



Maple Leaf Neighborhood Advisor

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Visit www.mapleleafhouse.com

August 2006

Why Steve & Roger Should Be Your Agents



Steve Laevastu



Roger Turner

- 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 a premier company in the business.
- 3.) Our track record in Maple Leaf. We list and sell more homes in Maple Leaf 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.



Steve Laevastu

(206) 226-5300

sold@windermere.com

www.seattlehomeguy.com

Roger Turner

(206) 999-6937

rjturner@windermere.com

www.rogerjturner.com

Sold Homes

The following are homes that **SOLD** in the Maple Leaf neighborhood since July 2006. Do you wonder what your home is worth? The decor, features and condition all have a bearing on the price your home will command. We have seen the interiors of most of the homes on the list. If you are considering selling your home, **please let us help you**. By discussing the details with you, viewing your home and preparing a market analysis, we can provide you with useful information, such as a sale price that might realistically be expected in today's market.

Address	Bdrm/Bath	Style	Year Built	Sale Price
8528 1st Ave NE	2/1	1 Story	1947	\$287,000
10327 12th Ave NE	2/1	1 Story w/Bsmnt	1940	\$365,000
1209 NE 77 St	3/1.75	1 Story	1969	\$370,000
538 NE 79th St	2/1	1 Story w/Bsmnt	1907	\$383,000
115 NE 91st St	2/1.75	1 Story w/Bsmnt	1961	\$385,000
815 NE 103rd St	3/1	1 Story w/Bsmnt	1942	\$390,000
557 NE 102nd St	2/1	1 Story w/Bsmnt	1941	\$395,000
325 NE 89th St	2/1	1 Story w/Bsmnt	1945	\$396,000
1018 NE 69th St	2/1	1 Story w/Bsmnt	1924	\$400,000
1250 NE 90th St	2/1.75	1 Story w/Bsmnt	1938	\$439,000
816 NE 92nd St	4/2.75	Multi Level	1988	\$440,000
634 NE Banner Pl	3/1.75	1 Story w/Bsmnt	1915	\$445,000
9723 Roosevelt Way NE	3/2.5	Townhouse	2006	\$454,950
9725 Roosevelt Way NE	3/2.5	Townhouse	2006	\$459,950
9216 12th Ave NE	2/1	2 Story	1918	\$460,900
509 NE 82nd St	5/1	1.5 Story w/Bsmt	1927	\$480,000
9203 12th Ave NE	3/1.25	1 Story	1941	\$499,000
7717 14th Ave NE	3/1	1.5 Story w/Bsmt	1928	\$515,000
855 NE 98th St	3/2.5	Multi Level	2006	\$555,000



Maple Leaf Park

Additional Community and Real Estate information for the Maple Leaf Neighborhood is available online at <http://www.mapleleafhouse.com>



Windermere
Real Estate

September 2nd - 4th

Bumbershoot®: Seattle's Music & Arts Festival is now in its 36th year. Since 1971, Bumbershoot has drawn artists representing the best in music, film, comedy, spoken word, dance, visual, performance, and literary arts to the Seattle Center over Labor Day weekend. North America's largest urban arts festival, Bumbershoot takes place in the heart of the city at the 74-acre **Seattle Center**. 150,000 visitors from near and far spend the weekend reveling in the world of Bumbershoot, experiencing everything from regional favorites to international superstars across all arts disciplines.

Featured Artists

Blondie • Steve Miller Band • Spoon • The New Pornographers • As I Lay Dying • The Thermals • Rishi Rich Project • Copeland • The Bellrays • Nomo • The Briefs • Decibel Showcase featuring Deadbeat, Lusine and Synthclub • Speaker Speaker • The Missionary Six • Mon Frere • Seattle Hip Hop Showcase featuring Macklemore, The Saturday Knights and Abyssinian Creole • The Can't See • PK & What Army? • Kane Hodder • Korby Lenker • Velella Velella • The Like • The Invisible Eyes • The Lonely H • New Fangs • The Hollowpoints • Daylight Basement • Seattle Jazz Showcase featuring Jim Knapp Orchestra, Kelley Johnson Quartet, Floyd Standifer, and John Bishop Group • Cancer Rising • Dub Championz • Go Like Hell • Johanna Kunin • Derby • West Valley Highway • The Swains • Romance • Izabelle • The Lonely Forest • Tor Dietrichson with Mambo Cadillac • Olympic Sound Collective • Randy Oxford Band • Electric Shades of Blue • Po'okela Street Band
<http://www.bumbershoot.org/>

