

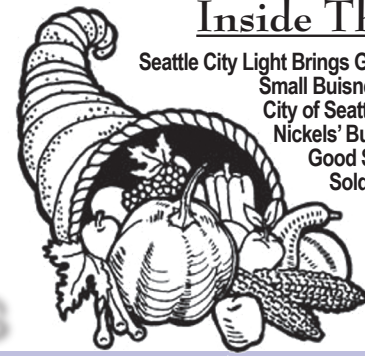


# Maple Leaf Real Estate Journal

November 2006

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### Seattle City Light Brings Goats to Maple Leaf

Seattle City Light is bringing goats to the Maple Leaf neighborhood to help clear some brush and blackberries around the North substation. Goats have been used successfully in the past to clear brushy areas in California to help decrease the potential for wild fires.

Seattle City Light's vegetation management group decided to start clearing a one-acre area within its North Seattle substation, using a herd of goats from Healing Hooves, LLC, a natural vegetation-management company from Eastern Washington. The substation's northern boundary has been overgrown for years, and is now an impenetrable thicket of blackberry, ivy and Scotch broom.

"The alternatives of clearing brush mechanically or with pesticides were rejected," said Betsey Searing, landscape supervisor for Seattle City Light. "The slope is steep with large, irregular rocks, making it dangerous for people to safely work," added Searing. Mechanical equipment cannot reach far enough to do the job and it would require a large amount of herbicide to kill the vegetation.

Using a herbicide was ruled out because chemicals could be transported onto neighboring private property. Other problems include the dangers associated with a large mass of dry vegetation being left behind that could be a fire hazard, and erosion that may occur from a barren hillside.

Healing Hooves, LLC plans to use about 260 female goats and their kids in a two-phase approach to trim back the overgrowth. The first phase would bring the goats into the substation area in September to strip the leaves and younger shoots off the plants. The goats will come back next spring to eat the new growth before it reclaims the area.

The goats are kept in a fenced enclosure and will not roam outside of the area to be cleared except as they transit to a livestock trailer. The shepherd uses a border collie to help herd the goats back and forth, and a portable electrified livestock fence keeps the goats away from the substation's electrical equipment as well as the street. The area is enclosed by a chain link fence.

If you have additional questions, please visit <http://www.seattle.gov/light> or call Betsey Searing at 206-386-1650 or Peter Clarke at 206-684-3602.



This Newsletter is brought to you by:

*Roger Turner*

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THE BEST POSSIBLE SERVICE.

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Windermere  
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### Recent Market Activity

The following is a list of some of the properties that have sold in the Maple Leaf neighborhood during the month of October, 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
9514 20th Ave NE	4/1	1 Story w/Bsmnt	\$341,000
10417 11th Ave NE	2/2	1 Story w/Bsmnt	\$400,500
1043 NE 95th St	4/2	1 Story w/Bsmnt	\$417,500
1007 NE 103rd St	4/2	1 1/2 Stry w/Bsmnt	\$425,000
816 NE 105 St	3/1.75	2 Story	\$429,500
8924 8th Ave NE	2/1.75	1 Story w/Bsmnt	\$429,950
1710 NE 98th St	3/1.75	1 Story w/Bsmnt	\$444,995
1914 NE 100th St	4/2	Split Entry	\$478,000
1225 NE 96th St	4/2.5	1 1/2 Stry w/Bsmnt	\$525,000
543 NE 86th St	4/2	1 1/2 Stry w/Bsmnt	\$529,000
515 NE 84th St	4/2	1 1/2 Stry w/Bsmnt	\$650,000
8003 5th Ave	5/3.25	2 Stories w/Bsmnt	\$660,000

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

Project Number: **3005155**  
Address: **9610 Roosevelt Way NE**  
Zone: **L2 RC, NG**

Land Use Application to subdivide one parcel into six unit lots. The construction of townhouses has been approved under Project #6070142 and 6070143. This subdivision of property is only for the purpose of allowing sale or lease of the unit lots. Development standards will be applied to the original parcel and not to each of the new unit lots.

