

# STEVE LAEVASTU & ROGER TURNER ARE YOUR RAVENNA REALTORS

## Here is what our clients have to say

To Whom It May Concern:

After surveying the Ravenna District by driving around looking at homes for sale and the ones that had not been sold, I pondered for a long time which real estate company to contact regarding a house estate sale in this area. There were so many companies represented.

Finally, I decided to contact Windermere. There was a brochure with Roger Turner's name on it and I called him. He agreed to come over to the house and was extremely prompt. He had with him a marketing analysis for this address and was knowledgeable of the appraisal values of the homes in the Ravenna area. I found him to be extremely polite, and I liked his mannerism and he seemed very personable, cooperative and informative. He did not display an attitude of being a salesman who "knew it all."

After explaining the situation of the estate sale, I found out he had recently handled an estate sale in his own immediate family. While talking with him I felt assured that he had the salesmanship, capability and suggestions for marketing the home.

During our transaction, when a maintenance problem arose, Roger was able to provide me with names of reliable individuals such as, removing carpeting, dump hauling, etc. which was very helpful.

From my experience in marketing for a long time, I would recommend him very highly to anyone who is looking for a good salesman and representative in handling their real estate sale of home and property.

Leigh Bennett, our attorney; Arch Mallinson, co-administrator and myself were completely amazed at the number of offers from prospective buyers and how quickly the house was sold at the asking price. The paper work for the sale was processed very smoothly.

Thank you, Roger, for your part in making this possible. I wish to congratulate you on the upcoming addition to your family and I wish you success in the real estate business. Hang in there.

Sincerely,

Margaret Brown

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

attle" fireboat will be refitted.

- Continued work on the Alaskan Way Seawall, some utility work, and additional planning to support the state's replacement of the Alaskan Way Viaduct with a deep-bore tunnel.
- Funding for the Mercer Corridor – East Phase project and also the Mercer Corridor – West Phase project that connects Mercer Street to the north end of the proposed deep-bore tunnel and improves traffic flow between Elliott Avenue West and Interstate 5.
- Continued funding for the Seattle Youth Violence Prevention Initiative to provide high-risk teens a better future.

The City Council is expected to adopt a 2010 budget by the end of November.

"We will stay true to the things that are important: we will continue to focus on public safety, help our most vulnerable, solve transportation challenges and prepare to take back our waterfront," said Nickels. "With this budget, we will make a positive difference in people's lives, just as we have for eight years."

Links to the 2010 proposed budget, 2010-2015 proposed capital improvement program and other budget-related materials are available at [mayor.seattle.gov](http://mayor.seattle.gov).

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).

**HAPPY HALLOWEEN &  
HAPPY DÍA DE LOS MUERTOS!**



Despite all of the bad news in the media about homeownership and mortgages, most Americans still believe buying a home is a great investment, according to a new study commissioned by Bankrate.com.

### AMONG THE FINDINGS FROM THE STUDY:

- 92% say that a home is a good investment for the future.
- 48% worry about losing or being unable to afford their homes.



Roger Turner  
(206) 999-6937



Steve Laevastu  
(206) 226-5300

*Need help buying or selling your home?*

Roger Turner  
(206) 999-6937

[rjturner@windermere.com](mailto:rjturner@windermere.com)  
[www.rogerjturner.com](http://www.rogerjturner.com)

Steve Laevastu  
(206) 226-5300

[sold@windermere.com](mailto:sold@windermere.com)  
[www.seattlehomeguy.com](http://www.seattlehomeguy.com)

<http://www.ravennahouse.com>



OCTOBER 2009 /

**Ravenna**  
Neighborhood Advisor

*In this Issue*

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GOOD INVESTMENT?!

Stairway into Ravenna Trails

## 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
7057 23rd NE	2	1	1950	1 Story	\$350,000
2130 NE 83rd St	3	1.75	1942	1 1/2 Story	\$390,000
8801 Ravenna Ave NE	4	4	1931	1 1/2 Story	\$400,000
6510 19th Ave NE	3	1	1916	1 Story w/Bsmnt.	\$499,950
5764 24th Ave NE	4	3	1926	1 1/2 Stry w/Bsmt	\$649,000
1711 NE Naomi Pl	5	1.75	1910	2 Stories w/Bsmnt	\$889,000

## 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.

### LAND USE NOTICES

Area: Northeast Address: 2411 NE 75TH ST  
Project: 3010331 Zone: ARTERIAL WITHIN 100 FT., LIQUEFACTION PRONE SOILS, NEIGHBORHOOD COMMERCIAL 1-30', PEAT SETTLEMENT PRONE, SINGLE FAMILY 5000

Land Use Application to allow a minor communications utility (T-MOBILE) consisting three panel antennas enclosed within two faux chimneys on the rooftop of an existing apartment building. Project includes four equipment cabinets enclosed in a 12 ft. high 6.6 ft. by 14.6 ft. new equipment building.

