

Steve Laevastu & Roger Turner are your EXCLUSIVE Ravenna Realtors

Continued from previous page

ian Ave N Seattle

\$75,115; Construct 2-level bay window addition, 2nd story additions, and alterations to other levels of existing single family residence per plan. 7722 Bagley Ave N Seattle

\$150,955; Construct 2nd floor dormer additions + interior alterations and establish basement accessory dwelling unit (ADU) for existing single family residence per plan. 7438 Corliss Ave N Seattle

\$252,771; Construct 2 story and basement addition to east end of and establish new Accessory Dwelling Unit (ADU) in existing single family residence, per plan. 6318 Latona Ave NE Seattle

OCT 3RD SUSTAINABLE GREEN LAKE SOLAR HOMES TOUR

Sustainable Green Lake will be putting together the Green Lake neighborhood Seattle Solar Homes Tour. For more information contact Christian, crusby@u.washington.edu



As Awarded by
Seattle Magazine
Best In Client Satisfaction

Windermere

Windermere Real Estate/ Oak Tree Inc

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

[HTTP://WWW.GREENLAKEHOUSE.COM](http://www.greenlakehouse.com)

Steve Laevastu

Roger Turner

(206) 226-5300

(206) 999-6937

sold@windermere.com

rjturner@windermere.com

www.seattlehomeguy.com

www.rogerjturner.com

[HTTP://WWW.GREENLAKEHOUSE.COM](http://www.greenlakehouse.com)

HEAR WHAT OUR CLIENTS ARE SAYING...

Dear Roger:

I would like to express my satisfaction with you and your associates on the sale of our home this last month. Like the average person, I have not dealt with enough sales of homes to be comfortable with the ins and outs of the procedures. I called your office and shortly you and Jim Parr arrived to talk with my wife and I. We were comfortable with you gentlemen immediately.

I was a bit hesitant as to what to put as a price on the house and suggested one. You told me you thought we could get more. At least I was prudent enough to follow your advice and we put it on the market at a higher price. We sold it in a few days at a better price than I had anticipated.

During that time, I talked with both you gentlemen on concerns that I had and you were very reassuring and answered my concerns.

I have had many solicitations from Real Estate offices and different sales people over the years and just want to say my wife and I are happy we chose you. If and when we decide to put another house up for sale, I'm sure we will call you.

Thank you,
Vincent and Marion Nelson

Dear Steve,

We would like to thank you for the outstanding job you did in selling our house. You made the process as painless as possible and we appreciate your professional attitude. You are truly one of the best agents out there and we feel lucky to have worked with you again. Hopefully our paths will cross again, until then best of luck to you.

Sincerely yours,
Phil and Michele McNamee



SEPTEMBER 2009

GREEN LAKE

NEIGHBORHOOD ADVISOR

In this Issue

SOLD HOMES
LAND USE/BUILDING PERMITS
EVENTS CALENDAR
CHILDREN'S REQUEST FOR EXPANSION
NEW TREE PROTECTION GUIDELINES
CITY PROPOSES FURLOUGHS TO ADDRESS
ECONOMIC DOWNTURN

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 house is worth? The décor, the features and condition all have a bearing on the price a house will command. We have seen the interiors of most of the homes in this list. If you are selling your home, please let us help 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	Age	Style	Sold Price
6515 Latona Ave NE	1	1	1906	1 Story	\$259,500
6317 6th Ave NE	2	1	1924	1 Story	\$273,500
317 NE 57th	3	1	1927	1 1/2 Stry w/Bsmnt	\$330,000
8246 Bagley Ave N	2	2	1907	1 Story	\$379,000
7441 4th Ave NE	2	1.5	1998	Townhouse	\$406,500
343 NE 58th St	3	2	1923	16-1 Story w/Bsmnt.	\$420,000
8010 Burke Ave N	3	1	1916	16-1 Story w/Bsmnt.	\$448,000
7918 Ashworth Ave N	3	2.25	2008	Townhouse	\$459,500
1636 N 52nd St	3	2.5	1986	Multi Level	\$462,300
8054 Stroud Ave N	3	2	1962	1 Story w/Bsmnt.	\$480,000
8226 Corliss Ave N	3	1.75	1945	1 Story w/Bsmnt.	\$500,000
6508 Woodlawn Ave N	4	2	1920	1 1/2 Stry w/Bsmnt	\$615,000
7545 1st Ave NE	3	1.75	1931	1 1/2 Stry w/Bsmnt	\$654,950
7501 Sunnyside Ave N	4	2.5	1996	12-2 Story	\$750,000
6541 Chapin Pl N	4	3.5	2003	2 Stories w/Bsmnt	\$915,000
2316 N 58th St	4	3.5	2007	2 Stories w/Bsmnt	\$1,090,000

