

"Microsoft and Seattle City Light share a similar commitment to advancing the conservation efforts of consumers," said Craig Mundie, Microsoft's chief research and strategy officer. "Software is strategic in addressing the energy challenge. With Microsoft Hohm, Seattle City Light can offer their customers an easy to use tool to start saving money and cut back their energy consumption."

To learn more about how Hohm works, visit <http://www.seattle.gov/light/> or <http://www.microsoft-hohm.com/>, where you can also sign up to be notified by Microsoft when the Beta version of Hohm is released.

Seattle City Light is a national leader in energy conservation. The utility has promoted energy conservation for more than 30 years and has set a goal of doubling the community's energy savings over the next five years.

Numerous incentives and rebates are available to help customers improve the energy efficiency of their homes and businesses. Among them are discounts on compact fluorescent light bulbs, rebates on energy efficient light fixtures and washing machines, rebates for recycling an old refrigerator and a rebate on the installation of a ductless heat pump.



*Roger Turner*

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## When you want to SELL a home, I CAN HELP

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.

I will aggressively market your property and assure the greatest exposure possible to both, real estate agents, and prospective buyers (weeding out those who don't qualify).

I can 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 HELP

Show you homes that meet your needs in every way/location, amenities and price. Assist you in finding the right financing for you and your situations. Guide you through the negotiations and advise you to the end. Be professional!



Windermere Real Estate/ Oak Tree Inc

This Newsletter is brought to you by:  
[HTTP://WWW.ROGERJTURNER.COM](http://www.rogerjturner.com)



## About Roger 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 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."

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AUGUST 2009  
**MAPLE LEAF**  
REAL ESTATE JOURNAL

SOLD HOMES  
BUILDING PERMITS  
EVENTS CALENDAR  
MICROSOFT AND SEATTLE : WORKING FOR  
ENERGY EFFICIENCY  
SAVE WALDO

## SOLD HOMES

The following is a list of homes that sold in our Maple Leaf Neighborhood over the last month. Do you wonder what your house is worth? The décor, the features and condition all have a bearing on the price a house 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.



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WHETHER SELLING OR BUYING  
- I CAN HELP!

I AM DEDICATED TO GIVING YOU  
THE BEST POSSIBLE SERVICE.

CALL ME!

## 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 tp 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 tp 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 I have been in the top ten percent.
- Certificate of completion - How to List Residential Real Estate, Barb Schwarz 4/91.

ADDRESS	BED	BATH	AGE	STYLE	SOLD PRICE
545 NE 91st St	1	1	1920	1 Story	\$257,200
505 NE 94th St	2	1	1941	1 Story w/Bsmnt.	\$347,000
8228 16th Ave NE	3	1.5	1928	1 1/2 Story	\$357,000
351 NE 90th	2	1	1927	1 Story w/Bsmnt.	\$362,500
8223 15th Ave NE	3	1.75	1924	1 Story w/Bsmnt.	\$365,000
9411 20th Ave NE	3	1	1957	1 Story	\$379,000
844 NE 91 St	5	1.75	1928	1 1/2 Stry w/Bsmt	\$388,000
1245 NE 92nd St	2	1.5	1951	1 Story	\$395,000
9025 5th Ave NE	4	1.75	1941	1 1/2 Stry w/Bsmt	\$435,000
515 NE 92 St	4	2	1955	1 Story w/Bsmnt.	\$445,000
532 NE 90th St	2	1	1930	1 Story w/Bsmnt.	\$448,000
1039 NE 98th St	4	1.75	1966	Split Entry	\$450,000
835 NE 104th St	5	2.5	2008	Multi Level	\$685,000

## DEAL SAVES WALDO WOODS!

The Camp Fire Girl's site also known as Waldo Woods has been sold. The buyer is a Jewish school, the Menachem Mendel Seattle Cheder.

