

# Steve Laevastu & Roger Turner are your EXCLUSIVE Ravenna Realtors

Here is what our clients have to say

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



Steve Laevastu



Roger Turner

## LAND USE NOTICES

**Area: Northeast Address: 5309 7TH AVE NE**  
**Project: 3009569 Zone: PEAT SETTLEMENT PRONE, SCENIC VIEW WITHIN 500 FT., SINGLE FAMILY 5000**  
 Land Use Application to subdivide one parcel into two parcels of land. Proposed parcel sizes are: A) 3,771 sq. ft. and B) 3,778 sq. ft. Existing single family residence to remain.

**Area: Northeast Address: 6521 ROOSEVELT WAY NE**  
**Project: 3007933 Zone: ARTERIAL WITHIN 100FT, LOW-RISE-2 RESIDENTIAL/COMMERCL, NEIGHBOR CMRCL3-65 PEDESTRIAN, URBAN VILLAGE OVERLAY**  
 Land Use Application to allow a six story, 61 unit residential building (with 2 live-work units) with 4,200 sq. ft. of retail at street level. Parking for 60 vehicles to be provided within the structure below grade. Existing structure to be demolished under a separate permit.

**Area: Northeast Address: 5240 UNIVERSITY WAY NE**  
**Project: 3007919 Zone: ARTERIAL WITHIN 100FT, NEIGHBOR CMRCL3-65 PEDESTRIAN, URBAN VILLAGE OVERLAY**  
 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).

**Area: Northeast Address: 844 NE 78TH ST**  
**Project: 3006648 Zone: ARTERIAL WITHIN 100FT, SINGLE FAMILY 5000, STEEP SLOPE (>=40%)**  
 Land Use Application to allow a 20,048 sq. ft. addition to an existing religious facility (Fairview Church) in an environmentally critical area. Project includes new sanctuary, chapel, administrative office and childcare expansion. Existing private school to remain in existing building. Parking for 187 vehicles to be provided.

## BUILDING PERMITS

\$207,712; Establish and construct new single family residence per plan. 7009 15th Ave NE Seattle

\$84,000; Construct 56 sf addition, replace all windows and alterations to first floor of single family residence, per floor plans and subject to field inspection, STFI. 5009 NE Park Pl Seattle

\$100,000; Construct partial 1st floor addition and interior alterations to existing single family residence per plan. 6811 20th Ave NE Seattle



Steve Laevastu awarded "BEST IN CLIENT SATISFACTION" 4 years running by Seattle Magazine



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Stairway into Ravenna Trails

## SOLD HOMES

The adjacent list is 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	LEVELS	YEAR BUILT	SOLD PRICE
8055 20th Ave NE	4	2.25	1 Story w/Bsmnt.	1950	\$326,000
2007 NE 80th	2	1	1 Story	1938	\$395,000
5762 25th Ave NE	4	1.75	1 1/2 Stry w/Bsmt	1926	\$395,000
7013 15th Ave NE	2	2	1 1/2 Story	1908	\$400,000
5260-A Brooklyn Ave NE	3	3.25	Townhouse	2008	\$417,000
5260-B Brooklyn Ave NE	3	3.25	Townhouse	2008	\$420,000
7731 20th Ave NE	2	1.75	Tri-Level	1941	\$470,000
7720 17th Ave NE	3	2	2 Stories w/Bsmnt	1927	\$537,000
7719 16th Ave NE	3	2.75	1 1/2 Stry w/Bsmt	1929	\$598,000
6223 22nd Ave NE	4	2	1 Story w/Bsmnt.	1919	\$690,000
1904 NE 52nd St	5	3	2 Stories w/Bsmnt	1925	\$740,000

## KEEPING OUR NEIGHBORHOODS SAFE - A TOP PRIORITY FOR MAYOR NICKELS

Public Safety is the paramount duty of the City. Our police and fire personnel are first rate and should be recognized as such. Through the voter approved Fire Facilities and Emergency Response Levy, the city has a state-of-the-art Emergency Operation Center, and will turn 32 fire stations throughout the city into modern, seismically secure facilities with expanded space for emergency response vehicles and equipment.