GREEN LAKE MONTHLY HOME SALES E-MAILED DIRECTLY TO YOU!

Sign up now for a free monthly service. You can have Green Lake home sales e-mailed to you every month. The e-mail will contain all of the homes that sold in Green Lake for that month. With this e-mail you can see interior pictures of the homes that sold as well as get data on each home such as the price it sold for, BR, BTH, SQ FOOTAGE, ETC.

You will not receive any other junk e-mail. And your e-mail address will NOT be given to anybody else.

To sign up for this free service just send an e-mail to Steve Laevastu stating that you want to get Green Lake home sales e-mailed to you.. Steve's e-mail address is sold@windermere.com

This service has been very popular and received numerous compliments from a number of Green Lake residents.



Steve Laevastu
(206) 226-5300

sold@windermere.com
www.seattlehomeguy.com



Roger Turner
(206) 999-6937

rjturner@windermere.com
www.rogerjturner.com

Windermere

Windermere Real Estate/ Oak Tree Inc

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

Seattle Events Calendar

**ITALIAN FESTIVAL
SEPTEMBER 26-27, 2009
SEATTLE CENTER**

Celebrating 22 Years... presented by Festa Italiana... the Italian Festival Seattle is the second largest Ethnic Festival in Seattle and celebrates Italy & Italian Culture with authentic presentations of Art, great Food and Live Entertainment. Other festival highlights include the Bolla Grape Stomp, Kid's Pizza Toss, and Bocce Tournament.

The Italian Festival is free and will take place at Seattle Center. Festival Hours are: Saturday 11 AM - 8 PM; Sunday 11 AM - 7 PM.

**8TH ANNUAL RUN FOR CHILDREN'S
SEPTEMBER 30, 2007 - MAGNUSON PARK**

Taking place on the Sand Point Peninsula overlooking beautiful Lake Washington at Sand Point Magnuson Park, the 8th Annual Run for Children's run & walk is great energizing fun for the entire family. Events include a 5K run and walk, children's dash, awards ceremony, food, fun and prizes. It's a wonderful way to spend the day plus, all proceeds go to benefit the Children's Hospital & Regional Medical Center.

Race registration begins at 7 AM, with the 5k run/walk starting at 9:30 AM. Please call 206-987-4827 for additional information.

**FREMONT OKTOBERFEST
WWW.FREMONTOKTOBERFEST.COM
SEPT: 18-20TH 2009**

The Fremont Oktoberfest is your fall kick-off celebration in the "Center of the Universe" Fremont, Washington. Voted by USA Today and Orbitz.com as one of the top places to toast Oktoberfest, the three-day event has an activity for kids and adults of all ages!

FALL SALE: SEPTEMBER 25 - 27, 2009

The Friends holds two major book sales every year, in Spring and Fall. At each sale, over 200,000 books and other items are offered to the general public. Proceeds go to benefit The Seattle Public Library.

Location: Magnuson Park, Hangar in Building #30, 7400 Sand Point Way NE, Seattle, 98115. The park may be reached by Metro bus routes 30, 74, and 75. Free parking is available.

Hours: Friday, September 25: 6:30- 9:30 p.m. Member preview sale. Members may purchase up to 25 items. Memberships \$10 in advance; \$30 at the door. Saturday, September 26: 9 a.m.- 5 p.m. Sunday, September 27: 11 a.m.- 4 p.m.