In 1924, Waldo Hospital was built in Maple Leaf. Over the years 100 towering trees have grown on the site and property has been called "Waldo Woods". The property was the first osteopathic hospital. The Camp Fire USA of Central Puget Sound bought the property in 1962 and used it as its headquarters.

The property is on the corner of 85th Street and 15th Ave NE. According to King County Tax records the lot is 70,244 square feet. Most of it is zoned L2. The L2 zoning is higher density zoning. So in theory, the property could have had a lot of skinny zero lot line townhomes built upon it.

About 2 years ago the property was put on the market and Prescott Development had a contract to buy it. Prescott was planning on building approximately 25 units on the site. Many residents in Maple Leaf were in an uproar and did not want to see this property developed. But that deal fell apart with slowing economy and tighter credit markets.

King County Tax records assess the land alone at \$6,673,100. According to public records the property was sold for \$3,450,000. Menachem Mendel Seattle Cheder has been around since the 1970s and operates out of the Chabad Lubavitch House in the University District. However, they had outgrown their space and were looking to find another campus. The school enrolls about 100 students and plan to move in between October and December. Before they move in they plan on doing some work to the building. It is a relief to most people in Maple Leaf that this site was not sold to a developer.

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# Seattle Events Calendar

## SEATTLE MUSIC FEST AUGUST 10-12, 2008 - ALKI BEACH - WEST SEATTLE WASHINGTON

Seattle Music Fest is now celebrating its 11th Year and has become one of Seattle's most-famous Alternative Rock Festivals ... which has now grown to become a Huge Showcase of emerging Musical Talent, attracting Thousands of People to beautiful Alki Beach every year.

Seattle Music Fest 2006 runs from August 10th through 12th at Alki Beach in West Seattle. Proceeds benefit Northwest Programs for the Arts, which supports developing music and visual artists from the region.

Past performances include Willis, Red Velvet Relief, Adam Sheridan and Glimmer. This year's Seattle Music Festival will feature over 17 Regional & National emerging artists.

Seattle Music Fest Hours are Friday 4 PM - 9:30 PM; Saturday 11 AM - 9:30 PM; Sunday 11 AM - 9:30 PM.

## TIBET FEST AUGUST 22-23, 2009 - SEATTLE CENTER

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.

## BUMBERSHOOT FESTIVAL SEPTEMBER 5-7, 2009 SEATTLE CENTER

Bumbershoot Seattle is a huge 3-Day Party that celebrates the end of Summer with a really-spectacular showcase of with more than 2500 Artists, displaying their Eclectic and Cultural Masterpieces from all over the world.

Seattle Center plays host to this year's Bumbershoot Festival ... creating a 74-Acre Playground where folks can celebrate all of the festivities. You can enjoy a world-class Film Festival, learn some new Dance Steps, rub shoulders with renowned Authors & Artists, or just sit-back on the side-lines and enjoy one the fun Parades.

Live musical performances at the 2006 Bumbershoot Festival in Seattle ... Blondie, Kanye

## SEATTLE PUBLIC LIBRARY BOOK SALE FRIENDS OF SEATTLE PUBLIC LIBRARY FALL BOOK SALE SEPTEMBER 25-27, WARREN G MAGNUSON PARK

If you like to read, and if you have never been to a Friends of the Seattle Public Library Book Sale then you are missing a Seattle Iconic Event!!!

Join us for the Pacific Northwest's pre-eminent book sale with more than 200,000 books, CDs, DVDs, VHS, audio books, and art prints. Hardbacks, paperbacks, and audio books in the regular section are \$1.00. VHS, CD, and DVD titles are \$1.00 per piece. Items in the Better Books section and Rare/Collectible and Sets room are priced as marked. Proceeds go to benefit The Seattle Public Library. For more information, visit us online at <http://www.friendsofspl.org>

## SEATTLE AMONG TOP 10 MOST WALKABLE CITIES

Seattle ranked sixth on a recent "Walk Score" ranking that compared 40 U.S. cities. Using an algorithm, a website calculates "pedestrian friendliness" as car dependency. Walkability points are awarded for amenities such as restaurants, schools, cultural attractions, parks and services that are within one mile of an address.

