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June 2006

# Maple Leaf Neighborhood Advisor

## Why Steve & Roger Should Be Your Agents



Steve Laevastu



Roger Turner

1. We supply superior guidance in developing a plan of action to accomplish your goal.
2. Our objective is to go above and beyond the call of duty for you, so that you are compelled to share your success story with friends and relatives.
3. We work for the premiere company in the business. Windermere Real Estate has greater than 50% of the market share.
4. Our proven track record.
5. Top Producers. We get Results!
6. Combined over 40 years of experience.
7. We live close by.
8. We know the area. We both grew up in Seattle.
9. We understand the importance of communication. We will communicate with you every step of the way.
10. Personal Performance Guarantee. If you ever become dissatisfied with our service for any reason, we will unconditionally release the listing.

11. Integrity. We do what we say and we say what we do.
12. Character and trust.
13. You have TWO agents working for you instead of one. We are both graduates from major universities.
14. We are both highly energetic, hardworking, proactive agents. We don't sit around, we make things happen.
15. Professional representation.
16. Passion for what we do. We love real estate!!!
17. Top Quality Service. Steve Laevastu won Seattle Magazine's "Best in Client Satisfaction" award in 2004 & 2005.



Steve Laevastu

(206) 226-5300

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## Sold Homes

The following are homes that **SOLD** in the Maple Leaf neighborhood since May 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
803 NE 105th St	4/1	1 Story	1940	\$320,500
532 NE 97th St	2/1	1 Story	1931	\$326,000
1516 NE 96th St	3/1.5	1 Story w/Bsmnt	1932	\$336,000
852 NE 97th St	3/2.5	Townhouse	1994	\$339,950
1230 NE 103rd St	3/1	1 Story w/Bsmnt	1941	\$382,000
8526 17th Ave NE	3/2	1 Story w/Bsmnt	1941	\$412,000
1522 NE 92nd St	2/1.5	1 Story w/Bsmnt	1944	\$420,000
1528 NE 88th St	4/1	1 1/2 Stry w/Bsmt	1941	\$464,950
9702 8th Ave NE	4/3	1 Story w/Bsmnt	1928	\$469,500
2019 NE 96th St	4/2.5	2 Story	2001	\$529,000
8824 2nd Ave NE	4/3	1 Story w/Bsmnt	1954	\$645,000
1545 NE 90th St	4/2.75	1 Story w/Bsmnt	1955	\$649,950
846 NE 81st St	4/2.5	2 Stories w/Bsmnt	1925	\$742,950

## 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: 2407656 Address: 7500 Roosevelt Way NE**  
**Zone: NC2 40'** The proposal is to develop a mixed-use four-story building with ground floor retail, second floor administrative offices, third and fourth floor apartment units, and parking for approximately 70 vehicles will be located within the structure.

**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.



Windermere  
Real Estate

# Summer Events

## The Seattle International Film Festival

Seattle Film has announced the lineup for its 32nd edition, which will showcase 419 feature length and short films from 60 countries during its 25-day run. The fest will take place **May 25 - June 18** and includes 19 world premieres, 41 North American and 22 U.S. premieres. 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.

<http://www.seattlefilm.com/index.aspx>

## Fremont Solstice Parade & Fair

Fremont Fair is located in the funky and friendly Fremont neighborhood—Seattle, Washington's own "Center of the Universe." Now in its 35th year, Fremont Fair returns to celebrate the Summer Solstice and the best of our community: art, spirit, sharing, celebration and working together to help each other. The Festivities begin with the Solstice Parade at noon, followed by the Picnic at Gasworks Park at 2:00 pm and the Pageant at 4:00 pm on Saturday, June 17, 2006. The Fremont Summer Solstice Celebration is an outpouring of creativity and community, as summer arrives in Seattle.

**Saturday June 17: 10am - 8pm**

**Sunday June 18: 11am - 7pm**

<http://www.fremontfair.com>

## 30th Annual Lake Union Wooden Boat Festival & Classic Speedboat Show

Located at The Center for Wooden Boats (1010 Valley St.) and South Lake Union Park. The Antique & Classic Boat Society and the Classic Speedboat Show have combined their events into one spectacular festival. You will enjoy live music, food vendors and plenty of classic wooden boats ranging from motorized launches and runabouts to sailboats, rowing craft and large cruisers. The kids will enjoy making their own toy boat and sailing models in the sailing pond. In past years, the festival has exhibited many of the vintage hydroplanes that have raced and won at SEAFair.

**July 1st - 4th**

<http://www.seafair.com>

# City of Seattle 2007 & 2008 Budget Prospects

By Dwight Dively - Finance and Budget Committee – March 24, 2006

**1. 2005 and 2006 look to be years of strong economic growth.** Puget Sound area employment grew 3.3% in 2005, although we are still not back to the employment levels of 2000. Seattle's sales tax revenue grew 11.3% in 2005, rivaling the peak growth in the late 1990s. Most forecasts for 2007-2008 project continued local economic growth unless there is a major world crisis or a national recession. A revised revenue forecast will be made in mid-April.



