

Roger J Turner is your exclusive Licton Springs Realtor

Get the Nickels Newsletter and the mayor's inside view on transportation, public safety, economic opportunity and healthy communities at mayor.seattle.gov

WINTER PREPARATION CHECK LIST Take Winter by Storm - www.govlink.org/storm

HEAVY RAINS

- Stay out of flooding basements to avoid the possibility of drowning.
- Never drive into standing water or around road-closure signs.
- Keep storm drains clear to avoid flooding of streets and personal property.
- Report flooding drains and streets as soon as possible.

WIND STORMS

- Get battery powered radio and flashlights.
- Have extra batteries to power both.
- Keep charcoal and gas grills, heaters and generators outside and away from open windows and vents to prevent CO poisoning.
- Stay away from downed power lines.

FREEZING TEMPERATURES

- Have coats, hats, gloves and blankets at hand to stay warm during power outages.
- Keep charcoal and gas grills, heaters and generators outside and away from windows and vents to prevent CO poisoning.
- Wrap pipes and outdoor faucets to prevent ruptured pipes and flooding inside your home.

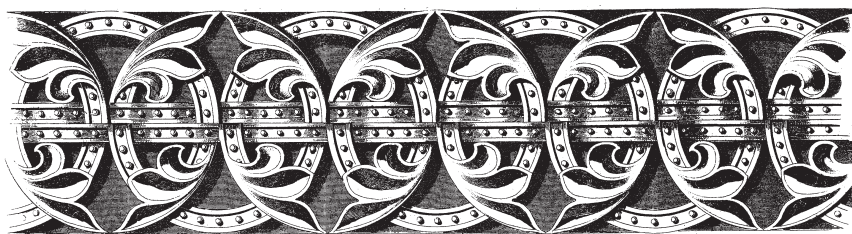
SNOWFALL

- Don't drive unless you have to.
- When there's snow on the ground, don't drive unless you have to, and stay on the main roads.
- Know your bus snow route and check to see if it is operating.
- During periods of ice or snow, Metro Transit service may be rerouted, cancelled, or delayed. Know your bus snow route and check King County Metro Transit Reroutes and Service Exceptions at transit.metrokc.gov/up/rr/reroutes.html to see if it's operating, or call 206-553-3000.
- Pack cold weather clothing. It's a good idea to keep cold weather clothing in your trunk for road emergencies.

GENERAL

- Check in with family and friends to make sure they are OK. When a weather related disaster strikes, first ensure your own safety. Then check in with family, friends, and neighbors to make sure they are OK.
- Keep a minimum of three days of food and water on hand. Plan ahead for winter storm season: Have emergency supplies, food, and water stored at home, work and in your car – enough to last a minimum of three days. Don't forget supplies for your pets too.

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Roger Turner

(206) 999-6937 • (206) 527-6937 ext.217 • rjturner@windermere.com • <http://www.rogerjturner.com>
Windermere Real Estate/Oak Tree, Inc. 10004 Aurora Ave N #10 Seattle, WA 98133

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

CALL ME!

Roger Turner

Hear what his clients have to Say:

November, 08 2006

To Whom It May Concern:

As a mortgage banker I have been involved with thousands of property transactions. I recognize the need for a professional real estate agent when buying or selling a home. That's why in my personal transactions I have employed the services of Roger Turner, a truly professional agent. I appreciate his attention to detail and knowledge of the local market. Whenever I buy or sell a property I consult with Roger.

Sincerely,

Steve Baird
Countrywide Home Loans

Service that exceeds normal expectations, that was our experience with Roger.

We had listed our house and purchased our new house within days of each other and would be moving with no potential buyer(s) in sight. We were facing two mortgages and a loan from a retirement plan.

After explaining to a friend of mine that our house was on the market about four weeks with no activity (one brokers open and one public open during which not even one agent or buyer showed up to either) he suggested that we call Roger.

After rescinding the listing with our current agent and listing with Roger, we accepted an offer within two weeks.

Roger did all the right things to give the house lots of positive exposure and it worked. Thank you Roger!