- The creators of Walk Score" cite five factors that influence an area's walkability.
1. A center (e.g., shopping district, main street or public space).
  2. Density (compact neighborhoods with nearby businesses and destinations, plus public transportation that runs frequently).
  3. Mixed income, mixed use.
  4. Parks and public spaces (plenty of places to gather and play).
  5. Nearby schools and workplaces.

Streets that are accessible, well-connected, built for the right speed and comfortable for those not in a car are also considered. The top 10 cities in the most recent rankings are:

1. San Francisco
2. New York
3. Boston
4. Chicago
5. Philadelphia
6. Seattle
7. Washington, D.C.
8. Long Beach, Calif.
9. Los Angeles
10. Portland, Ore.

On [www.walkscore.com](http://www.walkscore.com) people can type in an address, watch the program find services located nearby, and then generate a Walk Score from 1 to 100. A score below 50 is "car-dependent." A score of 90 to 100 is a "walker's paradise."

Within Seattle neighborhoods, Walk Score found 10 neighborhoods that it deemed to be "walkers' paradises." More than half (57 percent) of Seattle residents have a walk score of 70 or above, while 14 percent live in car-dependent neighborhoods (scoring below 50).

Walkable neighborhoods offer "surprising benefits to our health, the environment, and our communities," according to the authors of Walk Score. Along with better health, residents enjoy reductions in greenhouse gas, more transportation options, increased face-to-face interaction with one's neighbors (i.e., increased social capital), and stronger local businesses.

Walk Score proponents believe the scores will someday be incorporated into searchable fields in MLS databases and promoted in "for sale" advertisements. To explore the most walkable, "car-lite" cities and neighborhoods, visit [www.walkscore.com](http://www.walkscore.com). Upon entering an address, the program finds nearby services and generates a walk score from 1 to 100. President Obama's current residence at the White House yielded a score of 97, while Bill Gates's home in Medina scored 11.

## NOTEABLE NEIGHBORHOOD NEWS

**Senator Johnny Isakson (R-GA) and 9 cosponsors have introduced S. 1230, a bill that would increase the homebuyer tax credit to \$15,000 and extend it to all purchasers.** It would extend the credit past December 1, 2009 by making the new credit available on the date of enactment (whenever the bill might get signed) and for one year after the date of enactment. Unlike current law, the proposed expanded tax credit would not be refundable. As a result, existing state-level bridge loan downpayment programs would be less available because the purchaser/taxpayer will not know his/her tax liability at the time of purchase. It

is not known when this legislation might be considered, as both tax-writing committees are working solely on health reform. In addition, the proposal has not yet been scored for revenue purposes. Housing and Urban Development Secretary has expressed concern about whether extending the credit to all purchasers would reduce the inventory of houses available for sale. He noted that in most cases a current owner must sell another home before purchasing a new one. NAR is pleased that so many legislators have shown interest in extending and/or expanding the credit.

**BusinessWeek reported that two big factors will help bolster Seattle housing prices in the next few years.** Those factors include stringent building restrictions and basic geography. Seattle does not have a significant supply of homes on the market. According to the National Association of REALTORS®, it would take just five months to work through the excess inventory, compared with roughly nine months for the United States as a whole. This should set the stage for recovery in the next year or so, according to BusinessWeek.

**Where are the best cities to live in the United States if you want to work hard and get ahead?** Forbes magazine examined the nation's 40 largest metropolitan statistical areas and based on the number of Forbes' 400 best big companies and 200 best small companies that are headquartered in each, it identified what it considered places with the most opportunity. The magazine says it took this route because the best big companies provide opportunities for those who seek to be employees, and the rate of success of small businesses indicates how the area treats entrepreneurs.

