

Steve Laevastu is your EXCLUSIVE Green Lake Realtor

- Continued*
- 23% in a city and 21% in a rural area.
 - By a ratio of three-to-one, Americans prefer living where the pace of life is slow, not fast. A similarly lopsided majority prefers a place where neighbors know each other well to one where neighbors don't generally know each other's business.
 - By about two-to-one, they prefer to live in a hot-weather place over a cold-weather place.
 - On the fast food front, a slight plurality would rather live in a place with more McDonalds (43%) than one with more Starbucks (35%).
 - About seven-in-ten whites rate their current community as "excellent" or "very good"; only about half of Hispanics and four-in-ten blacks say the same. Rural and suburban residents rate their communities better than do residents of cities or small towns.
 - People who live in a city – as well as people who want to live in a city – are more open than others to the idea of living with neighbors who are of different races. They are also more open to living among immigrants.
 - Regardless of political party or ideology, more than six-in-ten Americans say they would prefer to live in a politically diverse community, although some differences do emerge.
 - When it comes to community involvement, there is no difference among those who live in cities, suburbs, small towns or rural areas. About half of the residents in each place say they are involved, and half say they aren't.

An earlier report based on other questions from the same survey found that nearly one in four adults (23%) say the place "in their heart" they consider home isn't where they are living now. That report also cited Census data indicating that Americans are changing residences less often than they used to: Only 11.9% moved between 2007 and 2008, the lowest share since the government began tracking this measure in the late 1940s.



Steve Laevastu



Roger Turner

Windermere
Windermere Real Estate/ Oak Tree Inc

*Need help buying or selling your home?
Contact Us!*

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TESTIMONIALS

Dear Steve,

Going to the heart of the matter, we would simply say that anyone selling or buying a home needs you as their Realtor. If they work with anyone else, they are seriously shortchanging themselves.

Our experience has been that selling and buying a home constitutes a series of highly compressed and stressful decisions. Throughout this process, you were always available to offer guidance and advice. You eased our way from the initial consideration of selecting the correct selling price, to understanding lengthy documents, to the costly concerns of selecting the right people to perform necessary repair work.

We have never seen a professional person work with the high degree of expertise, honesty, optimism, diligence, and plain common sense that you exhibited throughout the sale of our former home, and the purchase of our new one. Beyond that, you are a pleasure as a person.

It is customary to wish a friend good luck, but you are one of the few who know how to work around a problem when luck sometimes appears to run out. So instead, we will wish you all the good fortune and success. We also leave you certain in the knowledge that those who are fortunate enough to work with you in selling or buying a home, will come to know exactly what we are describing in this letter.

With our warmest regards,

Sincerely

Ralph and Bonnie Brice.

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

For an online version of this newsletter, and more community information, check us out online at: <http://www.greenlakehouse.com>



MARCH 2009

GREEN LAKE NEIGHBORHOOD ADVISOR

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LAND USE NOTICE

AREA: NORTHEAST ADDRESS: 7316 4TH AVE NE PROJECT: 3008126 ZONE: ARTERIAL WITHIN 100FT, LAND-MARK, LOWRISE-2 RESIDENTIAL/COMMERCL, SCENIC VIEW WITHIN 500 FT, URBAN VILLAGE OVERLAY

Land Use Application to subdivide one parcel into two unit lots. The remodel of existing residential units has been approved under Project #6105002. 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.

AREA: NORTHEAST ADDRESS: 2401 N 75TH ST PROJECT: 3009852 ZONE: LOWRISE-1, SCENIC VIEW WITHIN 500 FT, URBAN VILLAGE OVERLAY

Land Use Application to subdivide one parcel into three unit lots. The construction of residential units has been approved under Project #6112413. 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.

SOLD HOMES

The following is a list of homes that sold in our Green lake Neighborhood over the last month. Do you wonder what your housis worth? The décor, the features and condition all have a bearing on the price a houswill command. We have seen the interiors of most of the homes in this list. If you are selling your home, please let ushelp you. We would be happy to view your home, prepare a market analysis and discuss the details with you. We 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
6407 1st Ave NE	3	1	1 Story	1941	\$411,000
1711 N 50th St	3	2.25	1 1/2 Stry w/Bsmnt	1914	\$510,000
8028 Burke Ave N	3	2	1 1/2 Stry w/Bsmnt	1908	\$534,000
2326 N 55th St	4	1	2 Stories w/Bsmnt	1920	\$565,000
6416 E Green Lake Way N	4	3	2 Stories w/Bsmnt	1905	\$660,000
5520 Woodlawn Ave N	3	2	1 1/2 Stry w/Bsmnt	1902	\$725,000
8040 Burke Ave N	4	3.5	2 Stories w/Bsmnt	2005	\$890,000

STATE OF THE CITY 2009 SEATTLE MAYOR GREG NICKELS

The following are some excerpts from the Mayors "State of the City 2009" speech.

WISE INVESTMENTS

Consider some of the things that give us cause for optimism: Our crime rate is the lowest in 40 years. Violent crime is down again this year, and the number of property crimes in 2008 was less than it was in 1967.