Sincerely,

Peter and Moira Tueffers

Licton Springs Real Estate Journal

January 2009



LICTON SPRINGS NEIGHBORHOOD HOMES SOLD

The following is your 2008 REAL ESTATE ACTIVITY SHEET which I have compiled to give you a complete record of real estate sales in our Licton Springs Neighborhood over the last year. Do you wonder what your home is worth? The décor, the features and condition all have a bearing on the price a home will command. I have seen the interiors of most of the homes in this list. If you are selling your home, please let me help you. I would be happy to view your home, prepare a market analysis and discuss the details with you. I can provide you with useful information, such as a sales price that might be realistically expected in today's market.

ADDRESS	BED	BATH	STYLE	YEAR BUILT	SOLD PRICE
Interlake Ave N					
9246 Interlake Ave N #A	2	1.5	Townhouse	2008	\$319,950
9557 Interlake Ave N	2	2.5	Townhouse	2005	\$320,000
9238-A Interlake Ave N	3	3	Townhouse	2003	\$325,000
9248 Interlake Ave N #B	3	1.5	Townhouse	2008	\$325,500
9248 Interlake Ave N #C	3	1.5	Townhouse	2008	\$326,000
9248 Interlake Ave N #A	3	1.5	Townhouse	2008	\$339,000
9503 Interlake Ave N	3	3	Townhouse	2005	\$362,500
9503 Interlake Ave N	3	3	Townhouse	2005	\$362,500
1st Ave NE					
9408 1st Ave NE #B	2	1.5	Townhouse	2005	\$264,000
9408 1st Ave NE #B	2	1.5	Townhouse	2005	\$264,000
Densmore Ave N					
9212-B Densmore Ave N	3	3.25	Townhouse	2006	\$379,990
9240 Densmore Ave N	3	2.75	2 Story	1915	\$480,000
Wallingford Ave N					
9521 Wallingford Ave N	3	1.5	Split Entry	1965	\$375,000
Woodlawn Ave N					
9239-A Woodlawn Ave N	2	1.5	Townhouse	2007	\$324,950
9726-A Woodlawn Ave N	2	2.5	Townhouse	2003	\$345,500
SW Forest St					
5230 SW Forest St	3	2.5	1 Story w/Bsmnt.	1961	\$1,150,000
Stone Ave N					
9310 Stone Ave N #A	2	1.5	Townhouse	2004	\$297,000
9219 Stone Ave N	2	2.5	2 Stories w/Bsmnt	2005	\$320,000
9307 Stone Ave N	3	2.5	Townhouse	2008	\$395,000
College Way N					
9511 College Way N	3	1.5	1 Story	1961	\$398,000

This Newsletter is brought to you by:



HAPPY
NEW
YEAR
2009

Roger Turner

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Seattle Events Calendar

SEATTLE BOAT SHOW

JANUARY 23-FEBRUARY 1, 2009 - QWEST FIELD AND EVENT CENTER - DOWNTOWN SEATTLE

The 62nd Annual Seattle Boat Show will be bigger than it's ever been before due to the recent opening of Qwest Field. The 2009 Boat Show runs from January 25 - February 2 and features over 1,000 boats and a wide-variety of boating accessories representing the latest in technological marine innovations.

Additional activities will include a special high-tech section, a Sailing Center with over two dozen boats, 30 sailing related exhibits and Free Seminars hosted by Authors & Experts on boating topics ranging from fishing to cruising.

JAN 10 - JAN 24, 2009

**THE PEARL FISHERS
GEORGES BIZET**

MARION OLIVER MCCAW HALL

Sail away to the island of Sri Lanka for a sweet and sonorous romance from the great Georges Bizet (Carmen). A beautiful priestess with a mysterious past is pursued by a pair of strapping fisherman who happen to be the best of friends. Honor, jealousy, and communal duty jeopardize the lovers' burgeoning bond with the threat of death at dawn; but they are freed from their fate by the revelation of a long-buried secret. This tuneful treat is a simple love story decorated with delicious melodies, vivid nocturnes, rhythmic dances, and a plethora of lusty choruses. Bizet, a wizard of orchestration, created some of the sweetest songs in French opera, including the men's "friendship duet." Don't miss this stunningly beautiful creation. more info: www.seattleopera.org

MARTIN LUTHER KING JR.