From mid-2005 to 2012, the Police Department will add 154 officers, a 25% increase in the patrol force. Our Neighborhood Policing Plan will allow for faster response times, regardless of the time of day, day of the week, or season of the year; a stronger police presence when responding; and a smarter use of patrol resources to focus on persistent problems that can affect quality of life in the city. We are giving our first-responders the personnel, training and equipment to do these difficult jobs, to ensure accountability for actions taken, and to help us achieve our goal of being the most prepared city in the United States for natural or man-made disasters.

For more information on this and other priorities, visit us online at: <http://www.seattle.gov/mayor/>

## SEATTLE WATER, SEWER COSTS TOPS IN COUNTRY

NWREporter November 2008

Among 51 markets, Seattle has the most expensive water and sewer rates, according to a survey by a New Jersey-based consulting group.

Seattle's combined water and sewer costs are \$14.28 per thousand gallons, up 5.1 percent from last year, according to NUS Consulting Group. That compares to a national average of \$7.08, an increase of 6.8 percent from July 2007.

Joining Seattle with the most expensive water and sewer costs were Atlanta, Boston, San Francisco and Portland, Maine.

The annual survey found that the average price of water (excluding sewer) in the United States soared by 7.3 percent for the period ending July 1, 2008. The survey revealed the highest price paid was in Boston, MA at \$5.76 per one thousand gallons while consumers in Savannah, GA enjoyed the lowest water price at \$1.09 per KGal.

The average cost of water in 2008 for the U.S. was \$2.81 per KGal. When including related sewer charges, the survey found that the national average price rose to \$7.08 per KGal -- an increase of 6.8 percent from July 2007. Since 2003, average surveyed water prices in the U.S. have increased by nearly 30 percent.

# Seattle Events Calendar

**NORTH END ARTS TOUR  
DECEMBER 5-7, 2008  
FRIDAY 4 PM TO 9 PM  
SAT/SUN 10 AM TO 5 PM**

Opening Night Festivities

On Friday, get first pick of the art and special refreshments. Plus each stop on the tour will have a drawing for a different piece of art. Visit all 7 and enter all 7 drawings! for more info, visit us online at: <http://exclusivethreads.com/NEAT/>

**11/27 - HAPPY THANKSGIVING**

**11/28 - HAPPY BLACK FRIDAY**

**ACT THEATER PRESENTS  
PREVIEWS 11/13, OPENS 11/14  
THE ADDING MACHINE  
BY ELMER RICE**

Written in 1923, this groundbreaking play, with its themes of American business and quiet lives of desperation, is not only considered to be the first piece of expressionistic theater in the United States, but is also a surprisingly up-to-the-minute attack on the dehumanizing effect technology has on modern society.

**ACT THEATER PRESENTS  
A CHRISTMAS CAROL BY CHARLES  
DICKENS**

Our 33rd annual production of Dickens' classic tale. Tickets on sale to the public September 2, 2008. Season ticket holders can order early - call the ticket office at (206) 292-7676. <https://www.acttheatre.org>

**OPRAH WINFREY PRESENTS  
THE COLOR PURPLE  
@ THE PARAMOUNT THEATER  
TUE - SUN | DEC 16 - 28**

Oprah Winfrey Presents THE COLOR PURPLE, a soul-stirring musical based on the classic Pulitzer Prize-winning novel by Alice Walker and the moving film by Steven Spielberg. It is the unforgettable and inspiring story of a woman named Celie, who finds her unique voice in the world. Nominated for eleven Tony® Awards, THE COLOR PURPLE is a landmark theatrical event, a celebration of love, and a Broadway phenomenon. With a joyous GRAMMY®-nominated score featuring jazz, gospel and blues, THE COLOR PURPLE is capturing the hearts of young and old, and uniting audiences in a community of joy. [www.theparamount.com](http://www.theparamount.com)

