

Roger J Turner is your exclusive Licton Springs Realtor

Continued

The city of Seattle uniquely benefits from our natural wonders, and it has much to lose, but it is also not alone. Cities across the country are harmed by the effects of global warming. New Orleans suffers from sea level rise and storm intensity. Phoenix suffers from intense summer heat and increases in heat-related mortality. Boston suffers from stress on its water and energy systems.

That's why more than 940 mayors have signed the United States Conference of Mayors Climate Protection agreement. We know that global warming is endangering our cities. We know that we need a federal partner to help solve this global threat. Whether by regulation or by legislation, it is time for federal action to curtail greenhouse gas pollution and reduce the danger our residents face from global warming.

On behalf of the US Conference of Mayors, I am here to state emphatically that the effects of climate change endanger the health and welfare of our residents very directly. I urge the EPA to adopt your findings, and move forward in protecting our communities from the dangers of greenhouse gas emissions."

INTERIM TREE PROTECTION MEASURES TAKE EFFECT APRIL 1ST. LIMITS SET IN SEATTLE FOR REMOVING TREES ON SITES NOT UNDERGOING DEVELOPMENT

SEATTLE — Starting April 1, the following limits will apply to all commercial, low-rise, and mid-rise zones, and single family zoned lots 5,000 square feet or greater:

- No exceptional trees may be removed except where allowed as part of an approved development permit or when the tree is found to be a hazard. Exceptional trees are particularly old or large trees and provide substantially greater benefits than smaller trees. These trees are defined in the Department of Planning and Development (DPD) Director's Rule (DR) 16-2008.
- No more than three non-exceptional trees six inches or greater in diameter may be removed on a lot within any 12-month period except when associated with a development permit or when the tree is found to be a hazard.

No new permits will be required for tree removal. However, individuals violating the above standards may be subject to fines and replanting requirements. Proposals to remove trees in conjunction with development will be reviewed as part of Master Use or building permits and will be subject to the existing requirements of the Tree Protection ordinance, Seattle Municipal Code 25.11.

Tree removal in Environmentally Critical Areas (ECA) is subject to separate rules and requires prior approval from DPD.

If you are planning to remove trees on your property, it is recommended that you consult a tree care professional to determine if a tree is exceptional or if there are any tree hazard or health issues that might require removal.

[HTTP://WWW.ROGERJTURNER.COM](http://www.rogerjturner.com)



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

June 2009



LICTON SPRINGS NEIGHBORHOOD HOMES SOLD

The list below is homes that sold in our Licton Springs Neighborhood over the last month. 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	Age	Sold Price
9242 Interlake Ave N #A	1.5	2	2 Story	2003	229000
403 N 92nd St	1	2	1 Story	1937	324990
9200-B Interlake Ave N	3.5	3	Townhouse	2009	369000

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SOLD HOMES
LAND USE/BUILDING PERMITS
MAYOR WRITES EPA:
"GLOBAL WARMING THREATENS OUR HEALTH"

NEIGHBORHOOD BUSINESS AWARDS
SEATTLE EVENT CALENDAR
TREE PROTECTION MEASURES

This Newsletter is brought to you by:



Roger Turner

CALL ME!
(206) 999-6937

[HTTP://WWW.ROGERJTURNER.COM](http://www.rogerjturner.com)

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Seattle Events Calendar

38TH ANNUAL FREMONT FAIR FREE FUN FOR ALL JUNE 20TH AND 21ST

Freemont fair is a wonderful event full of live music, great arts crafts and delicious food from all over. Come spend the weekend with us here at this wonderful annual event.

More info at: <http://www.fremontfair.org>

ON THE BOARDS PRESENTS NW NEW WORKS FESTIVAL JUNE 5 - 7 & 12 - 14, 2009

OtB celebrates over 25 years of showcasing regional artists in the Northwest's longest-running and most-beloved festival for new performance. Over the course of 2 weekends on 2 stages, audiences see nearly 20 brand-new performances and works-in-progress, each under 20 minutes!