Transit ridership is at record levels. Recycling participation is at an all-time high. Our libraries are the busiest they have ever been. We're attracting more artists, musicians and movie-makers – We gave permits last year to 365 film productions – including 15 feature films –to shoot in Seattle, the most in a decade.

No doubt, our city budget will face more challenges in the coming months. But working together with the City Council, we will make wise decisions. This is not the first time we've faced tough times.

to build a new park. Northgate is fulfilling its destiny as a great urban center. Later this spring, Amazon.com will move forward with the latest phase of its headquarters complex. In July, the Gates Foundation broke ground for a \$500 million campus that will make Seattle a center of global health and philanthropy.

THE PATH FORWARD: CREATING JOBS AND OPPORTUNITIES FOR ALL.

Over the next two years, Seattle will continue fixing our roads and bridges, improving our utilities and parks—creating jobs for 5,000 people. But we can do more. Last week, I announced "Seattle Jobs Forward," a package of local steps to boost our economy and get people employed quickly. Working with the council, we will accelerate road, sidewalk projects and

Continued on next page

Seattle Events Calendar

ST. PATRICK'S DAY PARADE MARCH 17, 2009 - SEATTLE CENTER - DOWNTOWN SEATTLE

Starting from 4th Ave at Jefferson in downtown Seattle at 12:30 PM... the parade heads north on 4th Ave to the reviewing stand at Westlake Park, with closing ceremonies at 2 PM at Seattle Center.

NORTHWEST WOMEN'S SHOW MARCH 27-29, 2009 - QWEST FIELD AND EVENT CENTER - DOWNTOWN SEATTLE

This 3-day Women's Show will feature seminars on health, wellness & finance; fashion shows; cooking demonstrations. Past celebrity appearances featured the world-famous Richard Simmons ... Anne Rule ... Susan Powter ... and Martin Yan.

Northwest Women's Show hours are Fri-Sun 10 AM - 6 PM. Tickets are \$15.

DAFFODIL FESTIVAL GRAND FLORAL PARADE APRIL 4, 2009 - TACOMA

The famous Daffodil Festival will be celebrating its 76th Year in 2009 and takes pride in calling the grand State of Washington its home. The Daffodil Festival is an annual event that culminates in April with a Grand Floral Street Parade, traveling through the cities of Tacoma... Puyallup... Sumner... and Orting - all in one day.

STG PRESENTS: HOT JAVA COOL JAZZ THE PARAMOUNT THEATRE FRIDAY - MARCH 27, 2009 - 7:30PM

Come experience future jazz legends live! Last year, Seattle area high school jazz musicians performed in front of a sold-out house at the historic Paramount Theatre. Don't miss this extraordinary showcase of the city's finest young jazzoids performing with their bands, quartets, quintets, and other combos.

For more information visit us online at:
<http://www.theparamount.com>

SAKURA-CON 2009 04/10/2009 THROUGH 04/12/2009 (206) 694-5000 WWW.SAKURACON.ORG/

Sakura-Con is the first and largest Japanese Animation Convention in the Northwest. It features Asian Culture, Anime, Manga and Gaming 24 hours a day for three days. Among headliners, "Hangry and Angry" will make US premiere at this Con. For more info



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environmental work. We'll even get people good-paying jobs to help restore our urban forests. The reasoning is simple: we need immediate action to put people to work right away.

Another breakthrough took place last November, when voters passed the light rail plan, "Mass Transit Now." One year ago, after the defeat of a Roads and Transit measure, there was little appetite to go back to voters. The skeptics said 2008 wasn't the year for mass transit. But as chairman of the Sound Transit board, I worked with our regional leaders, and organized a grassroots campaign. And voters approved a light rail extension by a margin none of us dared to dream. We won, because voters understand that light rail provides more than an alternative to the freeway. It infuses energy into neighborhoods and creates places where people want to live. Now, by extending light rail to north to Lynnwood, south to Federal Way and across the lake to the east side, we'll create 69,000 jobs over the next 15 years.

Let there be no mistake. After four decades, the debate over mass transit is over. Within a decade and a half: We will finally have a transportation system worthy of this great region.

Next month, we will break ground to extend light rail to the University. This segment will create about 2,900 direct jobs and connect three neighborhoods: the UW, Capitol Hill and downtown. Trains will run every 7 minutes initially and eventually every 3 1/2 minutes. Imagine catching a train on Capitol Hill near Seattle Central Community College and arriving in either downtown or the UW in just 3 minutes. That will happen in just a few short years as will a new streetcar line that will connect Capitol Hill, First Hill and the ID.

STRONG FAMILIES, HEALTHY COMMUNITIES

Difficult economic times present a real challenge for city government. Falling revenues put pressure on our budget, just as people need our assistance more than ever.

This coming year, we will spend about \$40 million to help the homeless—more than all other cities in Washington State combined. When I became Mayor, I vowed to take a new approach, to make a real attempt to break the cycle of homelessness.

