

# Steve Laevastu & Roger Turner are your EXCLUSIVE Ravenna Realtors

## Here is what our clients have to say

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 top-notch service you provided as our selling agent. You were responsive, timely, informative, friendly, very accessible, and very hands-on.

You convinced us in just one meeting that we should choose you as our agent, and you were right! Our entire experience was seamless (for us, anyway!) and very easy.

You offered us great tips on little things we could do to improve the marketability of our home, and our house looked stunning while it was on the market, in large part due to your diligence in keeping it up while we were away. We were very impressed by the compelling and comprehensive flyer you created for our home, and the beautiful pictures you posted online.

Ultimately, our home sold for \$20k more than the asking price, and you negotiated a fantastic deal. You kept our best interests at heart through the whole process, while also remaining fair to the buyers and potential buyers. We will attest that you have great integrity and reliability, in addition to being a terrific salesman!

We also really appreciated your offer to assist us with any of the closing documents on our new home (which we were purchasing through my late grandmother's trust, and therefore, didn't have an agent for), at no additional cost. This offer exemplifies the high-touch service you provide to your clients.

Thank you again for all of your successful efforts. We will be sure to recommend you to all of our friends and family, and will definitely use you again in the future if/when we are buying or selling a home!

Warmest regards,  
Michael and Jessica McFarlane

## MAYOR NICKELS STATEMENT ON CLEAN ENERGY BILL

SEATTLE - Mayor Greg Nickels today released this statement on the passage of the American Clean Energy and Security Act in the House of Representatives:

"This is a landmark vote that will help Seattle and all other American cities transform to a clean-energy economy. For years, there was debate over the existence of global warming. Then came discussions about what to do about it. Today, we take substantive action. Earlier this week, as president of the U.S. Conference of Mayors, I sent personal e-mails to more than 440 mayors urging them to contact their congressional representatives in support of this legislation. Last week, I met with Speaker Nancy Pelosi to discuss how we could work together on our shared goal of passing the bill. We now enter the era of clean energy. I stand ready to work with President Obama and Congress to create jobs in this new economy, and to lay the foundation for a cleaner and more secure energy future. This is good for our environment, good for our people, and good for Seattle."

Get the Nickels Newsletter and the mayor's inside view on transportation, public safety, economic opportunity and healthy communities. Sign up at [mayor.seattle.gov](http://mayor.seattle.gov)

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

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## LAND USE NOTICES

AREA: NORTHEAST ADDRESS: 6515 BROOKLYN AVE NE  
PROJECT: 3004423 ZONE: ARTERIAL WITHIN 100 FT., NEIGHBORHOOD COMMERCIAL 1-40', NEIGHBORHOOD COMMERCIAL 2-40', URBAN VILLAGE OVERLAY  
NOTICE DATE: 06/04/2009

The proposal is for a four-story building with 54 apartment units and four live-work units. 5,605 sq. ft. of retail will be located at grade. Parking for 72 vehicles and 15 bicycles will be located at and below grade. Five existing single family structures to be demolished. Project includes approximately 9,500 cubic yards of grading.

AREA: NORTHEAST ADDRESS: 5240 UNIVERSITY WAY NE  
PROJECT: 3007919 ZONE: ARTERIAL WITHIN 100FT, NEIGHBOR CM-RCL3-65 PEDESTRIAN, URBAN VILLAGE OVERLAY  
DECISION DATE: 06/08/2009

Land Use Application to allow a seven-story, 86 unit residential building with 3,900 sq. ft. of retail at grade. Parking for 55 vehicles will be located within the structure. Existing structures to be demolished (11 residential units).

## BUILDING PERMITS

\$65,000; Construct 1st floor addition and enclose existing covered porch to existing single family residence per site plan. Subject to field inspections. STFI 6850 18th Ave NE Seattle

\$75,000; Convert open/vacant office space to multi-purpose meeting room and business center 1st floor of existing mixed use bldg / STFI. 5101 25th Ave NE Seattle

<http://www.ravennahouse.com>



Stairway into Ravenna Trails

JULY 2009  
**Ravenna**  
Neighborhood Advisor

*In this Issue*

SOLD HOMES  
LAND USE/BUILDING PERMITS  
DISCOUNT COMPOST BINS  
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SEATTLE FUNDING ARTISTS  
CLEAN ENERGY

## SOLD HOMES

The following is a list of the homes that sold in our Ravenna 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
7061 25th Ave NE	2	1	1953	1 Story	\$285,000
1309 NE 55 St	3	2	1912	1 Story w/Bsmnt.	\$290,000
7067 25th Ave NE	2	1	1953	1 Story	\$290,000
7502 24th Ave NE	3	1	1952	1 Story	\$305,000
6837 25th Ave NE	2	1	1947	1 Story	\$324,500
5261 11th Ave NE	2	1	1909	1 Story w/Bsmnt.	\$325,000
7754 16th Ave NE	2	1	1915	1 Story w/Bsmnt.	\$368,000
5206-B 11th Ave NE	3	2.5	2009	Townhouse	\$382,000
5206-A 11th Ave NE	3	2.5	2009	Townhouse	\$382,000
5235 11th Ave NE	3	2.5	2008	Townhouse	\$385,000
7003 21st Ave NE	3	1.75	1980	1 Story	\$405,000
7001 24th Ave NE	3	1.75	1919	1 Story w/Bsmnt.	\$424,000
8028 17th Ave NE	3	1	1927	1 Story w/Bsmnt.	\$425,000
5735 25th Ave NE	3	1.5	1926	1 1/2 Stry w/Bsmt	\$425,000
6023 Roosevelt Way NE	1	2.25	2009	Townhouse	\$439,000
6047 25th Ave NE	4	2.75	1925	1 1/2 Stry w/Bsmt	\$440,000
5202 11th Ave NE	3	2.75	2009	Tri-Level	\$479,000
6230 22nd Ave NE	3	1	1919	1 Story w/Bsmnt.	\$500,000
7710 14th Ave NE	3	1.5	1928	1 1/2 Story	\$503,950
5629 12th Ave NE	3	1.5	1912	1 1/2 Stry w/Bsmt	\$524,000
7722 18th Ave NE	3	3	1928	1 1/2 Stry w/Bsmt	\$539,000
1528 NE 76th St	3	3.75	1941	1 1/2 Stry w/Bsmt	\$585,000
5501 20 Ave NE	4	3	1910	2 Stories w/Bsmnt	\$680,000
6534 17 Ave NE	4	2.75	1914	Stories w/Bsmnt	\$740,000

## RAVENNA MONTHLY HOME SALES E-MAILED DIRECTLY TO YOU!

Sign up now for a free monthly service. You can have Ravenna home sales e-mailed to you every month. The e-mail will contain all of the homes that sold in Ravenna 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 Ravenna home sales e-mailed to you.. Steve's e-mail address is [sold@windermere.com](mailto:sold@windermere.com)

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



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# Seattle Events Calendar

## COMCAST BITE OF SEATTLE

JULY 17 - 19, 2009

SEATTLE CENTER CAMPUS

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

Windermere Real Estate / Oak Tree Inc

## 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 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.

## NIGHT OUT AGAINST CRIME - 2009 NIGHT OUT

*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.

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