## Here is the top 10:

1. Houston
2. Dallas
3. Minneapolis
4. Pittsburgh
5. Boston
6. Washington, D.C.
7. Austin
8. St. Louis
9. Kansas City, Mo.
10. New York

**Echo boomers, the children of baby boomers, will be the salvation of the housing market, Harvard University's Joint Center for Housing Studies predicts.** In its annual state of the nation's housing study, the center says that the 75 million Americans born between 1979 and 1995 will mean plenty of demand for housing units. It is predicted that once the job market turns around, the housing market will recovery quickly because inventories are close in balance between supply and demand. But the study warns that while echo boomers will increase demand significantly, they may not drive up prices much because their real incomes are lower than those earned by people a decade older when they entered the job market

## CITY OF SEATTLE, MICROSOFT, AND ENERGY EFFICIENCY

**SEATTLE - Seattle City Light customers will soon have a new tool to help them track their energy usage and get personalized recommendations for improving their energy efficiency thanks to a partnership between City Light and Microsoft.**

Microsoft announced a free online application called Hohm today that analyzes users' energy data, home features and appliances then provides personalized energy saving recommendations, which could range from placing new caulking on windows and removing air leaks to installing a programmable thermostat. The name is a combination of "home" and "ohm," which is the standard unit of measure for electrical resistance.

"As a publicly-owned utility, we produce low-cost, environmentally responsible power," said Seattle City Light Superintendent Jorge Carrasco. "Microsoft Hohm will give our customers information that lets them make smart decisions about their energy use while potentially saving money."

City Light is one of only four utilities in the country to partner with Microsoft on the Hohm application, which is expected to launch soon.

Hohm uses advanced analytics licensed from Lawrence Berkeley Labs and the Department of Energy to power its data crunching and identify appropriate recommendations.

West, Steve Miller Band, A Tribe Called Quest, Spoon, and many more.

## ITALIAN CONCOURS D' ELEGANCE SUNDAY SEPT. 6, 2009 DES MOINES MARINA 11-4 ADMISSION \$5 CAR ENTRY FEE IS \$35.

**MOTORCYCLES AND SCOOTERS ARE \$20**  
The 17th annual Italian Concours d' Elegance will be held at the City of Des Moines Marina in Des Moines, Wa. The park is located at 22307 Dock Street. Please see our home page for directions and a map.

This year all proceeds from the raffle will benefit The Make A Wish Foundation. In 2005, we raised enough money through the raffle to grant the wish of a young 14 year old girl with Colon Cancer to meet NASCAR great, Kasey Kahne and spend the weekend with him at the track in Sonoma, California. The Board of Directors is made up of 6 enthusiasts. We put on this show out of love for Italian design and culture. All directors are volunteers and non-salaried. It takes an estimated 1,000 man hours to put this show together every year. All of the money raised at the show is reinvested into future events. Just to give you an idea of the expenses involved, 20% of our budget goes to the City of Seattle for permits and insurance, 50% of the budget goes to the awards. Our awards are top notch. Many of our winners have our trophies placed next to trophies from the Pebble Beach Concours (the most prestigious car show in the country) in their trophy cases.

Registration opens at 8:00 a.m. the morning of the show, and will close at 10:45 a.m. Please try to get to the park as early as possible.

## SEATTLE SPORTS SCHEDULE

### SOUNDERS FC HOME GAMES

<http://www.soundersfc.com>

REVOLUTION	8/20	7:00PM
TORONTO FC	8/29	7:00PM
CHIVAS USA	9/19	12:00PM

### MARINERS MLB HOME GAME

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

v.s. OAK	8/24	7:10PM
v.s. OAK	8/25	7:10PM
v.s. OAK	8/26	7:10PM
v.s. KC	8/27	7:10PM
v.s. KC	8/28	7:10PM
v.s. KC	8/29	7:10PM
v.s. KC	8/30	1:10PM
v.s. LAA	8/31	7:10PM
v.s. LAA	9/1	7:10PM
v.s. LAA	9/2	3:40PM



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