Project Number: **3005910**  
Address: **850 NE 94th St**  
Zone: **L2, NG**

Land Use Application to allow two, two-unit townhouse structures in an environmentally critical area. Parking for four vehicles will be located within the structures.



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# September Events Calendar

## Hmong New Year Celebration Seattle Center House

November 4, 2006

A well-attended festival by both Hmong and non-Hmong people, this is the largest of the Hmong New Year events in the Pacific Northwest. Symbolizing the end of the harvest, this is the time when Hmong relax, prepare special foods, and begin courtships. Most Hmong have been in the United States less than 30 years, and Washington's Hmong population is growing.

## Winterfest Worldfest Seattle Center

A celebration of the community's cultural riches opens Winterfest at Seattle Center as Winter Worldfest; a three day showcase of dazzling cultural holiday traditions from around the world. Winter Worldfest is a free presentation of some of the region's best ethnic entertainment in music and dance performances including Irish Dance, Japanese classical dance, Tlingit Songs and Dances of Southeast Alaska, Folk & Tribal dances from Mid-East & North Africa, Croatian Dance and many more. Come celebrate the holidays with over 300 musicians and performers from nearly every continent.

11/24/2006 through 11/26/2006

<http://www.seattlecenter.com>

## Tree Lighting & Holiday Parade

November 24, 2006 - Westlake Center

This holiday tradition is held in downtown Seattle every year ... and features a full-day of Holiday Fun. You'll have the Downtown Holiday Parade beginning at 8:45 AM, then the official lighting of Westlake Center's Holiday Tree and Macy's Star at 5 PM... all in conjunction with a really spectacular fireworks display.

Seattle's Downtown Holiday Parade will begin at 7th Avenue heading west on Pine Street... then turns left onto 5th Avenue to University Street... west to 4th Avenue... and north to Macy's.

## For Kids

### The Childrens Museum

Adventures With Clifford The Big Red Dog Join Clifford, Emily Elizabeth and friends as you hop aboard the Birdwell Island Ferry, take a slide down Clifford's tail - just like Emily Elizabeth, stop by Samuel's Fish and Chips Shack, take a stroll down T-Bone's Beach and more in this interactive, educational and bilingual (English & Spanish) exhibit, at the museum through Jan. 7 9/16-1/7  
<http://www.thechildrensmuseum.org>

### Qwest Field Exhibition Center

Barney - Live! The Let's Go Tour

Location: WaMu Theater

Dates & Times:

11/9/2006 7:00 pm - 0:00 am

Come see the adorable Barney, Baby Bop and BJ at the WaMu Theatre @ Qwest Field! This popular, children's television show is one worth bringing the whole family to come see and make memories for your little one. Don't miss this great opportunity! Tickets on-sale beginning Saturday 10/7 @ 10 am!

For more info visit the website:

<http://www.qwestfield.com>

## Mayor announces 2006 Small Business Award Winners

Mayor Greg Nickels announced this year's Mayor's Small Business Awards winners this evening at a celebration at Town Hall.

"Small business owners are my heroes - local businesses provide the unique character that makes Seattle such a great place to live," said Mayor Greg Nickels. "They're the economic engines that employ local people and provide services throughout our city." Every year, ten small businesses in Seattle receive special recognition for their accomplishments through the Mayor's Small Business Awards presented by Wells Fargo. 2006 marks the 22nd year of the Mayor's Small Business Awards program.

Ten winners have been selected on the basis of excellence in management, entrepreneurial spirit, customer service, and community involvement. This year's winners represent a cross-section of Seattle's small businesses and illustrate the diverse nature of small business in the variety of services, locations and strategies for success. To qualify, the business must have no more than 100 employees and gross revenues of less than \$10 million. Over the last two decades, the awards program has recognized more than 220 small businesses, many of which have gone on to experience significant growth. Past recipients include such companies as: Starbucks Coffee Company (1984), Uwajimaya (1984), Ezell's Fried Chicken (1989), the Dilettante (1990) and City People's Mercantile (1993). Last year's winners included Bailey/Coy Books, Metsker Maps of Seattle and Rainier Valley Chiropractic, PS.

