

Green Lake Neighborhood Advisor

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Visit www.homegreenlake.com

November 2006

Why Steve & Roger Should Be Your Agents



Steve Laevastu

- 1.) Our objective in each and every transaction is to go above and beyond the call of duty for you. The goal is to satisfy you so much that you tell all your friends and neighbors what a great job we did.
- 2.) We work for the premier company in the business.
- 3.) Our track record in Green Lake. We list and sell more homes in Green Lake than any other agent.
- 4.) Experience. We have over 40 years of combined experience.
- 5.) Top producers. We rank among the top 1% of realtors on a production basis. This means we get results.
- 6.) We are both graduates from the University of Washington. We both have degrees in business administration.
- 7.) Passion for what we do. We love real estate!
- 8.) Nobody will work harder or smarter to market your listing than we will.
- 9.) You have two good experienced agents working for you instead of one.
- 10.) Personal performance written guarantee. If you ever become unsatisfied with our service for any reason we will unconditionally release the listing.



Roger Turner

Steve Laevastu

(206) 226-5300

sold@windermere.com

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(206) 999-6937

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www.rogerjturner.com



Windermere
Real Estate

Additional Community and Real Estate information for the Green Lake Neighborhood is available online visit ... <http://www.homegreenlake.com>

Sold Homes

The list below are homes that SOLD in our Green Lake neighborhood in the month of October. Do you wonder what your home is worth? The decor, features and condition all have a bearing on the price a home will command. We have seen the interiors of most of the homes on this list. If you are considering 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 realistically be expected in today's market.

Address	Bdrm/Bath	Style	Year Built	Sale Price
1138 N 82nd St	2/1	1 Story	1947	\$365,000
341 NE 53 St	2/1	1 Story w/Bsmt.	1922	\$415,000
5711 Latona Ave NE	2/1	1 Story w/Bsmt	1923	\$430,000
8408 Stone Ave N	2/1	1 Story w/Bsmt	1941	\$432,000
6549 5th Ave NE	3/1.75	Townhouse	1999	\$439,950
7403 4 Ave NE	3/2	Townhouse	1993	\$474,500
6062 4th Ave NE	3/1	1 Story w/Bsmt	1902	\$540,000
8211 Bagley Ave N	3/2.5	Multi Level	1986	\$540,000
1851 N 54th St	2/1.75	1 Story w/Bsmnt	1914	\$550,000
8110 Stone Ave N	3/1.75	1 Story w/Bsmt	1940	\$565,000
8012 Densmore Ave N	3/1.5	2 Story	1904	\$569,000
5506 Woodlawn Ave N	3/2	1 Story w/Bsmnt.	1924	\$587,000
115 NE 77 St	3/2	1 Story w/Bsmt	1928	\$590,000
7536 1st Ave NE	3/2	1 Story w/Bsmnt	1949	\$610,000
5815 McKinley Pl N	4/2	1.5 Story	1921	\$635,000
6530 Latona Ave NE	4/3.5	1 1/2 Story w/Bsmt	2001	\$677,500
2130 N 61st St	3/1.5	1 1/2 Story w/Bsmt	1901	\$690,000
147 NE 56th	4/2.25	2 Stories w/Bsmt	1906	\$720,000
7411 Keen Way N	4/2	1 1/2 Story	1926	\$725,000
5651 Keystone Pl N	4/1.75	1 Story w/Bsmnt	1924	\$731,000

HAPPY THANKSGIVING!



SEATTLE EVENTS CALENDAR

Woodland Park Zoo Thanksgiving Buffet

Feast among the beasts with a traditional Thanksgiving dinner at the zoo's Rain Forest Food Pavilion! Tear into a feast of carved turkey and ham with all the traditional fixins' and a dessert buffet. There will also be a cash bar. Also, enjoy an up-close visit with a raptor!

Helpful Information: Price includes zoo admission. For more information and reservations call (206) 684-4825.

Thursday 11/23/2006

10:30am-12:00pm, 1:00pm-3:00pm,
or 3:30pm-5:30pm

Admission: \$12.95-\$26.95

Woodland Park Zoo

5500 Phinney Avenue North, Seattle

(206) 684-4800

<http://www.webkeeper@zoo.org>

<http://www.zoo.org>

Tree Lighting & Holiday Parade

November 24, 2006 - Westlake Center

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.

Seattle's Downtown Holiday Parade will begin at 7th Avenue heading west on Pine Street... then turns left onto 5th Avenue to University Street... west to 4th Avenue... and north to Macy's.