Questions? Contact Sean Ryan, Regional Programs Coordinator, 206.217.9886 x1021 or sean@ontheboards.org

OLYMPIC MUSIC FESTIVAL JOIN US FOR OUR 26TH SEASON. WEEKENDS, JUNE 26 THROUGH SEPTEMBER 6, 2009

The Olympic Music Festival, voted "Best Classical Music Festival" by readers of The Seattle Weekly, announces our 2009 Season Program! For more info: <http://www.olympicmusicfestival.org/>

SEATTLE PRIDE PARADE JUNE 28TH STARTING AT 11AM

From the corner of Union St. and 4th Ave. it will be limited to approximately 2 1/2 hours in length this year and should take about an hour to go from the start to the end. For more info, visit:

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

ROCK AND ROLL SEATTLE MARATHON & 1/2 MARATHON A RUNNING NIRVANA!

Rock the Pacific Northwest where ideal running temperatures, beautiful scenery and an eclectic music scene are a perfect fit for the Inaugural Rock 'n' Roll Seattle!

2009 Inaugural Seattle Event

<http://www.nrseattle.com/>

SEAFAIR PIRATES LANDING ON ALKI JULY 11, 2009

MAYOR ANNOUNCES AWARDS TO HELP 22 NEIGHBORHOOD BUSINESS DISTRICTS. CITY INVESTMENTS IN SEATTLE NEIGHBORHOODS HELP SMALL BUSINESSES

SEATTLE - Today Mayor Greg Nickels presented funding awards totaling \$128,384 to 22 Neighborhood Business District Associations throughout Seattle to continue the city's investments in building healthy communities and supporting our local economy.

"Our business districts are the economic engines that provide jobs and create the unique character in our neighborhoods across Seattle," said Nickels, who presented the awards at a community event in Columbia City. "This is one more way the city continues to invest in our local business districts, joining neighborhood chambers and merchants associations to support Seattle's small businesses."

The Office of Economic Development (OED) received proposals totaling more than three times the amount of money available.

"The Office of Economic Development is a proud partner of our local neighborhood business districts citywide," said Steve Johnson, acting director of the Office of Economic Development. "This money allows 22 of our business districts to strengthen their local business communities, from helping businesses save costs and decrease their carbon footprint, to supporting marketing efforts that bring more shoppers to the districts."

Some examples of the projects funded include creation of new business organizations, tourism initiatives, business district promotion (branding, marketing campaigns, farmers market start-up), and physical improvement and enhancement projects (leaf clean up, curb bulb landscaping and banners).

THE FOLLOWING ORGANIZATIONS ARE RECIPIENTS OF THE 2009 NEIGHBORHOOD BUSINESS DISTRICT AWARDS:

African Business Association	\$5,000
Business Owners of Madrona	\$3,500
Capitol Hill Housing	\$5,000
Chinatown International District BIA	\$7,000
Columbia City Business Association	\$11,880
Georgetown Merchants Association	\$5,000
Greater Queen Anne Chamber of Commerce	\$6,000
Greater Seattle Business Association	\$15,000
Greater University Chamber of Commerce	\$2,000
Greenwood Phinney Chamber of Commerce	\$5,000
Lake City Chamber of Commerce	\$5,000
Madison Valley Merchants Association	\$4,200
Magnolia Chamber of Commerce	\$2,600
Metropolitan Improvement District	\$4,144
Picture Perfect Queen Anne	\$4,000
Pioneer Square Community Association	\$7,500
Rainier Beach Merchants Association	\$3,850
Rainier Chamber of Commerce	\$3,710
SODO Business Association	\$8,000
South Lake Union Chamber of Commerce	\$10,000
West Seattle Chamber of Commerce	\$5,000
White Center Community Development Association	\$5,000

Total Amount of Awards: \$128,384

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

MAYOR TO EPA: GLOBAL WARMING THREATENS OUR HEALTH, ENVIRONMENT NICKELS SUBMITS WRITTEN TESTIMONY ON BEHALF OF NATION'S CITIES

SEATTLE - Mayor Greg Nickels submitted this written testimony during today's Environmental Protection Agency (EPA) hearing in Seattle. The EPA is determining whether climate pollution poses a public danger.

"Seattle is a city blessed with natural beauty. You can see it in the sparkling waters of Elliott Bay and the snowy glaciers of the Cascade mountain range. This bounty has provided us with abundant, clean hydroelectric power, the best-tasting drinking water in the nation, and our iconic salmon and orca. All that is at risk from global warming.