  
**Windermere**

Windermere Real Estate / Oak Tree Inc

HIGHEST WATER & SEWER COST			(PER KGAL)
1.	Seattle, WA	\$14.28	+5.1%
2.	Atlanta, GA	\$13.28	0.0%
3.	Boston, MA	\$12.96	+5.6%
4.	San Francisco, CA	\$12.76	+11.0%
5.	Portland, ME	\$11.67	+6.4%
HIGHEST WATER COST			(PER KGAL)
1.	Boston, MA	\$5.76	+5.6%
2.	Huntington, WV	\$5.61	0.0%
3.	Pittsburgh, PA	\$5.21	0.0%
4.	Newport, NH	\$4.86	0.0%
5.	San Francisco, CA	\$4.00	+15.8%
LOWEST WATER COST			(PER KGAL)
1.	Savannah, GA	\$1.09	+8.0%
2.	Des Moines, IA	\$1.23	+2.8%
3.	Biloxi, MS	\$1.26	0.0%
4.	Greenville, MS	\$1.46	+14.0%
5.	Chicago, IL	\$1.53	+15.0%
LOWEST WATER & SEWER COST			(PER KGAL)
1.	Memphis, TN	\$2.43	+8.9%
2.	Chicago, IL	\$2.81	+15.6%
3.	Greenville, MS	\$2.92	+6.3%
4.	El Paso, TX	\$3.56	0.0%
5.	Biloxi, MS	\$3.98	0.0%

More than two-thirds of the surveyed cities had increased their water charges. Some of the more notable increases included New Orleans (+51.9%), St Louis (+32.4%), Fort Smith, AR (+29.6%), Sioux Falls, SD (+18.2%), Los Angeles (+17.9%), Binghamton, NY (+16.6%), Kansas City, MO (+16.3%), San Francisco (+15.8%), Hackensack, NJ (+15.4%) and Chicago (+15.0%). Of the water systems surveyed, none reported a decrease in pricing over the past year.

"With so much attention being paid to oil and gasoline markets, Americans may neglect to notice the increases in their water charges," remarked Richard Soutanian, co-president of NUS Consulting Group. "While U.S. prices are considered modest by international comparison, this most precious commodity is truly our sleeping giant in terms of cost impacting each and every consumer."

NUS Consulting Group, with 400 employees in 11 countries, is the world's leader in energy and telecommunications consulting services. Privately held since 1933, the company has redirected more than \$4 billion in energy and telecommunication savings from utilities to its clients.

## COUNCIL PASSES "MEGAHOUSE" LEGISLATION

*New law will reign in out-of-scale, out-of-character new house construction*  
SEATTLE — The Council today passed legislation that addresses Seattleites' concerns about MegaHouses— out-of-scale, out-of-character houses seemingly plunked into neighborhoods, overshadowing houses around them. Councilmember Sally J. Clark, chair of the Planning, Land Use and Neighborhoods Committee, said, "This is one of the issues I hear most about from neighborhoods all over Seattle. I'm pleased we have passed this new legislation to reign in the rush of oversized houses in our neighborhoods." Council President Richard Conlin said, "We have got to be thoughtful about how our city grows. This legislation protects the character of Seattle's neighborhoods by ensuring that new homes are in scale with existing ones."

The new legislation will help by 1) adjusting the formula for how much of a lot may be covered by the structure; 2) better protecting neighboring homeowners from being overshadowed by removing the provision that currently allows a house's

height to be based on neighboring property if it is taller than 30 feet; 3) Limiting the location and visibility of garage doors that face a street; 4) reducing how much height for houses are allowed on lots on sloped sites; and 5) waiving parking requirements on lots of less than 3,000 square feet, thereby reducing the prominence of a garage as part of a structure.

Council President Conlin said, "This new law will help ensure that new homes contribute positively to neighborhood character, yet allow flexibility in accommodating future growth and increase housing choices for Seattle residents."

Councilmember Clark said, "People tell me that big-box houses block neighbor's sunlight or limit the number of trees and yard space in their neighborhood. This legislation is a great start toward solving the problems associated with MegaHouses."

## COUNCIL SETS IN MOTION UPDATE OF NEIGHBORHOOD PLANS

*One-year assessment kicks off city-wide work while three high-priority areas jump immediately into planning*

SEATTLE — City Council today authorized an update of neighborhood plans across the city. Councilmember Sally J. Clark, the chair of the Planning, Land Use and Neighborhoods Committee, said, "Ultimately, updating the neighborhood plans is an opportunity for us all to recommit to the vision of safe, affordable, sustainable neighborhoods for today and tomorrow."