Bodies... The Exhibition

Both captivating and edifying, Bodies ... The Exhibition unveils the many complex systems, organs and tissues that drive every aspect of our daily lives and unite us all as Humans. Featuring 21 whole-body specimens and more than 260 organs that have been meticulously dissected and preserved through an innovative process, Bodies ... The Exhibition will enlighten, empower, fascinate and inspire.

09/30/2006 through 12/31/2006

Monday-Thursday 9:00am-7:00pm,

Friday-Sunday 9:00am-9:00pm

800 Pike Street,

(206) 467-5510

<http://www.bodiestheexhibition.com>

Seattle Marathon & Half Marathon

November 26, 2006 - Seattle Center

Ran on 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.

With over 10,000 People participating, the Seattle Marathon makes a 'great excuse' to Get-Away for a couple of days. Holiday Shopping Specials abound and Seattle Hotels are offering really great discounts. Why not 'come-on-down' for a few days & celebrate this Holiday Season ... 'Seattle-Style' ?

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

<http://www.seattlemarathon.org/>

Pledge to Recycle for Chance to Win an Alaskan Cruise

On November 15, you could celebrate the birthdays of celebrities such as Georgia O'Keeffe, Ed Asner, Petula Clark or Sam Waterston. You could commemorate the adoption of the Articles of Confederation and Perpetual Union by the second Continental Congress. Or you could take part in America Recycles Day (ARD).

Since 1977, November 15th has been an annual national awareness event to promote the social, environmental, and economic benefits of buying recycled and recycling. Last year, residents in every state participated in America Recycles Day and pledged to recycle.

The campaign is conducted by a national all-volunteer non-profit organization whose goal is to encourage Americans to recycle and buy recycled products.

To promote participation, the organizers are offering prizes to adults and youth who pledge to step up their recycling efforts in the coming year "in some way, large or small." One lucky adult who signs the pledge can win an all-expenses paid seven night Alaskan cruise for two, while five youngsters will each win a recycled aluminum content 24-speed bicycle.

Around half the people in the U.S. are now served by curbside collection programs, according to ARD. These programs, along with drop-off and buy-back centers, now help us divert about 30% of the nation's solid waste stream away from landfills. The Environmental Protection Agency reports considerable progress in the country's recycling efforts (see box).

Six organizations founded America Recycles Day. They are Environmental Defense, Environmental Protection Agency, Office of the Federal Environmental Executive, National Recycling Coalition, Recycling Alliance of Texas and Solid Waste Association of North America.

Since inception, the campaign has attracted a number of supporters and sponsors, including American Beverage Association, Waste Management/Recycle America and United States Conference of Mayors.

To find out more about ways to participate in America Recycles Day visit <http://www.americarecyclesday.org>.

Recycling Facts and Figures

In 1999, recycling and composting activities prevented about 64 million tons of material from ending up in landfills and incinerators. Today, this country recycles 28 percent of its waste, a rate that has almost doubled during the past 15 years.

While recycling has grown in general, recycling of specific materials has grown even more drastically: 42 percent of all paper, 40 percent of all plastic soft drink bottles, 55 percent of all aluminum beer and soft drink cans, 57 percent of all steel packaging, and 52 percent of all major appliances are now recycled.

Twenty years ago, only one curbside recycling program existed in the United States, which collected several materials at the curb. By 1998, 9,000 curbside programs and 12,000 recyclable drop-off centers had sprouted up across the nation. As of 1999, 480 materials recovery facilities had been established to process the collected materials.

Nickels' proposed 2007-2008 budget invests wisely in city's future

Mayor Greg Nickels today proposed a 2007-2008 budget that builds on the strong economic growth and good financial management during the last few years and invests wisely in expanding basic services. The proposed budget includes new investments in transportation, police and firefighters, combating global warming and protecting the environment, ending homelessness and building strong neighborhoods. Transportation is a critical issue facing Seattle. The mayor's proposed budget continues current transportation maintenance efforts and adds significant funding under Bridging the Gap, a transportation maintenance and development program that includes a property tax levy lid lift, a commercial parking tax, and a business transportation tax. The property tax measure is proposed for the November ballot. If approved by voters, approximately \$40 million and \$52 million will be generated by the three revenue sources for transportation investments in 2007 and 2008, respectively.

