravenna 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 Ravenna residents.

LAND USE NOTICE

Area: Northeast Address: 2020 NE 65TH ST
Project: 3009847 Zone: ARTERIAL WITHIN 100FT, NEIGHBORHOOD COMMERCIAL2-40
Land Use Application to allow one, 3-story building containing five live-work units at 1,469 sq. ft. each. Project includes 555 cu. yds. of grading. Existing structures to be demolished. No parking proposed. Shared pedestrian access with related Project #3010039.

Area: Northeast Address: 2028 NE 65TH ST
Project: 3010039 Zone: ARTERIAL WITHIN 100FT, NEIGHBORHOOD COMMERCIAL2-40
Land Use Application to allow one, 3-story building containing five live-work units at 1,469 sq. ft. each. Project includes 555 cu. yds. of grading. Existing structures to be demolished. No parking proposed. Shared pedestrian access with related Project #3009847.

Area: Northeast Address: 5518 ROOSEVELT WAY NE
Project: 3009254 Zone: ARTERIAL WITHIN 100FT, NEIGHBORHOOD COMMERCIAL2-40
Land Use Application to allow two, 4-story structures. The east structure will contain five residential units. The west structure will contain five residential units over 2,290 sq. ft. of commercial space at ground level. Parking for 10 vehicles to be provided under the east structure.



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<http://www.ravennahouse.com>

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

Windermere Real Estate / Oak Tree Inc

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 recommend 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.

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.

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.

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.

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.

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 up...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

SEAHAWKS NFL HOME GAME

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

LIONS 11/08 1:05PM

HUSKIES HOME GAME

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

WASHINGTON STATE 11/10 TBA