

Licton Springs UPDATE



May, 2006

I can help!

WHEN YOU WANT TO SELL A HOME, I CAN-

- Help you establish the best sales price based upon sales information from similar properties that have recently sold (indicating 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, condo, investment or vacation property here or in any other part of the country - *I can help!*

WHEN YOU WANT TO BUY A HOME, I 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 professional you deserve to assist you in all your real estate matters!

WHETHER SELLING OR BUYING - I CAN HELP! I AM
DEDICATED TO GIVING YOU THE BEST POSSIBLE SERVICE.

CALL ME!



Roger Turner

Recent Market Activity

The following is a list of some of the properties that have sold in our Licton Springs neighborhood during the months of March and April, 2006. Do you wonder what your home may be worth? The decor, features and condition all have a bearing on the price a home will command. I have seen the interiors of most of the homes on this chart.

Address	Bdrm/Bath	Style	Sale Price
1140 N 92nd St	2/1.5	Townhouse	\$290,000
9310 Stone Ave N	2/1.5	Townhouse	\$294,000
1123 N 94th st	2/2.5	Townhouse	\$322,000
10042 Ashworth Ave N	2/1	1 Story	\$322,500
1125 N 94th st	2/2.5	Townhouse	\$345,000
10042 Interlake Ave N	3/2	1 Story	\$350,000
9214 Densmore Ave N	2/2.5	Townhouse	\$352,950
1700 N 100th St	3/1	1 Story w/Bsmnt	\$359,950
915 N 92nd St	2/1	1 Story w/Bsmnt	\$367,500
745 N 97th st	4/2.75	Split Entry	\$420,000

Information courtesy of NWMLS and is subject to change without notice.

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 neighborhoods. For a complete list of all public land use notices and information on public comments visit <http://www.seattle.gov/dpd/notices/>.

Address: 1151 N 91st St

Project Number: 3004495 **Zone:** L3

Land Use Permit to subdivide one parcel into six unit lots. The construction of townhouses has been approved under Project #6070039.

Address: 1141 N 85th St

Project Number: 3004098 **Zone:** L2

Land Use Permit to subdivide one parcel into three unit lots. The construction of a single family residence and a townhouse has been approved under Project #6075915 and #6080457.

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May & June Events

May 20th & 21st -

University District Street Fair

Saturday, 10am-7pm & Sunday, 10am-6pm

For over 35 years the University District Street Fair has been the kick-off event for the festival season in the Seattle region. Attracting more than 50,000 people and nearly 400 craft and food booths to the District, the StreetFair is an energetic and exciting celebration of arts and crafts, community, music, and food. You'll find a whirl of color, craft, creativity and downright craziness! Join the thousands of people who attend. There will be two great music stages, a special children's area with age appropriate events, a live theatre stage, and a wonderful medley of street performers. Unique local and regional arts & crafts and an array of international food will delight you.

The StreetFair is a free event, located in the heart of the University District on University Way NE, and is produced by the Greater University Chamber of Commerce. <http://www.udistrictstreetfair.org/>

Seattle International Film Festival- May 25th

The 32nd Annual Seattle International Film Festival will run from May 25th through June 18th, 2006. On May 11th their schedule will be announced and their Box Office will open to SIFF Group members only. The Box Office opens to the general public on May 14th. <http://www.seattlefilm.org/>

Folk Life Festival May 26-29

Northwest Folklife, founded in 1972, is an independent nonprofit organization that promotes the cultural heritage of Pacific Northwest communities. Supported through individual donations, grants, and sponsorships, Northwest Folklife is the most visible advocate of the traditional arts in the Northwest region. <http://www.nwfolklife.org>

Neighborhood Farmer's Markets begin in May!

Broadway - Sundays, 11am-3pm

May 14 - Nov 19

Columbia City - Wednesdays, 3-7pm

May 3 - Oct 25,

Lake City - Thursdays, 3-7pm

May 18 through Oct 5,

Magnolia - Saturdays, 10-2pm

June 4 though Sept 24,

U. District - Saturdays, 9am-2pm

News Advisory

Mayor Nickels Kicks Off 2006 Road Construction Season

SEATTLE - Mayor Greg Nickels kicked off the 2006 Seattle road construction season with an interactive online map that highlights planned or on-going work around the city.

"We are keeping Seattle moving," said Mayor Nickels. "This summer we will step up our roadway repaving and construction, but even that will not address the growing backlog of repairs needed to maintain our streets, bridges, sidewalks and bike lanes."