In addition, Nickels' proposed budget:

- Invests about \$18.5 million to create a three-part Environmental Action Agenda:
 - \$14.3 million to reduce greenhouse gas emissions; \$3 million to expand and maintain Seattle's tree cover; and \$1.2 million to improve the city's streams and shorelines.
- Includes \$3 million to expand Housing First, a strategy offering housing for the homeless with support services to deal with additional challenges of drug or alcohol abuse and mental-health issues. This funding is part of the city's commitment to the 10-Year Plan to End Homelessness. The proposed budget also includes money to continue the current number of shelter beds.
- Includes about \$2.5 million for a downtown parks initiative of maintenance and program expansions, which includes hiring five new park rangers to improve security and service.
- Provides an additional \$500,000 to expand the Seattle Public Library's collections budget. Overall the Seattle Public Library budget reflects \$4 million in additional resources to operate new and expanded facilities, additional hours and added collections to better serve Seattle Public Library patrons.
- Includes approximately \$800,000 to expand apprenticeship opportunities at City Light, Seattle Public Utilities, and the Fleets and Facilities Department.
- Adds six patrol positions in 2007 at a cost of about \$600,000. Includes \$585,000 to put combined camera and mobile data computers in all Police Department patrol vehicles.

The revenue estimates in the proposed 2007-2008 budget reflect an expected slowdown in the national and regional economies over the next few years, in response to higher interest rates, a slumping housing market, higher energy prices and other issues.

Continued next page



The city of Seattle also faces significant challenges in this biennium:

- Changes made by the Legislature in city B&O tax laws could result in a \$20 million revenue loss for Seattle's general fund in 2008; and
- Rapidly increasing health care costs for employees are expected to grow by about \$45 million, or 14.4 percent per year between 2005 and 2008.

The proposed general fund budget – which pays for services typically associated with city government, such as police, fire, parks and libraries – is \$807 million for 2007 and \$813 million for 2008. The total proposed budget (including utilities) for 2007 is \$3.3 billion and \$3.4 billion for 2008.

For more information, www.seattle.gov/mayor. To sign up for The Nickels Newsletter visit www.seattle.gov/mayor/newsletter_signup.htm.

Land Use Notices

The following are public notices of Seattle land use activities from the Department of Planning & Development regarding applications, decisions, and other actions affecting the Green Lake neighborhood.

Project Number: 3004389 Address: 7007 Woodlawn Ave NE Zone: NC2-65',P2

Land Use Application to allow a 4,900 sq. ft. 2nd floor addition to an existing commercial building (Gregg's Cycle). Project includes off site accessory parking for 14 vehicles.

Project Number: 2409068 Address: 1156 N 80th St Zone: SF5000

Master Use Permit to expand the campus of an existing institution and establish use for future construction of a 19,500 sq. ft. religious facility (Bethany Community Church). Surface parking for 36 vehicles proposed on site and 56 spaces at 7821 Stone Ave N (Bagley Elementary School). Project includes demolition of six residences and a partial alley vacation

Project Number: 3004576 Address: 7462 4th Ave NE Zone: L2

Land Use Application to subdivide one parcel into three unit lots. The construction of three ground related dwelling units has been approved under Project #6077275. 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

Fall Offers New Ways To Be Good Stewards

Every season offers new opportunities for homeowners and businesses to reduce, reuse and recycle.

Here are tips from the City of Tacoma on how to tidy up your yard and garden and prepare your home for cooler temperatures with minimum impact on the environment.

- To reuse your yard and garden waste, compost it at home. Compost is a rich, organic soil conditioner for your lawn and garden. (Editor's note: For more information on "stewardship gardening," including how-to tips and helpful links, visit: <http://gardening.wsu.edu/stewardship/compost/compost.htm>)
- Cool, dry fall days are a great time to paint both the interior and exterior of your home. If you have paint left over from your project, give it to neighbors or a charity. Otherwise, make sure you dispose of unwanted paint properly. When improperly disposed, paint can pollute surface water and groundwater, threatening human health and wildlife.
- When stocking up on cold-weather gear, buy recycled-content items such as fleece clothing and blankets made from recycled bottles. Buying recycled-content products "closes the loop" and encourages companies to make more items with recycled materials. As the demand for recycled-content products increases, so does the availability.
- When it's time to replace your insulation, buy insulation made from recycled paper, glass, and other recovered materials.
- Before winter weather sets in, remove screens from windows and doors and put up storm windows. Strong winds, heavy rains, and extreme cold can all damage your screens and ordinary windows, sending them to landfills before their time.
- Check caulking around windows and do touch ups to conserve energy and natural resources.
- Clean and properly store tools, toys and outdoor furniture to protect them from damage. This can extend their life, saving you money, while saving space at landfills.
- When performing routine maintenance on your car, properly dispose of used motor oil, coolants and batteries at hazardous waste facilities.