HEARING EXAMINER HAS PROVIDED RECOMMENDATIONS TO COUNCIL ON CHILDREN'S REQUEST FOR EXPANSION

SEATTLE – Today, the Seattle City Council received scores of calls from constituents regarding the recent recommendation by the city's Hearing Examiner on Seattle Children's Hospital's request for its master plan. It's critical the public understand the process and the involvement of the City Council.

The process started when Seattle Children's Hospital made a request for approval of a new Major Institution Master Plan (MIMP) to guide a proposed expansion of its buildings and campus. Master plan approvals are subject to the city's quasi-judicial rules and the state's Appearance of Fairness Doctrine (RCW 42.36). Under these rules, the Council members cannot hear directly from the public about the merits of the Hearing Examiner's recommendation, Children's proposed expansion, comments or objections to the expansion.

A quasi-judicial decision means that the Council are acting as judges rather than legislators as they are responsible for determining the legal rights, duties or privileges of specific parties. In this case, the specific party is Seattle Children's Hospital. The Appearance of Fairness Doctrine is intended to ensure that legislators sitting in a quasi-judicial capacity are not subject to the undue influence of proponents or opponents of a land use proposal. In essence, the quasi-judicial process is designed to ensure that Council members remain unbiased as decision makers.

The Council's decision on Seattle Children's Hospital requested expansion will be based on the Hearing Examiner's record. This record includes public testimony provided at the hearing as well as exhibits submitted by the proponents and opponents at the time of the Hearing Examiner's hearing on the proposed expansion. The Council cannot consider information outside of this record, unless a valid appeal is submitted with a request for additional information. No public comment outside of the Hearing Examiner's record or appeal process can be considered.

The Hearing Examiner provides a recommendation only. The Council will review the record and consider the merits of Seattle Children's proposal late this year or early next year. During the review process the Council may hear appeals that are submitted in accordance to Council rules. The Council has the final decision on whether to allow Children's to expand.

CITY PROPOSES FURLONGS TO ADDRESS ECONOMIC DOWNTURN UNIONS DISCUSSING PROPOSAL WITH MEMBERSHIP

SEATTLE – The city of Seattle has proposed to the Coalition of City Unions a 10-day furlough program aimed at reducing the number of layoffs required in 2010. If approved by union membership, the city would extend the same program to non-represented city employees.

"Over the past several months, we have worked together with our unions and I appreciate their cooperation in these difficult budget times," said Mayor Greg Nickels.

Under the proposal, approximately 6,700 workers, including coalition union members whose bargaining units ratify the agreement and non-represented employees, would take 10 furlough days spread across the year. Uniformed police and fire personnel, and employees represented by IBEW 77 are not part of this furlough proposal at this time.

The city has seen a continued drop in sales tax and business and occupation tax revenues, and a revised revenue forecast used for planning the 2010 budget will be available by the end of the month. The furlough plan would help preserve services for city residents by reducing the number of city employees who would be laid off in 2010 due to the recession. This plan would save approximately \$8 million from the general fund and a total of up to \$20 million from the entire city budget.

The proposal is being discussed with the 20 unions that make up the coalition. Under the plan, furlough schedules would be assigned so that most city services would remain open to the public. Some exceptions to the furloughs would be allowed, such as for employees whose departments have minimum staffing and operational requirements, and for employees earning less than \$18 an hour.

In May, the mayor made \$13.3 million in mid-year cuts from the general fund budget while preserving funding for public safety and direct human services. To reduce the number of layoffs in 2009, full-time employees at the Seattle Public Utilities call center went to a 38-hour-a-week schedule, and employees at Seattle Public Libraries will take a one-week furlough this month. In 2009, the mayor also implemented furloughs for professional staff in several departments and rolled back salaries for 100 senior managers to 2008 levels. In 2010, those salaries will remain at 2008 levels.

COUNCIL APPROVES NEW TREE PROTECTION GUIDELINES IMPLEMENTATION BEGINS IN 2010, ESTABLISHES AN URBAN FORESTRY COMMISSION

SEATTLE - The City Council today unanimously passed two measures to improve the management of the city's trees and strengthen protections to ensure the health, quality, and overall coverage of Seattle's tree canopy. Resolution 31138 asks the Department of Planning and Development to write a new tree protection ordinance. It outlines specific policy initiatives that the Council believes critical to successful urban forest management. Council Bill 116557 establishes a nine-member Urban Forestry Commission to advise the mayor and Council and help educate the public on urban forestry issues.

