



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	Style	Year	Price
1541 NE 94 St	3	1.75	1 1/2 Stry w/Bsmnt	1933	\$187,000
536 NE 104th St	3	1.75	1 1/2 Story	1938	\$331,000
1026 NE 95 St	3	1.5	1 Story	1954	\$340,000
10530 11th Ave NE	4	1.75	1 Story w/Bsmnt	1956	\$414,000
2029 NE 97th St	4	2.5	1 Story w/Bsmnt	1968	\$463,000
816 NE 72nd St	3	2	1 Story w/Bsmnt	1909	\$499,950
543 NE 83rd St	3	1.75	1 1/2 Stry w/Bsmnt	1927	\$535,000
8228 Latona Ave NE	5	2.5	1 1/2 Stry w/Bsmnt	1940	\$540,000
1215 NE 94th St	4	2.75	2 Stories w/Bsmnt	1931	\$541,000

TENT CITY 3 COMING TO MAPLE LEAF LUTHERAN CHURCH

Written by Julie Blum

Update: At a congregational meeting on September 19, Maple Leaf Lutheran Church voted on the motion: "Should Maple Leaf Lutheran Church host Tent City 3 for ninety days, beginning on November 27, 2010?" By a super majority that motion passed. Tent City 3 will be hosting a community meeting at Maple Leaf Lutheran Church to hear and address concerns sometime in November. We will inform our neighbors when that date is set. It is our hope and prayer that those in our neighborhood who have concerns will see what a positive experience this can be and that they will use their energies to support the homeless and care for those in need.

Please also see the tab at the top of this website titled 'Tent City 3.' Here you will find all kinds of resources and information about Tent City as well as ways you can support homeless women and men.

Many people have asked how they can support Maple Leaf Lutheran Church as we host Tent City 3 starting November 27, 2010. There are numerous



(206) 999-6937
(206) 527-5250 ext.1217
rturner@windermere.com

**WHETHER SELLING OR BUYING
- I CAN HELP!**

**I AM DEDICATED TO GIVING YOU
THE BEST POSSIBLE SERVICE.**

CALL ME!

www.rogerjturner.com

HOUSING AFFORDABILITY REMAINS HIGH

Favorable interest rates and low prices contributed to a near record level of housing affordability for the second quarter of 2010, according to a widely watched index.

The National Association of Home Builders/Wells Fargo Housing Opportunity Index (HOI), released in mid-August, shows housing affordability remained near its highest level nationwide for the sixth consecutive quarter. It indicates 72.3 percent of all new and existing homes sold in the second quarter of 2010 were affordable to families earning the national median income of \$64,400.

Metropolitan areas within the State of Washington that are included in the HOI and their rankings include:

Area	Median Price	HOI	National Rank	Regional Rank
Bellingham	\$239,000	55.1	206	53
Bremerton-Silverdale	\$230,000	47.7	99	21
Olympia	\$205,000	59.2	78	12
Seattle-Bellevue-Everett	\$311,000	40.1	111	24
Tacoma	\$224,000	46.4	104	22

The index for the second quarter was slightly more affordable than the previous quarter and almost equaled the record-high 72.5 percent set during the first quarter of 2009. Until 2009, the HOI rarely topped 67 percent and never reached 70 percent.

"Homeownership is within reach of more households than it has been

for almost a generation," said NAHB Chairman Bob Jones, a home builder from Bloomfield Hills, Mich. "Interest rates continue to hover at historic low levels, the economy is beginning to rebound and with house prices starting to stabilize, conditions are beginning to draw home buyers back into the market, which is a positive step on the path to recovery."

Syracuse, N.Y., where 97.2 percent of all homes sold were affordable to households earning the area's median family income, was the most affordable major housing market in the country. It edged out Indianapolis-Carmel, Ind., which had held the top ranking for nearly five years.

New York-White Plains-Wayne, N.Y.-N.J., maintained its position as the nation's least affordable major housing market, a distinction it has held for nine consecutive quarters. There, 19.9 percent of all homes sold during the quarter were affordable to those earning the New York area's median income.

Among other metro areas near the bottom of the affordability scale and the HOIs were San Francisco-San Mateo-Redwood City (21), Santa Ana-Anaheim-Irvine (32.9), Los Angeles-Long Beach-Glendale (33.3) and Honolulu (35).

**I AM DEDICATED TO GIVING YOU
THE BEST POSSIBLE SERVICE.**

TESTIMONIAL

Dear Roger,

Thank you for selling our house so quickly. We were very nervous about the prospects at the time of year we chose to move. Especially after you showed us the percentage of homes that sell in the months of October and November. Since we had already purchased our new home several hundred miles away, we indeed wanted the sale to be expedient. Not only did you find buyers for us but they were exactly the kind of people we wanted to buy our home of 20 years. They seemed to love it like we did & although we didn't want our attachment of our home influence us, it did.