Income Housing Costs Census Bureau Statistics

Homeowners in every state but one spent more of their incomes on housing costs last year than at the start of the decade, according to the Census Bureau.

Those in Alaska spent the same. Nationwide, homeowners spent nearly 21 percent of their incomes on housing costs last year, up from just under 19 percent in 1999. Housing costs are defined as mortgage payments, taxes, insurance and utilities. Housing analysts blamed surging home prices, higher interest rates and lower incomes for hurting affordability. America's homeownership rate is at a near record of 68.7 percent.

The government says housing costs are excessive if they top 30 percent of household income. Nationally, 34.5 percent of homeowners with a mortgage had housing costs that topped that benchmark in 2005, an increase from 26.7 percent in 1999. California stands out among the states with expensive housing costs. It ranked No. 1 in median home value, at \$477,700; No. 2 in monthly housing costs for homeowners, at \$1,912; and No. 2 in monthly costs for renters, at \$973.

Nearly half of California homeowners – 48 percent – spent more than 30 percent of their incomes on housing last year. Among America's 15 largest cities, San Francisco had the most expensive homes, with a median value of \$726,700. Detroit had the least expensive at \$88,300

SEATTLE EVENTS CALENDAR

For Kids

The Children's Museum

Adventures With Clifford The Big Red Dog
Join Clifford, Emily Elizabeth and friends as you hop aboard the Birdwell Island Ferry, take a slide down Clifford's tail - just like Emily Elizabeth, stop by Samuel's Fish and Chips Shack, take a stroll down T-Bone's Beach and more in this interactive, educational and bilingual (English & Spanish) exhibit, at the museum through Jan. 7
<http://www.thechildrensmuseum.org>

9/16-1/7
The Children's Museum
Seattle Center House
305 Harrison St.
Seattle, WA 98109

Qwest Field Exhibition Center

Barney - Live! The Let's Go Tour

Location: WaMu Theater

Dates & Times:

11/9/2006 7:00 pm - 0:00 am

Come see the adorable Barney, Baby Bop and BJ at the WaMu Theatre @ Qwest Field! This popular, children's television show is one worth bringing the whole family to come see and make memories for your little one. Don't miss this great opportunity! Tickets on-sale beginning Saturday 10/7 @ 10 am!

For more info visit the website:

<http://www.qwestfield.com>

Seattle Sports: Home Games

November

Sonics

Wed, 15th - Philadelphia 76ers

Fri, 17th - Utah Jazz

Mon, 20th - New Jersey Nets

Fri, 24th - Sacramento Kings

Sun, 26th - San Antonio Spurs

Wed, 29th - Orlando Magic

Huskies

Sat, 11th - Stanford Cardinals

Seahawks

Sun, 12th - St. Louis Rams

Mon, 27th - Green Bay Packers

Green Lake Community Event

PATHWAY OF LIGHTS

Saturday, Dec 9

5:30 - 8:30 p.m.

Rain or Shine!

Come join others in a "walk of lights" around the lake and take in the warm glow of luminarias that line Green Lake Park's entire pathway. Listen to holiday music at the Community Center, Aqua Theatre, and Seattle Public Theatre, and listen to strolling carolers.

<http://www.seattle.gov/parks/centers/greenlake/activity.htm>

Computer Help.cc

www.computerhelp.cc
206.650.0768

Ryan Gaffney
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.

Steve Laevastu & Roger Turner are your EXCLUSIVE Green Lake Realtors

Here is what our clients have to say.....

September 6th, 2006

Dear Windermere, Prospective Buyers and Sellers:

This year our family was faced with a job-related move. Just a couple of years earlier, we had found the perfect house with the help of Steve Laevastu. Steve had also helped us sell our home at the time. We were very pleased with our first experience and decided to call Steve again.

In both of our experiences with Steve, we were grateful for his excellence in marketing our home, representing us in negotiations and managing the many steps toward closing. Steve was always available, patient and enthusiastic. Moving a family is a stressful experience even if everything goes perfectly. Steve inspired confidence so that we could focus on packing, researching neighborhoods and finding schools.

We would certainly ask Steve to help us again with any real estate in the Seattle area. We would not hesitate to recommend him to family or friends.

Sincerely,

David Pereles.