**2.** The City's General Fund ended 2005 with a larger than expected surplus, although the final figures are still being compiled by Central Accounting. City policy requires that actual tax revenues in excess of the last forecast be deposited into the Revenue Stabilization Account ("Rainy Day Fund"). This deposit likely will be \$2-4 million. Some additional amount of under-spending may carry forward to the 2006 and 2007 budgets. We will ensure that at least \$1.1 million of under-spending is available to cover the 1% for Art refund required by the Okeson case. Final 2005 year-end figures will be available in late April.

**3.** Political factors may lead to significant reduction in City General Fund revenues. The State has changed how cities can impose B&O taxes, which may cost Seattle \$15-20 million annually starting in 2008. Potential federal changes to telecommunications taxes could cut \$5-20 million annually in the same time period. We are exploring ways to mitigate some of these losses.

**4.** Community Development Block Grant (CDBG) funds have been used by the City to support economic development, housing, and human services programs. The federal government has already cut CDBG and future cuts of at least 10% per year seem likely. In addition, the City's use of CDBG to support the Rainier Valley Community Development Fund will increase in 2007. This combination means that other uses of CDBG will have to be cut by at least \$3 million in 2007 and an additional amount in 2008. Expenditures: Several specific challenges and some ongoing concerns

**5.** Several operating funds face significant financial challenges in the next biennium: Seattle Center has covered operating losses by property sales in 2005 and 2006. For 2007 and beyond, the Seattle Center Fund will need a new means to cover those losses. The business planning process will produce opportunities to identify revenue increases and/or spending efficiencies. Additional General Fund support for the Center may be needed. Beyond the near-term issues, the Key Arena debt is a concern after 2010. The Parks Levy expires at the end of 2008. This will leave about \$9 million of annual maintenance and programming costs unfunded, necessitating cuts and/or other funding. The City Light and Drainage and Wastewater funds will have significant capital needs for the Alaskan Way project. Existing transportation funding sources are inadequate to even keep up on maintenance and capital replacement needs, let alone begin to reduce significant backlogs. The Mayor has directed staff to develop proposals for new transportation revenues that will be presented to the City Council in May. Some may require voter approval.

**6.** A variety of other cost increases are largely uncontrollable. Health care costs are projected to grow another 10-12% in 2007. Costs for jail beds are likely to increase significantly due to capacity shortages. Space rents in City-owned buildings will rise substantially because subsidies provided by previous private tenant revenues and FFD fund balances have been exhausted.

**7.** Overall, economic growth is likely to help cover higher costs for the 2007 budget, but State and federal mandated tax cuts could create major problems in 2008.

**Additional Seattle City County articles are available at <http://www.ci.seattle.wa.us/council/>**

## Neighborhood is another one of Seattle's best-kept secrets

By KIMBERLY A.C. WILSON  
SEATTLE POST-INTELLIGENCER REPORTER

Never has a fortune cookie's message rung more true than on this day at a restaurant in Seattle's Maple Leaf area: "Your life is currently in a good place." Philosophically and geographically, the sentiment is as close to prescience as a baked good can get. This is, after all, one of Seattle's best-kept secrets, an unassuming neighborhood of shady streets, sturdy houses, hardy businesses and loyal residents who settle in for life. From its working-man's barbershop (the Tree Top) to its antique kitchenware store (the Cellaret), Maple Leaf is a neighborhood both a bus-driving Honeymoon like Ralph Kramden and Martha Stewart could love.

"When I bought my home (in 1992), I thought I'd gone back into the 1950s," says third-generation resident Renee Young. "The day we moved in, somebody was at the door with a rum raisin cream pie. People just don't do that anymore in other places." Not that Young, 36, has had much experience in other places: She was born, reared and educated within the almost wholly residential grid of streets wedged between Interstate

5, Northgate Way, Lake City Way and Northeast 75th Street. Baptized at St. Catherine of Siena, displayed to her grandparents' friends over meals at The Bells -- Young is as Maple Leaf as they come. Still, she moved onto Queen Anne Hill after marrying Joe Young. Four years later, Young was itching for a rural, idyllic neighborhood where her three children could experience joys she remembered from her childhood. Like a number of single professionals, young couples and modest-income families, she sought -- and found -- that certain something in the shadow of the giant blue water tower emblazoned with white maple leaves, hardly a mile northeast of Green Lake and three miles west of Lake Washington.