### BUILDING PERMITS

\$114,888; Change of use from Retail to Restaurant and Alter 1st floor east tenant space as restaurant (The Coffee Co.) and occupy per plan. 5101 25th Ave NE

\$70,000; Alterations to remodel interior of existing single family residence per site/floor plan and subject to field inspection. 837 NE 57th St

\$100,000; Construct partial 1st-floor and full 2nd-floor additions to existing single family residence per plan. 7711 18th Ave NE

<http://www.ravennahouse.com>



Roger Turner  
(206) 999-6937



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# Seattle Events Calendar

## SEATTLE LESBIAN AND GAY FILM FESTIVAL OCTOBER 16-25, 2009 SEVERAL VENUES THROUGHOUT SEATTLE

This is one of the 'most respected' and attended Alternative Film Festivals in the Nation, and lasts for a week towards the end of October. Produced by Three Dollar Bill Cinema, the Seattle Lesbian and Gay Film Festival features full-length Films and Shorts about gay... lesbian... bisexual... and transgendered communities.

The Seattle Lesbian and Gay Film Festival offers both American & International Films, covering a wide variety of themes. The Egyptian Theater shows many Festival Films... and the Little Theater on Capitol Hill also participates. For more info: <http://www.seattlequeerfilm.com/>

## EARSHOT JAZZ FESTIVAL OCTOBER 17 - NOVEMBER 8, 2009 VARIOUS LOCATIONS THROUGHOUT SEATTLE

This annual Jazz Festival lasting Two Weeks from October - November... brings in notable Jazz Players from all around the world.

Spread-out over several venues... the Earshot Jazz Festival includes Concerts, Jam Sessions, Master Classes, Lectures and Workshops. For more info: <http://www.earshot.org/>

## SEATTLE INTERNATIONAL AUTO SHOW NOVEMBER 11-15, 2009 QWEST FIELD EVENT CENTER

From November 11th - November 15th, you will be amazed by all of the New and 'soon-to-be' ... automobiles available at the 2009 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'. For more info: <http://www.seattleautoshow.com/>

## SAFECO INSURANCE FESTÁL: TURKFEST SATURDAY, OCTOBER 17, 2009 - 12:00PM



## YOUR CITY, RIGHT NOW: SEATTLE LAUNCHES "CITYLINK" From police to fire to parks, city departments deliver immediate information

SEATTLE – Residents have a new, faster way to keep in touch with what's happening in their neighborhood as the city launches "Citylink Seattle," a new Web site and network of news feeds from utilities, parks, police, fire and many other city departments.

"Citylink Seattle takes our city beyond traditional news releases and printed newsletters to delivering faster, more immediate information that keeps you in touch with your city in one convenient place," said Mayor Greg Nickels.

Citylink Seattle offers residents the latest information, such as police and fire activities, events at parks and the Seattle Center, and up-to-the-minute news about traffic and utilities. Eleven city departments are part of the initial launch, each creating news feeds and displaying the latest headlines on their department homepages. All the information from those individual pages is collected and fed immediately into the Citylink Seattle Web site ([www.citylink.seattle.gov](http://www.citylink.seattle.gov)), where residents can view updates from across the city.

### The 11 newsfeeds are:

- Power Lines: News and updates from Seattle City Light
- SPD blotter: News and updates from the Seattle Police Department
- On the Move: Advisories from the Seattle Department of Transportation
- At Your Service: Seattle Public Utilities news and events
- Fire Line: News and updates from the Seattle Fire Department
- Building Connections: Seattle Department of Planning and Development news
- Art Beat: Seattle Arts and Cultural Affairs news and events
- Center Spotlight: Seattle Center news and events
- The Scoop: Seattle Animal Shelter news and events
- Parkways: Seattle Parks and Recreation news and events
- Bottom Line: News and updates from Seattle's Office of Economic Development

Residents can also sign up for RSS feeds and get information sent directly to their phones or mobile devices. In addition, residents can subscribe to real-time information through Twitter and be alerted to the latest Citylink Seattle news from several departments, including Seattle Police ([twitter.com/seattlepd](http://twitter.com/seattlepd)), Fire ([twitter.com/seattlefire](http://twitter.com/seattlefire)), City Light ([twitter.com/seacitylight](http://twitter.com/seacitylight)) and the Seattle Department of Transportation ([twitter.com/seattledot](http://twitter.com/seattledot)).

## FESTIVALS AND EVENTS COLOR THE CHARACTER OF SEATTLE'S NEIGHBORHOODS

SEATTLE — Festivals and events color the character of Seattle's neighborhoods. Community groups planning a neighborhood arts or cultural event in 2010 can apply for funding through the Office of Arts & Cultural Affairs' Neighborhood & Community Arts program.

The funding program helps Seattle's neighborhood art councils and community-based groups produce festivals and events that enhance the visibility of neighborhoods, promote cultural participation, celebrate diversity and build community through arts and culture.

Neighborhood arts councils and community-based groups that have been in existence for at least one year may seek annual support for a recurring festival or event that has a significant arts and cultural component, is open to the public and takes place in Seattle. Applicants are not required to have 501(c) (3) tax-exempt status.