The eight judges involved in this year's awards included small business owners, previous awards winners and representatives of community development organizations. After a confidential review of the nominations and rounds of deliberation, they selected this year's winners, who were honored at a special reception at Town Hall this evening. This year's winners of the 2006 Small Business Awards, presented by the City of Seattle and Wells Fargo, are:

Montessori Garden - Kathleen Wilson, owner

8301 Fifth Avenue NE, Seattle, WA 98115

206-524-8307 [www.montessorigarden.net](http://www.montessorigarden.net)

Kathleen started her preschool over 28 years ago to provide high quality, full-time early childhood education services to support working mothers in the 1970s. In addition to the Montessori method of teaching children academic subjects and creative arts, Kathleen's well-developed social curriculum promotes good citizenship, conflict resolution and social problem-solving- and has resulted in producing over 1,000 students who have learned the core values of respect, independence, equality and fairness. Kathleen is committed both to her teachers and providing affordable rates, demonstrating passion for the community and working families.

## Mayor Announces Police Crime Stats

Seattle Mayor Greg Nickels announced yesterday that police crime data sorted by neighborhood is now available on the city's Web site. Statistics on vehicle thefts, property crimes, residential burglaries, violent crimes, plus an overview of major crimes citywide, are mapped on "My Neighborhood" by census tract.

"Keeping our neighborhoods safe includes giving people the tools they need to understand how the Police Department responds to crime," said Nickels. "Seattle is ahead of other U.S. cities in providing critical information in such an easy-to-use format, and we will be adding even more neighborhood-based statistics in the months ahead."

The "My Neighborhood" mapping project, created by the city's Department of Information Technology, received the 2006 Excellence Award in Strategic Innovation for Large Population Groups by the National Association of Government Webmasters (NAGW) this past week in Reno, Nevada. NAGW is the first organization for local and regional government Web professionals. The award follows on the heels of Seattle.gov being named the best city Web portal in the country in August.

"My Neighborhood" was launched in March 2006 and now has 30 city services residents and visitors can view on neighborhood-based maps. The site offers a way for the public to locate the closest public facilities, such as tennis courts, libraries, farmers markets, and fire hydrants; and to see how close they are to their home or business. Future additions to "My Neighborhood" include details on local master use permit applications and neighborhood public art. The site is used more than 8,000 times a week.

<http://www.seattle.gov/news/detail.asp?ID=6579&dept=40>

## Home Values Soar

According to the U.S. Census Bureau, home values across the United States soared 32 percent during the first half of this decade. Among U.S. cities, the largest increase was in San Diego, where the real median home value surged by 127.2 percent, a jump to \$567,000 from \$249,000 from 2000 to 2005.

Los Angeles saw a 110.2 percent rise in median home values and New York had a 79.1 percent gain. Monthly costs for homeowners with mortgages rose 5 percent over that period, while the median cost of renting a home increased nationally by 6.7 percent.

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## Nickels' proposed 2007-2008 budget invests wisely in city's future

Mayor Greg Nickels today proposed a 2007-2008 budget that builds on the strong economic growth and good financial management during the last few years and invests wisely in expanding basic services. The proposed budget includes new investments in transportation, police and firefighters, combating global warming and protecting the environment, ending homelessness and building strong neighborhoods. Transportation is a critical issue facing Seattle. The mayor's proposed budget continues current transportation maintenance efforts and adds significant funding under Bridging the Gap, a transportation maintenance and development program that includes a property tax levy lid lift, a commercial parking tax, and a business transportation tax. The property tax measure is proposed for the November ballot. If approved by voters, approximately \$40 million and \$52 million will be generated by the three revenue sources for transportation investments in 2007 and 2008, respectively.