CELEBRATION JAN 19, 2009

SEATTLE CENTER/CENTER HOUSE

TET FESTIVAL

VIETNAMESE LUNAR NEW YEAR

JAN 21ST - 25TH, 2009

SEATTLE CENTER/CENTER HOUSE

9511 College Way N	3	1.5	1 Story	1961	\$398,000
9213 College Way N	2	1.5	2 Story	1985	\$409,950
Ashworth Ave N					
9247-B Ashworth Ave N	3	2.5	Townhouse	2008	\$344,242
9243-B Ashworth Ave N	3	2.5	Townhouse	2008	\$370,000
9241-B Ashworth Ave N	3	2.75	Townhouse	2008	\$370,000
9249 Ashworth Ave N #B	3	2.75	Townhouse	2008	\$372,850
9243-A Ashworth Ave N	3	2.25	Townhouse	2008	\$374,950
9249 Ashworth Ave N #A	3	2.75	Townhouse	2008	\$375,000
9247-A Ashworth Ave N	3	2.5	Townhouse	2008	\$375,000
Linden Ave N					
9708 Linden Ave N	3	3	1 1/2 Stry w/Bsmt	1928	\$450,000
N 92nd St					
915 N 92nd St	2	1	1 Story w/Bsmnt.	1935	\$380,500
746 N 92nd St	3	2.5	Townhouse	2007	\$385,000
748 N 92nd St #A	3	2.5	Townhouse	2007	\$409,950
N 93rd St					
1146 N 93rd St #A	2	2.25	2 Story	2006	\$300,000
1141 N 93rd St #B	2	1.5	Townhouse	2000	\$320,000
927 N 93rd-3203	4	1	2 Story	1905	\$347,500
1152 N 93rd St #A	3	2.5	Townhouse	2008	\$420,000
1152 N 93rd St #B	3	2.5	Townhouse	2008	\$424,000
1154 N 93rd St	3	2.5	Townhouse	2008	\$425,000
N 94th St					
737-C N 94th St	2	1.5	Townhouse	2008	\$335,000
739 N 94th St #A	3	2.5	Townhouse	2007	\$385,000
N 95th St					
749 N 95th St #A	2	1.5	Townhouse	2007	\$300,000
747 N 95th St #B	2	1.5	Townhouse	2007	\$315,000
747 N 95th St #A	2	1.5	Townhouse	2007	\$318,000
745 N 95th St #B	2	1.5	Townhouse	2007	\$319,998
745 N 95th St #A	2	1.5	Townhouse	2007	\$325,000
749 N 95th St #B	2	1.5	Townhouse	2007	\$333,900
730 N 95th St-3115	3	2.25	Townhouse	1998	\$335,000
908 N 95th St #1A	3	2.5	Townhouse	2005	\$350,000
N 98th St					
933-B N 98th St	2	1.5	Townhouse	2008	\$269,950
935-B N 98th St	3	2.25	Townhouse	2008	\$305,000

CITY LIGHT AND YOUR ENERGY FUTURE.

Planning for low cost, reliable power is a challenge in today's carbon constrained world. At Seattle City Light, we are fortunate to have an abundance of low cost, clean, renewable hydro-electric power. However, new state, regional and federal regulations require us to identify new, renewable energy sources - in fact, 15% of our power must come from new renewables by 2020.

Check out our web site to find how you can join the discussion about Your Energy Future. Go to <http://seattle.gov/light/strategy/> to find out more.

MAYOR APPLAUDS COUNCIL'S PASSAGE OF 2009-2010 BUDGET

SEATTLE - Mayor Greg Nickels today issued this statement regarding the City Council's passage of the 2009-2010 budget:

"In these difficult economic times, I'm proud of the cooperative and productive budget process we've shared with the Council. Working together, we have preserved direct services to the people of Seattle, adding 42 new patrol officers and boosting food and homeless programs for those most in need. I applaud the Council for supporting our Seattle Youth Violence Prevention Initiative and now look forward to working with the community, schools, churches, service workers and families to reach out to our young people and stop the violence. Our focus on key priorities, such as job creation, has served the city well at a time when other governments are struggling. In the months ahead, the uncertainty in the national economy will present more challenges, but we have maintained our \$30.6 million rainy-day fund and will continue to make prudent decisions."