The Environmental Protection Agency is now posing the question whether greenhouse gas emissions endanger us. As mayor of the city of Seattle, my answer is an emphatic 'yes.'

The University of Washington's Climate Impacts Group estimates that the average warming rate in the Pacific Northwest will be a half-degree per decade, or more than two-and-a-half times the rate experienced throughout the 20th century. This pace will significantly impact our ecological systems by mid-century. For our mountains, this change translates into a 38-46 percent reduction in annual snow-pack statewide by 2040. Such a dramatic change will disrupt our hydro-power system, which provides 70 percent of our region's electricity. Simply put, we will face an energy crisis of historic proportions.

Ironically for a city known for its rain, global warming is predicted to bring even more precipitation for Seattle. Scientists predict that the duration and intensity of our storms will increase. We've already been experiencing this. In just the past five years, Seattle has suffered two 100-year rains. Our infrastructure was not built for this type of urban flooding. In December 2007, I watched as rivers of water crested over roadways and through Seattle neighborhoods. That month, the Chehalis River flood closed Interstate 5 for four days. Total cost of storm recovery amounted to more than \$1 billion across the state. These events are endangering our communities.

As temperatures warm, polar ice caps melt and sea levels rise. As a coastal region, our businesses, residents and recreation spots are at risk of flooding and inundation. In Seattle, we have identified 700 to 1,000 acres of land at risk, including the South Park neighborhood and Harbor Island, a center of the maritime industry. We must take this threat seriously.

As more carbon is captured in our oceans, our marine waters become more acidic. Shellfish, coral and other species become vulnerable. Washington state's \$100 million shellfish industry is endangered by greenhouse gas emissions.

As the cold mountain run-off in spring and summer diminishes, our creeks and rivers become warmer. That's deadly for salmon and other species that are dependent on fresh, cold water for survival. University of Washington scientists predict that by 2080, 35 percent of western Washington rivers will be too warm for salmon. This may push a north-west icon off the edge of extinction.

CATCH THOSE CRAZY MILK CARTON BOATS JULY 11, 2009

Green Lake, Seattle 10AM

It's Seafair's largest summer boat race...on Green Lake. Powered by summer and fueled by fun, nothing kicks off the Seafair Summer and our 60th Celebration better than the excitement and creativity of the Allstate Milk Carton Derby. <http://www.seafair.com/>

CHASE FAMILY 4TH!

We're proud to welcome Chase as the Title Sponsor of the 2009 Family 4th at Lake Union! Plans are well underway for this Seattle spectacle, once hailed by TIME Magazine as one of the "Top Five Fireworks Displays" in the country. This free admission, family-friendly celebration is in its 21st year of bringing together the local community on our nation's birthday for a unique day of commemoration.

The Chase Family 4th festivities kick off Saturday at noon with family activities throughout the park grounds, food vendors catering to the most diverse palates, and a beer garden with a lake view. The evening programming begins at approximately 10 PM, with an awe-inspiring fireworks show created by master pyrotechnic designer, Eric Tucker of Pyro Spectaculars.

<http://familyfourth.org/>

SEATTLE SPORTS SCHEDULE

SOUNDERS FC HOME GAMES

<http://www.soundersfc.com>

EARTHQUAKES	6/13	7:30PM
D.C. UNITED	6/17	7:30PM
RAPIDS	6/28	1:00PM
DYNAMO	7/11	1:00PM

MARINERS MLB HOME GAME

<http://seattle.mariners.mlb.com>

v.s. ARI	6/19	7:10PM
v.s. ARI	6/20	7:10PM
v.s. ARI	6/21	1:10PM
v.s. SD	6/23	7:10PM
v.s. SD	6/24	7:10PM
v.s. SD	6/25	1:40PM
v.s. BAL	7/6	7:10PM
v.s. BAL	7/7	7:10PM
v.s. BAL	7/8	1:40PM
v.s. TEX	7/9	7:10PM
v.s. TEX	7/10	7:10PM
v.s. TEX	7/11	7:10PM
v.s. TEX	7/12	1:10PM

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