Ours was one of ten homes in that price bracket that sold in Seattle during November. Considering the size of the city, we felt very lucky to be one of those few homes that sold. Thanks to your marketing strategy and courtesy, you did it. We appreciated your honesty & enjoyed working with you. We apologize for any misgivings we made..it is not easy selling something you love.

Thanks again. We're not too deep in the woods and pretty easy to find if you are ever over this way.

Sincerely,
Michael and Beth McIntosh

**WHETHER SELLING OR BUYING
- I CAN HELP!
CALL ME!**

**(206) 999-6937
(206) 527-5250 ext.1217
rturner@windermere.com**



ROGER TURNER

(206) 999-6937 • (206) 527-5250 ex. 1217 • rjturner@windermere.com • http://www.rogerjturner.com

ROGER TURNER

(206) 999-6937 • (206) 527-5250 ex. 1217 • rjturner@windermere.com • http://www.rogerjturner.com

SEATTLE CALENDAR

SEATTLE INTERNATIONAL AUTO SHOW NOV 10-14 QWEST FIELD EVENT CENTER

From November 10th - November 14th, you will be amazed by all of the New and 'soon-to-be' ... automobiles available at the 2010 Seattle International Auto Show. Virtually every make and model of new car and truck, foreign and domestic will be on display.

Whether you're in the market for a New Vehicle, or just simply want to experience the thrill of seeing the latest models... 'hands-on'... the huge Seattle Auto Show is a nice retreat from the Fall 'blahs'.

Auto Show hours are: Wed, Noon - 10 PM; Thur - Fri, Noon - 10 PM; Sat, 10 AM - 10 PM; Sun, 10 AM - 7 PM. Admission is \$11 for adults, kids 12 and under are free when accompanied by an adult.

WINTERFEST 2010

NOV 26 - DEC 31 SEATTLE CENTER

Now in its 23rd year, Seattle Winterfest is a wonderful celebration of Holiday Season traditions offering classic Holiday Foods, Family Activities, Free Concerts, holiday-themed Exhibits & beautiful Seasonal Decor throughout a 5-Week period.

Winterfest 2010 starts the day after Thanksgiving and ends on New Year's Eve with a 'spectacular' fireworks display at the Space Needle.

TREE LIGHTING CELEBRATION & HOLIDAY PARADE NOV 26, 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.

In 2010 the Holiday Parade commences on 7th Avenue at 8.45am, marching down Pine Street and University Street before heading north to Macy's for the official Tree Lighting Celebration and lighting of Macy's star at 5pm. A spectacular fireworks display rounds off the day's activities.

THANKSGIVING WEEKEND & BLACK FRIDAY SHOPPING NOV 24-28 - THROUGHOUT SEATTLE

This year... give thanks to your Family's Health... Togetherness... Prosperity... and plan on spending a special 'Get~a~Way' with the Children & Grandparents. Visit world-class Department Stores like Nordstroms for the beginning of Christmas Season excitement and decorations. You'll be surrounded by lots of great Restaurants & more Christmas Shopping opportunities and sales than you could possibly imagine.


Windermere
Windermere Real Estate / Oak Tree Inc

ways you can help. Here are three options:

- 1) The organization Greater Seattle Cares does a wonderful job at coordinating folks who want to provide food, clothing or who are interested in volunteering. Please Contact Liz Fenn at lfenn60@comcast.net or 425-698-5581, Web Site: www.greaterseattlecares.org.
- 2) You can also contact Tent City 3 directly at the Seattle Housing and Resource Effort office at (206) 448 7889.
- 3) If you would like to help offset some of the additional financial costs Maple Leaf Lutheran Church will incur by hosting Tent City 3 (utilities, maintenance, insurance, etc.) please send a check to Maple Leaf Lutheran Church with "Tent City 3" in the memo note area. 10005 32nd Ave NE, Seattle WA 98125. Thank you for your support.

SEATTLE CITY COUNCIL SEEKS RESIDENT FEEDBACK DURING 2011 - 2012 BUDGET PROCESS

The City of Seattle faces a \$67 million general fund deficit for 2011, meaning there are some very difficult budget decisions to be made in the months to come. As the City Council works to balance the Seattle's 2011-2012 budget, considerable input from residents is needed to develop a budget that best reflects the needs of our city.

In advance of this work, the Seattle City Council invites you to participate in this year's budget process:

- Visit our new Ideascale page at seattlecitycouncil.ideascale.com. Here you can share, comment and vote for ideas on how to balance the budget, with the most essential ideas rising to the top. We are continuously reviewing this feedback and will respond to the most popular ideas.
- Submit your thoughts about the budget using our online comment form. Emails received will be tallied and shared with each Councilmember to keep them updated on issues important to you.