In 1999, nearly 20,000 citizens collaborated with city staff and consultants to produce 38 neighborhood plans for urban villages and urban centers in Seattle. The plans identify actions needed to ensure that each neighborhood thrives as Seattle grows over time. The original plans had 20-year horizons. The update process approved today provides the chance for a mid-life tune-up.

The process to update neighborhood plans will begin this fall in three changing neighborhoods and with a planning area status review throughout the city. City staff will work with neighborhood residents and business people to gather information to create snapshots of each neighborhood compared to 10 years ago, including demographic shifts, zoning, housing units and affordability, transportation upgrades in the past 10 years, new parks, and a neighborhood plan implementation report. The status reports will help neighborhood advocates and the city recognize gaps and inform decisions about whether or how to update particular plans. A Neighborhood Planning Advisory Committee, made of citizens appointed by the Mayor, Council and Neighborhood District Councils, will provide guidance to the updating process.

While the triage and reporting phase proceeds through 2009, light rail will start rolling through Rainier Valley and Beacon Hill to Downtown. Three neighborhoods in Southeast Seattle with light rail stations and significant multi-family and commercial area around them are about to become very popular, very fast -- Beacon Hill, McClellan and Othello. Updates of the plans for these three areas would get under way immediately.

Councilmember Clark said, "My goal is to ensure an update process that carries forward the best elements of citizen engagement and partnership from the city-wide, national model planning effort of 10 years ago while bringing new voices into the mix. This is a great opportunity for neighborhoods to look at where they are and what they want to be in the future."

## GEORGETOWN - THE NEXT BIG THING

According to BusinessWeek.com, Seattle's Georgetown neighborhood was selected as one of the next hot real estate markets. BusinessWeek.com tracked neighborhoods where artists resided – mainly due to low-cost housing opportunities. Often that set the stage for redevelopment, and homebuyers who follow their (artists) lead can sometimes get in the market while real estate prices are affordable. Georgetown, one of Seattle's oldest neighborhoods south of downtown, is going through revitalization with the arrival of new coffee shops, bars, restaurants and condos.

**NOV 28–DEC 30  
MARION OLIVER MCCAW HALL  
MUSIC: P.I. TCHAIKOVSKY  
CHOREOGRAPHY: KENT STOWELL  
SETS & COSTUMES: MAURICE SENDAK**

PNB's cherished Stowell/Sendak Nutcracker celebrates its 25th Anniversary with showers of silver and snow. Special guests, surprise appearances and McCaw Hall shimmering with light and merriment promise this year's Nutcracker will be the most festive event of the season. There's no greater gift than a magical memory and no holiday entertainment quite like Nutcracker! Make plans now to give 25th Anniversary Nutcracker to family and friends before calendars fill up and seats sell out! PNB's masterful production is the highlight of the holidays! <http://www.pnb.org>

**5TH AVENUE THEATER PRESENTS  
7 BRIDES FOR 7 BROTHERS  
DEC., 3 - 28**

We're goin' courtin' with this high-kickin' musical comedy! When she married Adam Pontipee, Milly never dreamed she would find herself in the wilds of the Oregon territory in charge of six rowdy brothers-in-law. But not for long! Milly whips her rough 'n tumble boys into shape, teaching them to be respectable gentlemen (mostly!) worthy of brides of their own. This audience favorite is filled with daredevil dancin' and rip-roarin' tunes like "Bless Your Beautiful Hide," "Goin' Courtin'" and "Wonderful Wonderful Day." <http://www.5thavenue.org>

## SEAHAWKS

Sun, 11/16 at 1:05PM PT  
Arizona Cardinals

Sun, 11/23 at 1:15PM PT  
Washington Redskins

Thu, 11/27 at 1:15PM PT  
at Dallas Cowboys

Sun, 12/07 at 5:15PM PT  
New England Patriots

Sun, 12/14 at 10:00AM PT  
at St. Louis Rams

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