The city currently plans to pave 79.5 lane miles; build 10 new sidewalks and improve 17 more; install or upgrade traffic signals at 12 intersections; paint three bridges; improve about 30 stairways and 60 street crossings; and to install about 200 curb ramps.

The city's share of dedicated transportation funding has fallen 66 percent since 1995, creating a growing backlog of maintenance and repairs. Nickels will propose a funding package next month for the fall ballot to pay for repairs and upgrades of streets, sidewalks, bridges and bike paths.

Major projects scheduled for construction this summer include replacement of the Fremont Bridge approaches.

While the city is committing more resources to improving its transportation infrastructure this year, Seattle has only a fraction of what its needs to maintain streets and bridges.

"We still face a \$500 million backlog in transportation projects," said Mayor Nickels. "The backlog will also double over the next 10 to 15 years."

FOR MORE INFORMATION CONTACT: Gregg Hirakawa (206) 684-8540 & Martin McOmer (206) 684-8358

LICTON SPRINGS PROJECTS:

N 100th St between Densmore Ave N and Wallingford Ave N (North Side)

Install new asphalt walkway with extruded concrete curb

Estimated Construction Cost: \$90,000

Construction Scheduled to Begin: Complete

Contact: Theresa Smith E-Mail: Theresa.Smith@seattle.gov

Aurora Avenue and N 88th Street

Install Median Channelization Island

Estimated Construction Cost: Unknown at this time

Construction scheduled to begin summer, 2006

Contact: Kristine Baldwin E-Mail: Kristine.Baldwin@seattle.gov

Aurora Avenue and N 87th Street

Install Median Channelization Island

Estimated Construction Cost: Unknown at this time

Construction scheduled to begin summer, 2006

Contact: Kristine Baldwin E-Mail: Kristine.Baldwin@seattle.gov

There is a project map online at: <http://seattle.gov/transportation/2006majorconstructionmap.htm>

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What to do in Seattle!

Montlake Shoreline Restoration Work Party 5/13/2006

Come be a part of this new exciting shoreline restoration project and help make a difference in this community! We will be working on removal of Himalayan Blackberry, Clematis & Knotweed from South Portage Bay's beautiful shoreline.

Start Time: 9 a.m.- Noon & No cost!

Location: 2519 Boyer Ave. E., Contact Anne or Karen for more info!

Contact: Karen Wood for Anne Preson 206 322 9293

Sponsored by: South Portage Bay Reclamation Project

Email: APreston@KERRYGROUP.com

Thornton Creek Watershed Day 5/13/2006

Learn about the Thornton Creek Watershed with local organizations, agencies, and citizens. Meet at Matthews Beach Park to visit the many booths, start a Garden tour with Thornton Creek Alliance, or begin a Long Walk with Homewaters Project.

Start Time: 10:00am - 3:30pm

Location: Matthews Beach Park

Cost: Free for event, small fee for Garden Tour

Contact: Todd Burley 206.526.0187

Sponsored by: Thornton Creek Alliance and Homewaters Project

Website: <http://www.homewatersproject.org>

Email: homewaters@sccd.ctc.edu

Ken Crowell talk with Seattle Astronomical Society 5/17/2006

Astronomer/author Ken Crowell will discuss the solar system's newest planet and his new book, "Ten Worlds: Everything That Orbits the Sun."

Start Time: 7:30 p.m. & No cost!

Location: UW Physics/Astronomy Building, Room A-102

Contact: Greg Scheiderer 206-523-ASTR

Sponsored by: Seattle Astronomical Society

Website: <http://www.seattleastro.org>

Email: information@seattleastro.org

Sharehouse CHAIR-ity Auction 5/19/2006

A dozen chairs designed by Northwest artists will be auctioned off. Former governor Mike Lowry is the Honorary Chair and Auctioneer. All proceeds benefit the Sharehouse, Seattle's non-profit furniture bank.

Start Time: 6:00 p.m.

