

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.

#### BUILDING PERMITS

\$170,239; Remove portion of existing single family residence and construct 2-story south addition and accessory carport to existing single family residence, per plan.  
547 NE 98th St Seattle

\$69,289; Construct partial second story addition to existing single family residence per plan.  
1039 NE 104th St Seattle

\$259,442; Construct new single family dwelling with attached basement garage and exterior 1st flr covered porches and 2nd flr deck, per plans.  
8903 5th Ave NE Seattle

\$40,000,000; Replace existing 60 MG open-water reservoir with a new reinforced concrete 60 MG dual-cell buried reservoir, per plans.  
8526 Roosevelt Way NE Seattle

## 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."



*Roger Turner*

(206) 999-6937  
(206) 527-5250 ext.217  
rturner@windermere.com

## 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)

Roger Turner

206-999-6937 • 206-527-5250 ext. 217 • rjturner@windermere.com

Windermere Real Estate/Oak Tree, Inc. 10004 Aurora Ave N #10 Seattle, WA 98133



July 2009  
**MAPLE LEAF**  
REAL ESTATE JOURNAL

SOLD HOMES  
BUILDING PERMITS  
EVENTS CALENDAR  
DISCOUNT COMPOST BINS  
HOUSING PRICES  
CITY FUNDING ARTISTS

### 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.

ADDRESS	BED	BATH	AGE	STYLE	SOLD PRICE
8228 16th Ave NE	3	1.5	1928	1 1/2 Story	\$357,000
1230 NE 90th St	2	1	1917	1 1/2 Stry w/Bsmt	\$365,000
8018 Brooklyn Ave NE	2	1.5	1925	1 Story w/Bsmnt.	\$375,000
8237 4th Ave NE	3	2	1919	1 Story	\$415,000
1528 NE 88th St	4	1	1941	1 1/2 Stry w/Bsmt	\$447,000
8807 17th Ave NE	3	1.75	1928	1 Story w/Bsmnt.	\$455,000
7315 12th Ave NE	9	3.5	1925	2 Stories w/Bsmnt	\$550,000
9710 8th Ave NE	3	2	1927	1 1/2 Stry w/Bsmt	\$559,500
9709 19th Ave NE	4	3.5	2008	2 Stories w/Bsmnt	\$599,500
1239 NE 91st St	5	3.5	2009	2 Stories w/Bsmnt	\$899,000



(206) 999-6937  
(206) 527-5250 ext.217  
rturner@windermere.com

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.

### SEATTLE AMONG BEST HOME PRICES

According to a report in the Seattle Times, national home prices are at levels not seen since the end of 2002, but recently released data shows the worst may be over for some cities. The Standard & Poor's/Case Shiller National Home Price index reported home prices dropped by 19.1 percent in the first quarter, compared to the first quarter last year, the largest drop in its 21-year history. In cities across the country home prices varied dramatically, depending on affordability, foreclosure activity and the local economy. The bottom may be in sight in some markets. Home values in Seattle, Portland, OR, and Charlotte are steady at 2005 prices, the best showing of all 20 cities in the Case-Shiller report. All three were the last to fall into the housing slump. Economists surveyed by Thomson Reuters expect existing home sales to rise 2 percent from March to April, while new home sales are forecast to rise by 1.1 percent.

### CITY FUNDING AVAILABLE FOR INDIVIDUAL SEATTLE ARTISTS

Applications accepted for visual, literary and film/media art projects, deadline is Aug. 11

SEATTLE — The Office of Arts & Cultural Affairs is accepting applications for the 2010 CityArtists Projects program that supports Seattle-based individual artists working in visual, literary and film/media arts. Funding awards range up to \$10,000 to support projects in 2010.

"During these challenging financial times, the arts are part of the solution," said Michael Killoren, director of the Office of Arts & Cultural Affairs. "They make our cities places where people want to live and work. The cultural sector is part of the economy just like any other industry with workers who pay taxes and contribute in other ways."