Even the most loyal advocate will concede that Maple Leaf is not known for any remarkable visual attractions or cultural centers. Like much of Seattle, there are sporadic views of the Olympics and the Cascades. Perhaps the area's greatest claim to fame are personalized traffic circles, designed with decorative maple leaves. Still, Maple Leaf has won national attention for its access to good public schools -- including the new Olympic View Elementary -- well-attended churches, a popular cafe, tavern, barbershop, ballpark, puppet museum, mall and a smattering of good family restaurants.

Seattle P.I. online article:

<http://seattlepi.nwsourc.com/neighbors/mapleleaf/>



Maple Leaf baseball field at 82nd & Roosevelt



The Maple Leaf Water Tower

## 11th Annual Maple Leaf Summer Social July 26th

Mark your calendar. Make sure you and your family will not miss the Maple Leaf Event of the Year. It is a completely free opportunity to meet neighbors, see the work of local artists, hear great music, eat delicious ice cream, entertain the kids, learn what's happening in your neighborhood and have lots of fun. Volunteers are needed to help with the event. Please contact Janice Camp at (206) 527-0926 to volunteer.

Maple Leaf Community Council website: <http://www.cityofseattle.net/COMMNTY/MapleLeaf/default.htm>

## Summer Events Continued... July 4th Celebrations

Myrtle Edwards Park ... near Pier 70 at the Waterfront, is home to Seattle's daylong Fourth of Jul-Ivar's celebration. Live Music & Entertainment begins at 12:30, and ends with a great Fireworks Display at 10 PM. 300,000 People have attended this 'popular' 40th annual event in the past ... plus it's free.

Hosting the largest Fireworks Show in the Seattle area, Gasworks Park will light up the beautiful Lake Union district with a 'huge' Pyrotechnic Extravaganza at 10 PM.

## Bite of Seattle

Out of the dozens of festivals and special events held at Seattle Center each year, the Bite of Seattle ranks among the most popular. Food is not the only attraction; you'll also be able to enjoy live music, cooking demonstrations, and family-friendly entertainment.

Visitors to "The Bite" have the opportunity to indulge in tasty treats of all kinds, including entrees, desserts, fruit drinks, microbrews, and wine. You'll be able to sample a variety of different ethnic foods, including Thai, German, Greek, Filipino, French, Russian, and Hawaiian. Many of the food booths offer "\$2.00 Tastes," small portions that allow you to sample different items without busting your stomach, or your wallet. Prices on entrees and combination plates can be up to \$5.00.

July 22 - 24, 2005 at the Seattle Center

<http://www.biteofseattle.com>

## Farmers Markets

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

<http://www.seattlefarmersmarkets.org>

<http://www.fremontmarket.com>

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

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

May 4th, 2006

Dear Steve,

Words are so inadequate to express the gratitude that I have for how you handled the sale of my house this past spring.

As you know, I had the house on the market for 3 months with another agent before hiring you. As a result, you went into this with a weight that would have held a lesser agent back – you had a property that had been on the market for sometime with little or no interest.

Yet your enthusiasm and belief was unflagging. When I first met you, I had already interviewed with 4 other agents. It was only because the owner of a staging company I was talking to, urged me to interview you that I called you up. Yet you were there promptly. You had nothing but encouraging words to say at my house. This was so welcome, at a time when I was losing faith in whether I could ever be able to sell the darn thing. Yet you convinced me that not only you could sell the house but you could sell it for the price it was offered at. And it would be a fair price. Even though the house had been on the market for what seemed like an eternity in Seattle's supposedly seller's market.

All of your work, patience paid off in a big way for me. Because even though the house had been on the market for such a long time, you were able to obtain a full price offer from qualified buyers.

Sincerely,

H. Regina Cullen  
Attorney at Law



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 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 you every day influence you. You are just fine as you are.

Most Sincerely,

Dottie & Jim Anderson

## 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!

## Seattle Shows Housing Strength

Seattle is "one coastal market that remains strong," according to a report in The Wall Street Journal. Upon evaluating fundamental indicators in 18 major real estate markets, reporter James Hagerty and research colleagues uncovered some shifts in the relative strengths of housing markets.

Using data from multiple sources, the newspaper examined inventories, pricing trends and projections of job creation. Houston, Dallas and Atlanta emerged as "robust markets," while Boston, Miami and Los Angeles are "slowing markets." Phoenix, Las Vegas, San Diego and Washington, D.C. have "mixed" indicators. Seattle was one of only five areas with a "very strong" employment outlook, and one of only five areas with upward trending prices. It was the only area with both a gain in inventory and prices combined with expectations of "very strong" job growth.

Citing real estate executives and economists, the report concluded the nation as a whole will experience a "fairly soft landing for the housing market." Exceptions may occur in parts of Southern California, where "prices could fall as much as 5 percent to 10 percent this year." -NWRReporter June 2006

## Need help buying or selling your home?

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