International Celebrations at The Seattle Center

August 12th

Cambodian Heritage Celebration:

Clothing made of handmade silk; sophisticated dances accompanied by gongs and bamboo instruments, and fine crafts made of wood, stone and silver are part of this half-day event.

August 20th

BrasilFest: Brazil's celebrated martial art and dance style, capoeira, is physically challenging and fascinating to watch. Spectacular costumes, folk and pop music, samba and danceable drum beats keep things hot and happening, rain or shine.

August 26th

TibetFest: Ritual and tradition are the heart of Seattle's annual TibetFest... where the modern and ancient combine in an effort to preserve Tibet's unique cultural identity. This free festival of performing groups share centuries old stories and legends through song and rhythmic movements, wearing symbolic masks and authentic costumes. A Tibetan-style bazaar with handmade crafts, prayer flags and more. Children's activities and food are available all weekend.

September 9th

Korean Cultural Celebration:

Ch'usok, or Harvest Festival Day, gives thanks for a good harvest. Folk songs, dance, Tae Kwon Do demonstrations, film and exhibits depict a cultural evolution over thousands of years. Produced by the Korean-American Art & Cultural Association. More information available at <http://www.koamartists.org>

Construction of the new branch library, community center and park at Fifth Avenue Northeast and Northeast 105th Street is in the final stages. Staff will move into the library and community center this month to make the new facilities ready to open to the public on July 15.

The Seattle Department of Transportation completed the Fifth Avenue Streetscape project this month, which created a safe, pedestrian-friendly street that accommodates all types of transportation. Improvements include landscaping medians, widened sidewalks, new trees and a pedestrian promenade with an improved crosswalk connecting the new community center and library to the Northgate Mall.

The project includes a 10,000-square-foot library, a 20,000-square-foot community center and a 1.67-acre park on the site of the former Goodyear store at Fifth Avenue Northeast and Northeast 105th Street and the commercial site one lot north.

The Miller | Hull Partnership designed the buildings and the park to create an urban gathering place for the community. The library is prominently located along Fifth Avenue Northeast. The main reading space is focused toward the park. The community center is placed at the south end of the site with a children's play area to the north to maximize the green space devoted to the park.

The project also includes artwork for the branch library designed by glass and metal artist Dana Lynn Louis, of Portland, and artwork for the community center designed by Nikki McClure, a mixed-media artist from Olympia. The Office of Arts & Cultural Affairs manages the public art program for the Library and Parks.



Funding for the new facilities comes from several sources.

Voters in 1998 approved the Libraries for All bond measure, which included money to build a new library in Northgate. The \$6,693,570 branch will include a new collection capacity of 40,200 books and materials, reading and homework areas for children and youth, computers, instruction areas, and a meeting room.

In 1999, Seattle voters approved the community centers levy, which included money for a new community center in Northgate. The \$8.85 million community center offers activities such as teen camps, basketball leagues, classes, after-school programs, community meetings, and programs for seniors.

In 2000, Seattle voters approved the Pro Parks Levy, which included nearly money for a new park in Northgate. The \$4.8 million park plays an important part in addressing the open space needs of the densely developed neighborhood.

Neighborhood Matching Funds Projects

The Neighborhood Matching fund supports local grassroots action within neighborhoods. Neighborhood groups apply for grants from the fund and match them 1:1 with in-kind services, cash, or volunteer time. Volunteers design and build playgrounds, study and replant natural areas, buy athletic equipment and undertake many other types of community improvement projects. The project listed below is for the **Maple Leaf Community Garden and Park**

Project Description

The focus of the Maple Leaf Community Garden design project is to transform a vacant site at 529 NE 103rd Street into a community garden and gathering place that offers a pleasant oasis and safe environment for people to garden, congregate, learn and enjoy respite from more active nearby areas. We have selected Barker Landscape Architects as our design consultant.