In addition, Nickels' proposed budget:

- Invests about \$18.5 million to create a three-part Environmental Action Agenda:
- \$14.3 million to reduce greenhouse gas emissions; \$3 million to expand and maintain Seattle's tree cover; and \$1.2 million to improve the city's streams and shorelines.
- Includes \$3 million to expand Housing First, a strategy offering housing for the homeless with support services to deal with additional challenges of drug or alcohol abuse and mental-health issues. This funding is part of the city's commitment to the 10-Year Plan to End Homelessness. The proposed budget also includes money to continue the current number of shelter beds.
- Includes about \$2.5 million for a downtown parks initiative of maintenance and program expansions, which includes hiring five new park rangers to improve security and service.
- Provides an additional \$500,000 to expand the Seattle Public Library's collections budget. Overall the Seattle Public Library budget reflects \$4 million in additional resources to operate new and expanded facilities, additional hours and added collections to better serve Seattle Public Library patrons.
- Includes approximately \$800,000 to expand apprenticeship opportunities at City Light, Seattle Public Utilities, and the Fleets and Facilities Department.
- Adds six patrol positions in 2007 at a cost of about \$600,000. Includes \$585,000 to put combined camera and mobile data computers in all Police Department patrol vehicles.

The revenue estimates in the proposed 2007-2008 budget reflect an expected slowdown in the national and regional economies over the next few years, in response to higher interest rates, a slumping housing market, higher energy prices and other issues.

The city of Seattle also faces significant challenges in this biennium:

- Changes made by the Legislature in city B&O tax laws could result in a \$20 million revenue loss for Seattle's general fund in 2008; and
- Rapidly increasing health care costs for employees are expected to grow by about \$45 million, or 14.4 percent per year between 2005 and 2008.

The proposed general fund budget – which pays for services typically associated with city government, such as police, fire, parks and libraries – is \$807 million for 2007 and \$813 million for 2008. The total proposed budget (including utilities) for 2007 is \$3.3 billion and \$3.4 billion for 2008.

For more information, <http://www.seattle.gov/mayor>.

## Neighborhood and Community Arts Funding

Applications available for Neighborhood and Community Arts Funding Program supports annual community events

Festivals and events color the character of Seattle's neighborhoods, from the Fremont Solstice Parade to El Dia de los Muertos. The Neighborhood and Community Arts Program supports and encourages the work of Seattle's neighborhood arts councils and community stewardship groups that produce recurring festivals or events that promote arts and cultural participation.

Neighborhood arts councils and community stewardship groups that have been in existence for at least one year may seek annual support for a recurring festival or event occurring in 2007 that has a significant arts and cultural component, is open to the public and takes place in Seattle

For more information see <http://www.seattle.gov/arts> (select Funding Applications.)



## September Events Calendar

### Seattle Public Library Event-

The Seattle Public Library will host "Pizza and Pages: Teen Book Buzz" book discussions for teens from 6:30 p.m. to 7:30 p.m. on the first Tuesday of the month at the Northgate Branch.

The programs are free and all middle and high school students are welcome. Participants may discuss fiction and nonfiction books. Registration is not required. Limited free parking is available at the branch. Free pizza and refreshments will be provided.

#### Schedule:

\* 6:30 p.m. to 7:30 p.m. Tuesday, Nov. 7

\* 6:30 p.m. to 7:30 p.m. Tuesday, Dec. 5

### Seattle Sports: Home Games

#### November

##### Sonics

Wed, 15th - Philadelphia 76ers

Fri, 17th - Utah Jazz

Mon, 20th - New Jersey Nets

Fri, 24th - Sacramento Kings

Sun, 26th - San Antonio Spurs

Wed, 29th - Orlando Magic

##### Huskies

Sat, 11th - Stanford Cardinals

##### Seahawks

Sun, 12th - St. Louis Rams

Mon, 27th - Green Bay Packers

### Northgate Holiday World Celebrations

Saturday, December 16, 2006

11 a.m. - 4 p.m.

Join us in experiencing holidays from around the world. We will play games, enjoy music, taste foods and get to know the cultures that make up our community. If you wish to submit games, music or food ideas that represent your culture please contact the Northgate Community Center at (206) 386-4283.