Location: Mountaineers Building, 3rd Avenue West, Seattle

Cost: \$35, includes wine and hor d'ouerves

Contact: Michal Nortness (206) 767-5280

Sponsored by: The Sharehouse

Website: <http://www.thesharehouse.org>

Email: mnortness@thechurchcouncil.org

GREENWOOD PARK WORK PARTY NEEDS YOUR COMMUNITY SPIRIT! 5/20/2006

Contribute to this newly refinished park: weed & mulch volunteer beds

Sponsor Friends of Greenwood Park every 3rd Saturday

Start Time: 10 a.m.- Noon

Location: Greenwood Park North pavilion, Evanston Ave N & N 87th St

Cost: Free

Contact: Beth Pflug for Loretta Vosk 206 684 4096

Sponsored by: Friends of Greenwood Park

Email: beth.pflug@seattle.gov

May & June Events Continued...

June 2, 3 & 4

The Greater Seattle Senior Games

In partnership with the Seattle Parks and Recreation Department, The Greater Seattle Senior Games began in 1998 with a purpose of encouraging and educating Senior Adults about the benefits of a healthy and active lifestyle. Starting with 8 sports with a festival weekend format, the games have now grown to become a year long program of events and activities promoting health, wellness, fun, and competition for adults 50 and better. In the spirit of competition and good sportsmanship, we wish everyone the best and hope that you enjoy the 2006 Games! The Greater Seattle Senior Games in partnership with the Seattle Parks and Recreation extends a personal invitation to you to participate in the 2006 Greater Seattle Senior Games (GSSG). Our goal is to promote health, fitness, and a positive image of persons age 50 years and better through participation, competition, education and socialization for all senior adults.

Our purpose is to provide the opportunity to participate in an event, that:

- Creates an awareness of the abilities and capabilities of senior adults.
- Helps to maintain and improve health and wellness.
- Promotes an interest in lifetime sports, recreation and physical activity.

The Greater Seattle Senior Games is sanctioned by the Washington State Senior Games which is an affiliate of the National Senior Games Association.

<http://www.greaterseattleseniorgames.org>

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Permit No. 5706

ADDRESS CORRECTION REQUESTED



About Roger J Turner

Buying or selling a home is one of the most important decisions you will make. You deserve the best representation possible. Roger Turner is an experienced, well educated real estate agent with natural people skills and a proven track record. He is one of the most successful and respected realtors in the area. Born and raised in Seattle, Roger knows all of the city neighborhoods extremely well.

He began his career in real estate shortly after graduating from the University of Washington with a degree in Business Administration. He is also a CPA. After over 20 years as a realtor Roger enjoys working with people and has a real interest in homes - how they are built, the different styles, the way they are decorated. Roger has also earned numerous awards and certificates for top production.

Roger credits the Windermere organization as a big part of his success and longevity in the business. "They have a large network of offices through out the area." This is very helpful in getting exposure for a home that is for sale. They also demand the highest level of integrity. It's a great place to work." Roger is famous for "going the extra mile" in order to help his clients. He currently lives in north Seattle with his wife and two children.

"Seattle's always been my home. I grew up in South Seattle near Lake Washington where I often visited Seward Park. Growing up there was a wonderful experience and this area of Seattle has become one of the prime areas for affordable housing. Later I moved to North Seattle to attend the University of Washington where I received my BA in Business Administration with a concentration in marketing and in accounting. After graduation, I found North Seattle to be a well established and pleasant neighborhood.

It was here in North Seattle, in the Maple Leaf community, that my wife and I chose to begin our family. We now have a beautiful son, Benjamin Roger, and a wonderful daughter, Marie Katherine. Since the arrival of these two gems, we've been extremely involved in children's activities; members of the Children's Museum, frequent attendees of the Seattle Science Center and the Woodland Park Zoo."

Qualifications:

- University of Washington Bachelor of Arts in Business Administration.
- Realtor, John L. Scott Real Estate - Certified Relocation Specialist 6/83.
- Awarded certificate of achievement in Principles of Real Estate 6/83.
- Realtor, Century 21 VanZee Realty 2/84 to 3/90.
- Realtor, Coldwell Banker Real Estate. I received the professional achievement award.
- Member of the Circle of Honor 100% Sales club through 5/91.
- Top Performer, Seattle Metro Office 11/90, 1/92, 2/92.
- Successfully completed Technical Skills and Faststart training 3/90 to 6/91.
- Currently, a Realtor with Windermere Real Estate/Oak Tree - selling & marketing residential & commercial real estate in an office of over 60 agents.
- In 1991, I ranked among the top three agents in sales and listing production and since then have been in the top 10 percent.
- Certificate of Completion - How to List Residential Real Estate, Barb Schwarz 4/91.

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