Fund Raising

We are already planning and initiating the next steps to make the garden a reality. On October 4, we submitted a letter of intent to apply for development funds from the Pro Parks Levy Opportunity Fund. Once the design plan is adopted and development costs are estimated, Maple Leaf will be in a position to submit a full application for Pro Parks Levy Opportunity Fund development funds and for a third matching fund grant for garden development funds. If awarded, these funds would become available in late 2005. We will also be seeking development funding from several other sources, including donations from our local residents. It is not too early to contribute to the garden development fund. Additionally, your donation will help us demonstrate strong neighborhood support for this project.

If you'd like to make a donation to the garden development fund, you can make your check payable to the Maple Leaf Community Garden Project and send it to: Maple Leaf Community Council, P.O. Box 75595, Seattle, WA 98175-0595. Remember, your donation is tax deductible.

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 Maple Leaf neighborhood.

Project Number: 3005155 **Address:** 9610 Roosevelt Way NE **Zone:** L2, RC, NG

Land Use Application to subdivide one parcel into six unit lots. The construction of townhouses has been approved under Projects #6070142 and #6070143. 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.

Project Number: 3005169 **Address:** 9600 Roosevelt Way NE **Zone:** L2, RC, NG

Land Use Application to subdivide one parcel into six unit lots. The construction of townhouses has been approved under Projects #6070941 and #6070947. 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.

Mayor Names "Dirty Dozen" Mean Streets

Mayor Greg Nickels today announced his list of the "Dirty Dozen" bad roads, missing sidewalks, ill-timed traffic signals and faded bike lanes around the city.

Topping the rogues' gallery was Wallingford's notorious 45th Street corridor, which carries an average of 23,700 cars a day. "Last month, I said, 'You find 'em, we'll fix 'em,' and we are going to start right here," Nickels said. "Later this summer, we are going to repave this stretch of road. That's one down and 11 to go."

The mayor worked with the Seattle Department of Transportation (SDOT) to select the projects on the "Dirty Dozen" list. In addition to 45th Street, the city will fix the following trouble spots around the city:

Paving:

- California Avenue Southwest (between Admiral Way Southwest and Southwest Edmunds Street)
- Northeast 65th Street (between Northeast Ravenna Boulevard and 35th Avenue Northeast)
- South Holgate Street repairs (between 6th Avenue South and Airport Way South)
- Montlake Boulevard East and East Lake Washington Boulevard repairs
- West McGraw Place (between Fifth Avenue West and West McGraw Street)

Signal Retiming:

- 12th Avenue South (between East Yesler Way and South Weller Street)
- North 46th Street (west of Aurora Avenue North)

Improving Bike Trails and Cyclist Safety

- Dexter Avenue North will be re-striped to make it safer for cyclists.
- Chief Sealth Trail improvements
- New signal at North 145th Street and Linden Avenue North

Sidewalks:

- Building sidewalks 30th Avenue Northeast

The "Dirty Dozen" represent just a small portion of the city's transportation backlog. Currently, one-third of Seattle's bridges need major repair or replacement, and two-thirds of Seattle's primary streets are past their intended life. Furthermore, one-third of city sidewalks are in poor condition, and most of the city's 586 retaining walls are in desperate need of replacement or repair.

Seattle named America's Smartest City

With the state lagging behind the rest of the nation in education funding, Mayor Greg Nickels today challenged lawmakers and officials in Olympia to increase spending on schools so that Washington will be among "The Top 10 by 2010." Seattle was recently named the smartest big city in the country because of its high concentration of college-educated residents.

"Seattle is proud to be home to so many talented and creative people," said Mayor Nickels. "Unfortunately our state is failing to make the same investment in the kids of Washington State. Washington ranks 42nd in its investment per student in our public schools. Every voter should demand from each state official a pledge, that by 2010, Washington will be in the top ten."