Funded organizations each receive \$1,200 to support direct project expenses, including artist fees, marketing and promotional fees, venue and equipment rentals or other production-related expenses. Funds may not be used for fundraising or organizational administrative expenses. Link to the online application at [www.seattle.gov/arts](http://www.seattle.gov/arts).

In 2009, the funding program provided \$1,200 each to 37 organizations to support annual public festivals and events.

## MAYOR'S BUDGET: PRUDENT AND COMPASSIONATE

SEATTLE – Mayor Greg Nickels today presented his 2010 proposed budget to the City Council. This is his eighth and final proposed budget and reflects the four priorities he established when he took office: public safety, transportation, strong families and healthy communities, and jobs and opportunities for all.

Despite a global economic crisis that resulted in lower revenues from many of the city's funding sources, Nickels' budget adds new patrol officers, continues work on fixing the Mercer Corridor, and spends more on human services than all other cities in Washington combined.

"The good news is that Seattle has not and will not suffer draconian cuts to basic services," said Nickels in his annual budget speech in Council Chambers. "We are strong despite the storm. And I promise you: Seattle will lead the nation to a cleaner, more progressive, more prosperous future."

The latest revenue forecasts project a \$72 million revenue shortfall in the general fund's 2009-2010 biennial budget, the result of lower revenue, particularly sales and business taxes. To balance the budget, Nickels proposed cuts of roughly 4.4 percent from the endorsed 2010 budget, or about \$41 million.

The proposed budget eliminates approximately 310 positions citywide, and reduces the number of city vehicles. Last month, members of 14 Coalition of City Unions agreed to 10-day unpaid furloughs for 2010, saving an estimated \$6.5 million from the General Fund.

The city will also use \$25.4 million from the Rainy Day Fund, leaving about \$5 million for the future.

Nickels' budget does not raise taxes. In fact, Nickels and two councilmembers proposed repealing the employee hours tax, now pending before Council. Nickels also approved legislation to raise the B&O tax threshold to \$100,000 starting in 2010.

The proposed budget assumes an 8.8 percent City Light rate increase on Jan. 1, 2010, which is included in legislation being submitted to Council. The rate increase is driven by lower wholesale energy sales, increasing costs (such as federal licensing), and general inflation. To reduce the size of the increase, Nickels eliminated 68 full-time equivalent City Light positions.

If adopted, City Light's rates would still be lower than in 2002, when Nickels took office. And City Light has dramatically improved its financial situation since the West Coast power crisis in 2000 and 2001:

2002	2008
Rates: 6.30 cents per kWh	Rates: 5.64 cents per kWh
Bond rating: A+ (S & P)	Bond rating: AA- (S & P)
Net Income: -\$1.9 million	Net Income: \$131.6 million
Metric tons of greenhouse gas emissions offset: 0	Metric tons of greenhouse gas emissions offset: 64,345

Despite budget reductions, City Light is proposing to continue expansion of its conservation programs in 2010. In fact, simple conservation measures can offset the rate increase for many households. For example, an average residential customer can offset the increase by replacing 10 incandescent lights with high-efficiency bulbs or other conservation measures.

### Other budget highlights include:

- Adds 20 new patrol officers in 2010, keeping Seattle on track with Nickels' plan to have 154 new officers on the streets by 2012.
- With funding from the voter-approved Fire Facilities and Emergency Response Levy and other city funds, the Fleets and Facilities Department will continue to replace and remodel almost all of Seattle's fire stations. In the 2010 Proposed Budget, nine neighborhood stations will be under construction in 2010 and land will be purchased for a new site for Fire Station 20. Also in 2010, the "Chief Se-



## SEATTLE CENTER NEWS STAR WARS: IN CONCERT

OCT. 13, 7:30PM | KEYARENA

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 still available.

## SEATTLE CENTER NEWS CELTIC THUNDER

NOV. 10 – 11, 7:30PM

MARION OLIVER MCCAW HALL

This powerhouse ensemble comprised of five Celtic solo male voices comes to Marion Oliver McCaw Hall as part of a 50-city U.S. tour in promotion of the group's latest CD and DVD, Take Me Home, released on July 14th. Revered for its eclectic style with songs ranging from a solo to an ensemble focus, Celtic Thunder promises a lively show filled with dramatic effects via lighting and choreography as well as a stage set resembling the ancient stone pathways referenced in Celtic lore.

## LA TRAVIATA

SEATTLE OPERA

OPENING PERFORMANCE

SATURDAY, OCTOBER 17, 2009 | 7:30PM

MARION OLIVER MCCAW HALL

For more info: <http://www.seattleopera.org/>

## SEATTLE SPORTS SCHEDULE

### SOUNDERS FC HOME GAMES

<http://www.soundersfc.com>

FC DALLAS 10/24 7:30PM

### SEAHAWKS NFL HOME GAME

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

JAGUARS 10/11 1:15PM

CARDINALS 10/18 1:05PM

LIONS 11/08 1:05PM

### HUSKIES HOME GAME

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

ARIZONA 10/10 TBA

OREGON 10/24 TBA