Location: Multipurpose room

### Lake City Contra/Old Time Country Dance

Every Thursday at

Lake City Community Center

12531 - 28th Ave NE

8:00pm till 11:00pm,

Admission \$8 (students & seniors \$5, kids & first-time contradancers free).

In November 1974 a great country dance revival began in Seattle. Sandy Bradley and The Gypsy Gyppo String Band (Warren Argo, Jack Link, and Jerry Mitchell), started it with participatory old-time square dancing at a tavern in Pioneer Square.

The dance moved to the G-Note Tavern in Greenwood in 1977. In 1979 contra dancing was introduced, which got a big boost from bands and callers touring from New England. After several years contras surpassed squares in popularity. community is strong.

### Computer Help.cc

www.computerhelp.cc  
206.650.0768

Ryan Gaffney  
ryan@computerhelp.cc

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# Roger J Turner is your exclusive Maple Leaf Realtor

**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.

**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." He currently lives in north Seattle with his wife and two children.

## 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.

## Fall Offers New Ways To Be Good Stewards

Every season offers new opportunities for homeowners and businesses to reduce, reuse and recycle.

Here are tips from the City of Tacoma on how to tidy up your yard and garden and prepare your home for cooler temperatures with minimum impact on the environment.

- To reuse your yard and garden waste, compost it at home. Compost is a rich, organic soil conditioner for your lawn and garden. (Editor's note: For more information on "stewardship gardening," including how-to tips and helpful links, visit: <http://gardening.wsu.edu/stewardship/compost/compost.htm>)
- Cool, dry fall days are a great time to paint both the interior and exterior of your home. If you have paint left over from your project, give it to neighbors or a charity. Otherwise, make sure you dispose of unwanted paint properly. When improperly disposed, paint can pollute surface water and groundwater, threatening human health and wildlife.
- When stocking up on cold-weather gear, buy recycled-content items such as fleece clothing and blankets made from recycled bottles. Buying recycled-content products "closes the loop" and encourages companies to make more items with recycled materials. As the demand for recycled-content products increases, so does the availability.
- When it's time to replace your insulation, buy insulation made from recycled paper, glass, and other recovered materials.
- Before winter weather sets in, remove screens from windows and doors and put up storm windows. Strong winds, heavy rains, and extreme cold can all damage your screens and ordinary windows, sending them to landfills before their time.
- Check caulking around windows and do touch ups to conserve energy and natural resources.
- Clean and properly store tools, toys and outdoor furniture to protect them from damage. This can extend their life, saving you money, while saving space at landfills.
- When performing routine maintenance on your car, properly dispose of used motor oil, coolants and batteries at hazardous waste facilities.



WHETHER SELLING OR BUYING  
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I AM DEDICATED TO GIVING YOU  
THE BEST POSSIBLE SERVICE.

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*Roger Turner*

## Hear what his clients have to Say:

Dear Roger,

I just wanted to drop you a short letter now that the property has sold. As I told you when we first met, I had never sold any property before and I want to thank you for answering my basic questions and walking me through everything step by step and having it all make sense to me. You certainly knew the area and the local market and expedited things that could have slowed things down. When the interior of the house needed painting you immediately had the names of painters to bid on the job. After the house was inspected a small gas leak was discovered and the roof needed to be replaced; you took care of the gas leak without breaking stride and lined up three bids on the roof and pushed that through in time to meet the fast approaching closing date without a hitch.

The house was empty and the painter did a fantastic job but it did look a little cold and uninviting. I was very impressed with the "extra touch" you provided by bringing in some paintings, a table and chair and some rugs to brighten the place up and give it a little more warmth. In fact, it looked so good that I thought about taking it off the market and keeping it myself (just kidding!)

Once again, thanks for everything. I have several of your cards and will certainly recommend you to anyone I meet that is in need of a real-estate agent.

-Phil

## HAPPY THANKSGIVING!



**Roger Turner**

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