"Our urban trees are an incredibly valuable resource -- and we must act if we want to keep them," said Council President Richard Conlin. "The review by the City Auditor told us that the city must improve our system for protecting and managing trees. We need updated code that recognizes the economic, environmental, and social values that trees offer."

Both measures are in response to a dramatic 50 percent loss of tree cover over the last forty years. The city continues to lose mature trees that provide cooling shade, improve air quality, provide wildlife habitat, sequester climate changing carbon, help with drainage issues by retaining water and improve property value.

"The Urban Forestry Commission will provide well-rounded expertise to assist the city in protecting and expanding our tree canopy while accommodating growth," added Councilmember Nick Licata.

A report by the City Auditor in 2009 highlighted that most of the implementation work outlined in the Urban Forest Management Plan has not been completed.

Resolution 31138 requests that DPD write new regulations that consider preventing tree removal in required yards and setbacks, create a permitting system and fines for non-permitted tree removal, provide clearer direction for tree relocation and develop incentives for retention. It also asks DPD to consider Transfer Development Rights to developers, giving them more flexibility for creative solutions to Seattle's urban canopy crisis.

The Urban Forestry Commission will include a community group representative, experts with technical backgrounds in wildlife biology, arboriculture, landscape architecture, and a representative of the development community. It will be staffed by the Office of Sustainability and Environment.

BUILDING PERMITS

\$80,000; Construct a 2-story addition with 298 sq ft ground disturbance and interior alteration of existing single family residence, per plan. 322 NE 55th St Seattle

\$406,230; Establish use as single family residence and construct new - one family dwelling with surface parking per plan. 6014 Merid-

DJANGOFEST NORTHWEST 2009 SEPTEMBER 23-27

The excitement is beginning to build as we gear up for DjangoFest Northwest 2009. Now celebrating its ninth year of bringing Gypsy Jazz performers to Whidbey Island Center for the Arts, DjangoFest Northwest has proven to be the premier showcase of gypsy jazz in North America, presenting some of the biggest names in the genre to thousands of enthusiastic fans. For more information visit us online: <http://www.djangofest.com/nw/home.htm>

SEATTLE CENTER NEWS STAR WARS: IN CONCERT OCT. 13, 7:30PM

KEYARENA AT SEATTLE CENTER
Attention Star Wars fans! Hear, see and experience Star Wars from a unique multi-media perspective. Slices of scenes from the six Star Wars episodes will come to life on a colossal LED screen, while Anthony Daniels (the actor who portrayed C-3PO in all six films) narrates the epic Star Wars tale, all accompanied by John William's iconic music performed on stage by a full symphony orchestra and chorus. Tickets are now on sale. http://www.seattlecenter.com/news/detail.asp?me_medianum=1542

SEATTLE FIESTAS PATRIAS SEPTEMBER 19-20, 2009 CENTER HOUSE, FISHER PAVILION

Revel in the independence of countries in Central and South America at Seattle Fiestas Patrias, which recognizes diversity and the Latino culture in Western Washington. For more information, Visit us online: http://seattlecenter.com/events/festivals/festal/detail.asp?EV_EventNum=15

SEATTLE SPORTS SCHEDULE

SOUNDERS FC HOME GAMES <http://www.soundersfc.com>

FC DALLAS 10/24 7:30PM

MARINERS MLB HOME GAME <http://seattle.mariners.mlb.com>

v.s. CWS 9/15 7:10PM
v.s. CWS 9/16 7:10PM
v.s. CWS 9/17 3:40PM
v.s. NYY 9/18 7:10PM
v.s. NYY 9/19 7:10PM
v.s. NYY 9/20 1:10PM
v.s. OAK 9/29 7:10PM
v.s. OAK 9/30 7:10PM
v.s. OAK 10/1 7:10PM
v.s. TEX 10/2 7:10PM
v.s. TEX 10/3 TBD
v.s. TEX 10/4 1:10PM