Earlier this week, Bizjournals.com ranked Seattle as the smartest city by analyzing U.S. Census Bureau data. They found that forty-seven percent of Seattle's adults hold bachelor's degrees, the strongest proportion of college-educated residents in any big city. It's nearly double the U.S. average of 24.4 percent. Seattle is second to Washington, D.C., in the share of people with advanced diplomas. Twenty-one percent of Washington's adults have earned graduate or professional degrees, followed by Seattle at 17 percent.

SEATTLE EVENTS CALENDAR

International Celebrations at The Seattle Center ...continued

September 16th

Fiestas Patrias: Celebrate independence and the broad diversity found within Mexican and Latin American culture with festive mariachi music, salsa and folk dances, authentic food and informative displays and activities. Produced by Seattle Fiestas Patrias. More information available at <http://www.seattlefiestaspatrias.org>

September 23rd

Italian Festival: It's all about food, family and fun! Mouth-watering aromas, celebrity chef demonstrations, a bevy of Italian food merchants; tenors, sopranos and pop singers; Italian cars, puppet theatre a Grape Stomp and bocce—entertainment for all ages! Produced by Festa Italiana for the 18th year. More information available at <http://www.festaseattle.com>

Fisherman's Fall Festival

September 9th 2006

Join the fun-filled family celebration of the return of our local fishing fleet that homeports at Fishermen's Terminal.

Free admission & Free live entertainment on two stages • Fun for kids with miniature boat building, face painting, clowns, fish art and more • Wild salmon fillet challenge • Oyster "Shuck 'n Shoot" • Barbecue competition • Survival suit team races • J P Patches • Sea Explorer Scouts ships • Model boat demonstrations • Seafood Association exhibits • Outdoor salmon barbecue • Northwest Tasting Garden <http://www.seattlefishermensmemorial.org/events.html>

Fremont Oktoberfest

September 23rd-25th

New this year there will be Urban Carnival with classic carnival rides for both adults and children. Long standing Oktoberfest favorites will be returning as well. There will be live music on two stages, the Stranger Microbrew Garden, a wide assortment of local arts and crafts, imported treasures, and festive treats as well as traditional German food. The Fremont Arts Council once again brings us their Annual Texas Chainsaw Pumpkin Carving Contest. The street fair, kids area and music are FREE for everyone to enjoy! Admission to the Stranger Microbrew Garden is \$20. This is a "rain or shine" event. <http://www.fremontoktoberfest.com/>

Seattle Neighborhood Farmers Markets

bring Washington State farmers into the city to sell their farm fresh produce. By providing direct-sale opportunities for local farmers, in-city farmers markets ensure that farmers continue farming our precious rural farmlands, keeping them economically viable and intact.

Fremont - Sundays, 10 a.m.-5 p.m.
Ballard - Sundays, 10 a.m. - 4 p.m.
Broadway - Sundays, 11am-3pm
Columbia City - Wednesdays, 3-7pm
Lake City - Thursdays, 3-7pm
Magnolia - Saturdays, 10-2pm
U. District - Saturdays, 9am-2pm
West Seattle - Sundays, 10am-2pm

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 Maple Leaf Realtors

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

June 5th, 2006

To whom it may concern:

When it came time to sell our ten-year-old condominium, there was no question that Steve Laevastu would be our agent. He had successfully sold two homes for us in the past.

Though our condo was in nice shape, it was in need of some updating. We weren't quite sure about what updating would yield the greatest selling results. Steve led us to the right answers and resources.

The first weekend our condo was on the market we had three competing offers. We didn't necessarily assume that the highest dollar offer would be the best offer in the long run. Steve helped us to discern which offer was the most solid. In the end, we ended up landing the highest ever offer in our hundred-unit complex.

On the buying end, Steve was our agent in purchasing a new construction home. He was adept at taking an offer to a large home developer. Steve even went as far as to deal directly with the vice-president of finance in this large company in order to secure a fair price.