DID YOU KNOW: HOMEOWNERSHIP BY AGE GROUP

The national homeownership rate peaked in 2004, but has since fallen in every age group. Homeownership slipped the most in the under 35 age group. This group had a homeownership rate of 43.1% at the market's peak in 2004 before declining to 39.1% in the second quarter of 2010, a difference of 4.1 percentage points. Younger buyers tend to have less in savings and are more susceptible to changes in employment.

HEALING HOOVES GOATS MUNCH BLACKBERRY BUSHES AT NORTH SUBSTATION

The Roosevelt/Maple Leaf Neighborhood's favorite vegetation management team is came back to Seattle City Light's North Sub-

station the 1st week of September to munch blackberry bushes in a four-day cleanup.

Up to 280 goats from Healing Hooves visited the substation from Monday, Aug. 30, through Friday, Sept. 3, to remove blackberry bushes and ivy that have grown on the steep, rocky hillside since the herd's last trip.

"Goats have been a creative, affordable solution for removing this vegetation," said Betsey Searing, landscape supervisor for City Light. "It's environmentally friendly. No chemicals and no dump fees."

Seattle City Light has been using Healing Hooves (<http://www.healinghooves.com/>) since 2006, to clear the substation's one acre grounds of noxious weeds that grow where it's difficult for humans to clear them safely.

"The blackberry bushes are lush and full of berries," Searing said. "The goats will be getting dessert with their meal."

NEIGHBORS LOVE THE GOATS.

Many who live nearby visited the substation to watch the goats or talk to the goat herder, Craig Madsen. They have even held an impromptu block party for him. City Light consistently receives many compliments from neighbors on both the clearing of the brush and the use of the goats in place of more traditional vegetation controls.

During their work at the substation, the goats are kept in a fenced enclosure and will not roam outside of the area to be cleared, except to move to a livestock trailer. The shepherd uses a border colie 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 entire area is enclosed by a chain link fence and isn't accessible to the public.

Seattle City Light is the 10th largest public electric utility in the United States. It has some of the lowest cost customer rates of any urban utility, providing reliable, renewable and environmentally responsible power to nearly 1 million Seattle area residents. City Light has been greenhouse gas neutral since 2005, the first electric utility in the nation to achieve that distinction.




Windermere
Windermere Real Estate / Oak Tree Inc



SEATTLE MARATHON & HALF MARATHON NOV 28 SEATTLE CENTER

Ran the first Sunday after Thanksgiving, the Seattle Marathon & Half-Marathon has become one of the Top 25 Races in the Country. The Seattle Marathon (26.2 miles) and Half-Marathon (13.1 miles) start at 5th Avenue and Mercer Street near Seattle Center and goes through Downtown Seattle, making it's way to Memorial Stadium for the exciting finish.

The 5k Race (11/27/10) starts at 5th & Harrison at Seattle Center... travels down 5th Avenue, turns around at Spring Street, heading north back up 5th Avenue, finishing at the International Fountain at Seattle Center.

PNB PRESENTS: NUTCRACKER NOV. 26-DEC. 27

Pacific Northwest Ballet can proudly lay claim to the world's most recognized and celebrated production of Nutcracker, now in its 27th season. The brilliant result of close collaboration between PNB Founding Artistic Director and choreographer Kent Stowell and renowned children's book author and illustrator Maurice Sendak, PNB's Nutcracker premiered to national acclaim in December 1983. for tickets visit: <http://www.pnb.org/Season/10-11/Nutcracker/>

HMONG NEW YEAR CELEBRATION NOV 6, 2010 SEATTLE CENTER HOUSE

The Lunar New Year is a time to welcome the prosperity of the coming year and the passing of the previous year. The Hmong New Year Celebration helps preserve the unique culture of this Southeast Asian highland culture that originates in the mountains of China, Laos and Thailand. Dance, traditional music, historical exhibits and the customary courtship ritual of ball tossing demonstrate this culture's compelling legacy. Presented by the Hmong Association of Washington.

SEATTLE SPORTS SCHEDULE

MARINERS MLB HOME GAMES

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

POST SEASON

SOUNDERS FC HOME GAMES

<http://www.soundersfc.com/>

OFF SEASON

SEATTLE STORM 2010 WNBA CHAMPS

<http://www.wnba.com/storm/>

OFF SEASON

SEATTLE SEAHAWKS HOME GAMES

<http://www.seahawks.com/>

11/07 1:05PM
11/28 1:05PM

NY GIANTS
KANSAS CITY