Mr Roger Turner of Windermere/ Oak Tree Office

I have never written a letter such as this one before but felt the need to express our gratefulness to you for handling the sale of our property on Queen Anne Hill. We have sold quite a lot of properties in our lives but have never met a real estate salesman we felt we could really trust; we even had one forge our signature!!! In this case however, we feel that you gave us your all.

It took you five years-- our neighbor was the fly in the ointment. Your persistence and patience prevailed and you made the sale! Your willingness to continue trying in the face of such adversity impressed us as did your kind and gentle manner. Your dedication convinced us that you were truly a fine person with whom to deal.

We have one request and that is to exact a promise from you that you will remain as trustworthy, helpful, low-pressure and agreeable as you have been when working with us. Just remain the person you are now. Don't let those fast talking, high pressured salespeople with whom you undoubtedly come in contact with every day influence you. You are just fine as you are.

Most Sincerely,

Dottie & Jim Anderson

Need help buying or selling your home?
Contact Us!



Steve Laevastu

(206) 226-5300

sold@windermere.com

www.seattlehomeguy.com

Roger Turner

(206) 999-6937

rjturner@windermere.com

www.rogerjturner.com

Mayor Announces Police Crime Stats

Seattle Mayor Greg Nickels announced yesterday that police crime data sorted by neighborhood is now available on the city's Web site. Statistics on vehicle thefts, property crimes, residential burglaries, violent crimes, plus an overview of major crimes citywide, are mapped on "My Neighborhood" by census tract.

"Keeping our neighborhoods safe includes giving people the tools they need to understand how the Police Department responds to crime," said Nickels. "Seattle is ahead of other U.S. cities in providing critical information in such an easy-to-use format, and we will be adding even more neighborhood-based statistics in the months ahead."

The "My Neighborhood" mapping project, created by the city's Department of Information Technology, received the 2006 Excellence Award in Strategic Innovation for Large Population Groups by the National Association of Government Webmasters (NAGW) this past week in Reno, Nevada. NAGW is the first organization for local and regional government Web professionals. The award follows on the heels of Seattle.gov being named the best city Web portal in the country in August.

"My Neighborhood" was launched in March 2006 and now has 30 city services residents and visitors can view on neighborhood-based maps. The site offers a way for the public to locate the closest public facilities, such as tennis courts, libraries, farmers markets, and fire hydrants; and to see how close they are to their home or business. Future additions to "My Neighborhood" include details on local master use permit applications and neighborhood public art. The site is used more than 8,000 times a week.

See this article online at <http://www.seattle.gov/news/detail.asp?ID=6579&dept=40>

Applications Available for Neighborhood and Community Arts Funding

Applications available for Neighborhood and Community Arts Funding Program supports annual community events Seattle, WA - Festivals and events color the character of Seattle's neighborhoods, from the Fremont Solstice Parade to El Dia de los Muertos. The Neighborhood and Community Arts Program supports and encourages the work of Seattle's neighborhood arts councils and community stewardship groups that produce recurring festivals or events that promote arts and cultural participation.

Neighborhood arts councils and community stewardship groups that have been in existence for at least one year may seek annual support for a recurring festival or event occurring in 2007 that has a significant arts and cultural component, is open to the public and takes place in Seattle. "We are determined that all of our arts funding reflect the breadth and depth of Seattle, from all communities and viewpoints," said Mayor Greg Nickels. "The success of our Neighborhood and Community Arts Program, as with all city programs, depends upon inclusion."

Funding of \$1,200 per event is provided to support direct project expenses, including artist fees, marketing and promotional fees, venue and equipment rentals or other production-related expenses. Funds may not be used for fund-raising or organizational administrative expenses.

The Office of Arts & Cultural Affairs promotes the value of arts and culture in and of communities throughout Seattle. The 15-member Seattle Arts Commission, citizen volunteers appointed by the Mayor and City Council, supports the city agency.

Applications are available at <http://www.seattle.gov/arts> (select Funding Applications.) The application deadline is 5 p.m., Monday, Oct. 30. Postmarks will not be accepted. Those unable to download the online application may contact Michelle Blackmon at 206-733-9576 or michelle.blackmon@seattle.gov.

Home Values Soar

According to the U.S. Census Bureau, home values across the United States soared 32 percent during the first half of this decade. Among U.S. cities, the largest increase was in San Diego, where the real median home value surged by 127.2 percent, a jump to \$567,000 from \$249,000 from 2000 to 2005.

Los Angeles saw a 110.2 percent rise in median home values and New York had a 79.1 percent gain. Monthly costs for homeowners with mortgages rose 5 percent over that period, while the median cost of renting a home increased nationally by 6.7 percent.