Our greatest assurance in dealing with Steve in both the buying and selling of homes is our confidence in Steve's ability to correctly handle any part of the process. We firmly trust his integrity and expertise.

Sincerely,

J. Scott and Pia Marshall

Dear Roger,

I just wanted to drop you a short letter now that the property has sold. As I told you when we first met, I had never sold any property before and I want to thank you for answering my basic questions and walking me through everything step by step and having it all make sense to me. You certainly knew the area and the local market and expedited things that could have slowed things down. When the interior of the house needed painting you immediately had the names of painters to bid on the job. After the house was inspected a small gas leak was discovered and the roof needed to be replaced; you took care of the gas leak without breaking stride and lined up three bids on the roof and pushed that through in time to meet the fast approaching closing date without a hitch.

The house was empty and the painter did a fantastic job but it did look a little cold and uninviting. I was very impressed with the "extra touch" you provided by bringing in some paintings, a table and chair and some rugs to brighten the place up and give it a little more warmth. In fact, it looked so good that I thought about taking it off the market and keeping it myself (just kidding!)

Once again, thanks for everything. I have several of your cards and will certainly recommend you to anyone I meet that is in need of a real-estate agent.

-Phil

Need help buying or selling your home?

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Roger Turner



Steve Laevastu

When you want to sell a home, we can:

- Help you establish the best sales price based upon sales information from similar properties that have recently sold (see what buyers are willing to pay for similar properties).
- Aggressively market your property and assure the greatest exposure possible to both real estate agents and prospective buyers (they have to see it to want it).
- Screen prospective buyers, weeding out those who don't qualify.
- Help you in negotiating the contract and handling all the contractual requirements after the sale.
- Assist you in relocating, whether purchasing a new home here or in any other part of the country - We can help!

When you want to buy a home, we can:

- Show you homes that meet your needs in every way - location, amenities & price.
- Assist you in finding the right financing for you and your situation.
- Guide you through the negotiations and advise you to the end.
- Be the professionals you deserve to assist you in all your real estate matters!

More people move to Washington as the economy continues to strengthen

Washington's population increased an estimated 120,000 over the last year, largely due to people lured here by the state's bright employment climate, Theresa Lowe, the state's chief demographer, said recently.

The 2006 population estimate, prepared annually by the Office of Financial Management (OFM), places the Washington population at 6,375,600 as of April 1. OFM always forecasts population change to anticipate forthcoming changes in population-driven budget expenditures. But, it is these annual population determinations—based on actual change in enrollment, housing, voters, drivers, and other indicator data—that validate the forecast expectations, Lowe said.

Population growth based on migration is primarily driven by people seeking or taking new jobs in Washington. Washington's current growth tracks well with the state's economic recovery, which started with improved employment figures in June 2003, and continues to outpace economic gains in nearby states and the nation as a whole. Washington added 77,000 jobs in 2005, a growth rate of 2.8 percent and is on track to add 95,000 jobs in 2006, an increase of 3.4 percent. As Washington's economy improved, annual migration climbed from only 22,000 in 2003, to 51,000 in 2005, and 81,000 in 2006. Annual population growth increased from less than one percent in 2003 to nearly two percent by 2006.

OFM's annual population determinations provide information on growth statewide. The Census 2000 population counts mark the baseline for tracking a new decade of population change for the state's cities and counties. The majority of growth since 2000 remains concentrated in Western Washington, with the largest six-year gains being increases of 98,254 in King County, 72,682 in Pierce County, 65,776 in Snohomish County and 58,262 in Clark County.

The fastest growing counties, in terms of percent change since the 2000 Census, are Franklin County (30.1 percent), Clark County (16.9 percent), Benton County (12.7 percent), and Kittitas County (12.1 percent).

The population of Washington's cities and towns totaled 3,901,886 on April 1 this year, up about 382,336 since the 2000 federal census count. Annexations and incorporations account for about one-third of this increase.

Detailed information on the April 1, 2006, population estimates for cities, towns and counties may be found on the Office of Financial Management web page at <http://www.ofm.wa.gov/pop/april1/default.asp>.