CityArtists Projects is an annual funding program that provides support to individual Seattle artists to conceive, develop and present new, in-progress or remounted works taken to the next stage. Projects must include a public presentation in the city. The program encourages a broad range of artistic and cultural expression that reflects Seattle's diversity. Funding is offered to artists in clusters of disciplines in

Roger Turner

206-999-6937 • 206-527-5250 ext. 217 • rjturner@windermere.com

Windermere Real Estate/Oak Tree, Inc. 10004 Aurora Ave N #10 Seattle, WA 98133

# Seattle Events Calendar

## COMCAST BITE OF SEATTLE JULY 17 - 19, 2009

SEATTLE CENTER CAMPUS  
[HTTP://WWW.BITEOFSEATTLE.COM](http://www.biteofseattle.com)  
**The Northwest's Premier Food Festival**  
**FESTIVAL HOURS:**  
**FRIDAY & SATURDAY 11 A.M. - 9 P.M.**  
**SUNDAY 11 A.M. - 8 P.M.**  
**FREE ADMISSION**

The 2009 Bite of Seattle is hotter than ever! Come celebrate a Seattle summer tradition, filled with great restaurants, fantastic national and local entertainment, a comedy club, kids' entertainment, sizzlin' cooking demonstrations and a whole lot more!

## TORCHLIGHT PARADE AT SEAFAIR JULY 25, 2009

### DOWNTOWN SEATTLE WASHINGTON

Come celebrate the Northwest's largest lighted parade in Downtown Seattle! The famous Torchlight Parade at Seafair is one of Seattle's biggest nights for family tradition, so you won't want to miss the Macy's-style helium balloons, local bands, drill teams, beautifully illuminated floats, and naturally the Seafair Clowns and Pirates.

The parade begins at 7:30 PM at Seattle Center, and continues south down Fourth Ave. to Second Ave. and King Street. Over 300,000 people lined the parade route last year... so we suggest you get here early for the best viewing spots.

## SEATTLE CHAMBER MUSIC SOCIETY SUMMER FESTIVAL

**JULY 6 - AUG 14, 2009 - LAKESIDE SCHOOL, 14050 FIRST AVENUE**

The Seattle Chamber Music Society presents its 26th Summer Festival, held July 6th - August 14th. The main Summer Season consists of Twelve Concerts each Monday... Wednesday... and Friday evenings... beginning at 8:00 PM.

## CHINATOWN-INTERNATIONAL DISTRICT SUMMER FESTIVAL JULY 11-12, 2009 - HING HAY PARK - DOWNTOWN SEATTLE WA

Known to be the largest Asian-American Street-fair in Washington, the International District Summer Festival offers a variety of Asian-inspired Entertainment.



Windermere Real Estate / Oak Tree Inc

the visual, media and literary arts and performing arts in alternate years.

This year, CityArtists awarded \$225,000 to 39 artists working in the performing arts. The funded projects will involve more than 256 paid artists. Thirty of the 39 artist projects funded are first-time recipients, representing 77 percent of the awards. The awards range from \$1,500 to \$10,000, with an average award of \$5,769.

While CityArtists Projects gives priority to projects by independent artists, lead artists of nonprofit organizations may submit project proposals. However, artists affiliated with an organization must distinguish their proposals from the seasonal work of their organizations.

A link to the online application is available at [www.seattle.gov/arts](http://www.seattle.gov/arts). The application deadline is Tuesday, Aug. 11, 2009. For more information, contact Marcia Iwasaki at (206) 233-3946, [marcia.iwasaki@seattle.gov](mailto:marcia.iwasaki@seattle.gov) or Irene Gomez, at (206) 684-7310, [irene.gomez@seattle.gov](mailto:irene.gomez@seattle.gov).

### SEATTLE OFFERS COMPOST BINS AT HUGE DISCOUNTS

*Homeowners Can Save Hundreds of Dollars*

SEATTLE - Seattleites can save 75 percent or more on the cost of high-quality compost bins this summer, thanks to big discounts being offered by Seattle Public Utilities (SPU).

Between now and the end of September, SPU is selling compost bins that normally retail at more than \$100 for just \$25, helping residents convert food scraps and yard clippings into nutrient-rich compost for their gardens.

With a 19 percent increase this year in the number of households planning to grow their own produce, composting at home can provide the nutrients to help fruits and vegetables flourish naturally.

Carl Woestwin, landscape conservation manager at SPU, said that by composting at home, consumers can have beautiful gardens and thriving vegetable patches without resorting to chemical fertilizers.

"Composting at home is an easy way to turn vegetative waste into a natural soil builder that will help plants flourish and save water," said Woestwin. "With these discounts, making your own compost at home has never been easier."

Food scraps and yard waste are valuable resources when composted or used as mulch in the garden. Home composting is a simple way for gardeners to conserve water and build healthy soil, without having to buy compost from the store.