MAYOR'S STATEMENT ON WORKFORCE HOUSING INCENTIVE

SEATTLE - Mayor Greg Nickels issued this statement on the Council's adoption today of Workforce Housing Incentive legislation:

"I applaud the City Council for passing the Workforce Housing Incentive legislation. We will carefully watch the implementation of this program to make sure it delivers public benefits and encourages more housing that is affordable to our work force. This is another important step to make sure that our teachers, bus drivers, grocery clerks and hotel workers are able to both live and work in Seattle."

KEEPING THE NEIGHBORHOOD SAFE

Public Safety is the paramount duty of the City. Our police and fire personnel are first rate and should be recognized as such. Through the voter approved Fire Facilities and Emergency Response Levy, the city has a state-of-the-art Emergency Operation Center, and will turn 32 fire stations throughout the city into modern, seismically secure facilities with expanded space for emergency response vehicles and equipment.

From mid-2005 to 2012, the Police Department will add 154 officers, a 25% increase in the patrol force. Our Neighborhood Policing Plan will allow for faster response times, regardless of the time of day, day of the week, or season of the year; a stronger police presence when responding; and a smarter use of patrol resources to focus on persistent problems that can affect quality of life in the city. We are giving our first-responders the personnel, training and equipment to do these difficult jobs, to ensure accountability for actions taken, and to help us achieve our goal of being the most prepared city in the United States for natural or man-made disasters.

OUR TRANSPORTATION PRIORITY

A strong transportation system is essential to our economy, directly affecting our workers, the environment and the quality of life for Seattle residents. The City will keep streets and bridges safe and in good condition. With voter approval of the "Bridging the Gap" program, we are working to eliminate a backlog of paving and safety projects.

We must provide robust alternatives to single-occupancy vehicles by increasing bike trails, pedestrian pathways and transit options. In 2007, we opened the first modern streetcar route in our north downtown and look forward to extending that into a network. We are working with Sound Transit to open light rail from downtown to the airport in 2009 and to extend the system to Northgate by 2020. We must also take down the aging Alaskan Way Viaduct and replace it with a safe alternative that reconnects the city to the waterfront.

THE PARAMOUNT THEATRE STG PRESENTS DIVINE PERFORMING ARTS CHINESE NEW YEAR SPECTACULAR SUNDAY JAN. 18, 2009 2:00PM & 7:00PM

Divine Performing Arts presents classical Chinese dance and music in a lavishly colorful and exhilarating show. Its masterful choreography ranges from grand imperial processions to legions of thunderous drums, with gorgeously costumed dancers moving in stunning synchronized patterns.

Spectacular visuals take you to another world, with blossoming landscapes and celestial palaces appearing on beautiful animated backdrops. Groundbreaking music seamlessly combines the best of the East and West, giving each dance an unmistakable flair.

With live orchestra!
DivinePerformingArts.org
DivineShows.com/Seattle
\$35 - \$105 (not including fees)
PURCHASE TICKETS ONLINE

STG PRESENTS EARLY MUSIC GUILD BAROQUE OPERA: L'ORFEO THE MOORE THEATRE FEB 6 - 8, 2009

The Early Music Guild presents the world renowned Italian opera company La Venexiana in a staged and costumed opera performance of Monteverdi's masterpiece, La Favola D'Orfeo.

Directly from Milan with Italian soloists, chorus, and 30-piece period instrument orchestra, this production has garnered ecstatic reviews throughout Europe, and won the Editor's Choice award in England's prestigious Gramophone magazine.

EMG's presentation, the only scheduled U.S. appearance by this world famous ensemble in 2009, will be Seattle's first-ever professional production of L'Orfeo.
For more information:
<http://www.themoore.com/artists/?artist=787>

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