This fall, I'm going to ask Seattle voters to join me again and reach out to those who need a home or are struggling to pay their rent or mortgage. Four times, beginning in 1981, our residents have supported housing assistance. We must do so again. Consider what we accomplished with the last housing levy: Every year, we've given emergency rental assistance to more than 500 households. We've created and preserved more than 1,800 affordable rental units. And we've helped more than 200 first-time homebuyers. I know we face tough times, but I am confident that this fall, Seattle voters will once again step up to help our neighbors keep a roof over their heads.

Our "Homes Within Reach" program encourages builders to create units for workers making below the median income. And we're telling developers: If you want permission to build taller buildings, you have to set aside units that are affordable to our workforce, or provide other benefits to the community. I want to thank Councilmembers Clark and McIver for helping us making sure Seattle remains

Seattle is the sixth most popular destination for movers, according to a survey by moving coordination service Relocation.com of New York. Las Vegas is the top destination for people making a state-to-state move. Las Vegas was followed by Denver, Charlotte, Phoenix/Mesa, Portland, Orlando, Washington, DC, Atlanta, and Tampa Bay/St. Petersburg.

SEATTLE 3RD MOST DESIRABLE PLACE TO LIVE

NWREporter March 2009

Seattle ranked third – behind Denver and San Diego – as a place Americans most want to live, according to a new national survey. Conversely, when asked about specific metropolitan areas where they would like to live, respondents ranked Detroit, Cleveland and Cincinnati at the bottom. (See boxes.)

WHERE AMERICANS WANT TO LIVE (TOP 10)

	Would like	Would not like
	%	%
Denver	43	55
San Diego	40	59
Seattle	38	60
Orlando	34	65
Tampa	34	64
San Francisco	34	65
Phoenix	33	64
Portland	31	66
Sacramento	29	69
San Antonio	29	68

Ranked by percentage that say they would like to live in each city. Percentage with no opinion not shown.

WHERE AMERICANS DON'T WANT TO LIVE (BOTTOM 9)

	Would like	Would not like
	%	%
Detroit	8	90
Cleveland	10	88
Cincinnati	13	84
Minneapolis	16	82
Kansas City	15	81
Pittsburgh	17	80
Saint Louis	18	79
Los Angeles	21	78
Baltimore	20	77

Ranked by percentage that say they would not like to live in each city. Percentage with no opinion not shown.

Among adults with family incomes below \$30,000, four in ten (41%) say they would like to live in Seattle. Orlando, a city that isn't among the top 10 among wealthier Americans, also finished high on the list.

Seattle is a preferred city among college grads, as well as among those with no more than a high school diploma.

OTHER SURVEY FINDINGS INCLUDE:

- Americans are all over the map in their views about their ideal community type: 30% say they would most like to live in a small town, 25% in a suburb,

STG PRESENTS: THE WASHINGTON TECHNOLOGY INDUSTRY ASSOCIATION (WTIA) - 2009 ACHIEVEMENT AWARDS @ THE PARAMOUNT THEATRE WEDNESDAY MARCH 25, 2009 5:30PM - 9:30PM

The annual Industry Achievement Awards are a time of celebration for the technology industry. They recognize the accomplishments of the best and brightest individuals and companies during the past year. This year there will be even more to celebrate, as we mark the WTIA organization's 25th Anniversary! This celebration is open to anyone who would like to honor the incredible accomplishments of Washington States technology industry.

For more information visit us online at:
<http://www.theparamount.com>

STG PRESENTS: TYLER PERRY'S THE MARRIAGE COUNSELOR @ THE PARAMOUNT THEATRE FRIDAY - SUNDAY - MARCH 20 - 22, 2009

Tyler Perry, the award-winning playwright, director, actor, and creator of such hits plays as Diary of a Mad Black Woman, and Madea Goes to Jail (now a major motion picture) brings his latest phenomenon, The Marriage Counselor, to The Paramount Theatre for 4 performances only.

For more information visit us online at:
<http://www.theparamount.com>

Please note, Tyler Perry will not be appearing at these performances.

GREEN FESTIVAL WASHINGTON STATE CONVENTION AND TRADE CENTER

Green Festival is a 2 day event co-produced by Global Exchange and Green America committed to the movement towards a just and sustainable society, featuring over 300 socially and environmentally responsible enterprises, over 150 leading speakers, live music, and delicious organic food and drink. Sat & Sun 11:00am-7:00pm 03/28 through 03/29 for more info: www.wsctc.com

MOISTURE FEST GRANDE VARIET ACT THEATRE

This year the festival brings its all ages variete shows to ACT for the first time, with captivating acts of skill and daring - be it aerial, acrobatic, clowning, rope tricks, sketch comedy, juggling, dancing, singing, magic, puppetry, or astonishing bubbles. A live show band provides the underlying pulse that propels the show to create a fantastic family entertainment experience. 03/11/2009 through 03/15/2009 Presented at: ACT Theatre: (206) 292-7676 For more info: www.acttheatre.org