Seattle gardeners can take advantage of two great offers -

- Green Cone Food Composting Bins Two cones for \$40, when purchased together. One cone for \$25. Retail cost is more than \$100 each. Limit two per household.
- Yard Waste Compost Bins \$25 each. Retail cost is more than \$100. Limit one per household.

The compost bins can be purchased at [www.seattle.gov/binsandbarrels](http://www.seattle.gov/binsandbarrels) or by calling (206) 684-0190.

The Green Cone food waste composters turn food scraps such as fruits and vegetables, breads and grains, coffee grounds, and tea bags into nutrient-rich compost for customers' gardens.

The yard waste compost bins transform grass clippings, leaves, dead plants, small twigs, and most weeds into a natural soil builder.

Customers can also purchase high quality rain barrels for \$75 plus tax. Rain barrels allow gardeners to collect Seattle's famed rain for use in their yards. Depending on how much it rains, a rain barrel or two collecting water from a 500 to 600 square-foot roof area can provide enough water to care for the plants and flowerpots on a deck or patio for several weeks.

*This year, night out is on Tuesday, August 4, 2009.*

*Registration deadline is July 31, 2009*

*You should register in the precinct your neighborhood is located in.*

This year the Seattle Police Department is using Night Out to thank our strong community partners. Night Out is a great opportunity to celebrate your efforts to keep your neighborhood safe. Pat each other on the back for your continued involvement and dedication to public safety. It is also a great time to invite new neighbors to join you and talk with friends and family who may not enjoy the benefits of a Block Watch about getting one started. And we'll have our officers out to as many Night Out celebrations as we can, to say "Thank You" in person!

### WHAT IS NIGHT OUT?

"Night Out" is a national Crime Prevention event. It is designed to heighten crime prevention awareness, increase neighborhood support in anti-crime efforts, and unite our communities. It is a great chance to learn about crime prevention, while also celebrating your community and spending time with your neighbors.

### HOW DO I CLOSE MY STREET FOR NIGHT OUT?

If you do not live on an arterial street and you do not close your intersection, you are welcome to close the street to traffic for your Night Out Celebration. Indicate on the registration form that you plan to close the street. Individual blocks are responsible for providing barricades, but a street closure sign can be downloaded from this website. On the registration form please mark not only the street name but also the hundred block of the street.

### IS THERE A FEE TO CLOSE MY STREET?

The City waives the fee for Night Out participants.

### WHAT IF AN EMERGENCY VEHICLE NEEDS TO GET THROUGH DURING OUR NIGHT OUT CELEBRATION?

When setting up for your event, make sure to keep tables to one side of the street and assign two individuals to respond to the end of the street to remove the barricades for the vehicle.

### HOW DO I REQUEST POLICE OR FIRE PARTICIPATION IN MY NIGHT OUT CELEBRATION?

All of the registered Night Out Events are shared with the individual precincts as well as the fire department. As time allows, personnel who work in your neighborhood will drop by. We ask that you not call the individual Fire Stations, as the number of calls could overwhelm them.

### MICROSOFT HOHM ONLINE TOOL WILL PROVIDE COMPARISONS, PERSONALIZED RECOMMENDATIONS

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.

"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.

Chinatown-International District Summer Festival hours are: Saturday, 11 AM - 8 PM; Sunday, 11 AM - 6 PM. Admission is Free.

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

Seattle Music Fest is now celebrating it's 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.

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

## SEATTLE SPORTS SCHEDULE

### SOUNDERS FC HOME GAMES

<http://www.soundersfc.com>

CHELSEA FC	7/18	12:00PM
FIRE	7/25	12:00PM
FC BARCELONA	8/05	7:30PM

### MARINERS MLB HOME GAME

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

v.s. CLE	7/24	7:10PM
v.s. CLE	7/25	1:10PM
v.s. CLE	7/26	1:10PM
v.s. TOR	7/27	7:10PM
v.s. TOR	7/28	7:10PM
v.s. TOR	7/29	7:40PM
v.s. TB	8/7	7:10PM
v.s. TB	8/8	7:10PM
v.s. TB	8/9	1:10PM
v.s. CWS	8/10	7:10PM
v.s. CWS	8/11	7:10PM
v.s. CWS	8/12	7:10PM
v.s. NYY	8/13	7:10PM
v.s. NYY	8/14	7:10PM
v.s. NYY	8/15	7:10PM
v.s. NYY	8/16	1:10PM