

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

tation 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

\$192,000; Initial tenant improvement to establish use for business "BECU" on 1st floor of new commercial building. New dropped ceiling and non-structural partition construction and occupy per plan. 5105 25th Ave NE Seattle

\$90,000; Contract 131.88 SF 2nd level addition to existing sfr per plans. 6827 17th Ave NE Seattle

\$159,279; Construct shoring/foundation underpinning and excavation of contaminated soils, (4 WEEK TEMPORARY PERMIT) per plan. 5501 25th Ave NE Seattle

\$60,000; Construct one-story addition and interior alteration to existing single family residence per plan. Subject to field inspections. STFI. 8111 21st Ave NE Seattle

LAND USE NOTICE

Area: Northeast Address: 6500 25TH AVE NE
Project: 3010231 Zone: ARTERIAL WITHIN 100FT, LOWRISE-3
Notice Date: 08/13/2009

Land Use Application to expand a minor communication utilities (Verizon Wireless) by installing four new panel antennas on rooftop of existing building. Equipment cabinet to be located in the basement.

Area: Northeast Address: 2114 NE 89TH ST
Project: 3009134 Zone: COMMERCIAL1-65, LIQUEFACTION PRONE SOILS, LOWRISE-2, RIPARIAN CORRIDOR, SALMON WATERSHED, SPECIAL GRADING REQUIREMENT, STEEP SLOPE (>=40%)
Decision Date: 08/03/2009

Land Use Application to allow three duplex townhouse structures and two triplex townhouse structures for a total of 12 residential units in an environmentally critical area. Surface parking for eight vehicles to be provided and parking for four vehicles to be provided within some structures for a total of 12 parking spaces. Environmental review includes future full unit lot subdivision into 12 unit lots.



Stairway into Ravenna Trails

September 2009
Ravenna
Neighborhood Advisor

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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
815 NE 55th St	2	1.75	1921	1 Story w/Bsmnt.	\$345,000
5719 25 Ave NE	3	1.5	1928	1 1/2 Stry w/Bsmnt	\$354,500
7011 24th Ave NE	2	2	1971	1 Story w/Bsmnt.	\$387,000
8114 23rd Ct NE	3	1.75	1942	1 Story w/Bsmnt.	\$388,000
8243 22nd PI NE	3	2	1942	1 Story	\$390,000
846 NE 67th St	2	2	2000	Townhouse	\$394,500
7749 19 Ave NE	2	1	1930	1 1/2 Stry w/Bsmnt	\$400,000
1806 NE 65th St	3	1.75	1909	1 1/2 Stry w/Bsmnt	\$435,000
7348 16th Ave NE	3	1.75	1927	1 1/2 Stry w/Bsmnt	\$437,000
6025 Roosevelt Way NE	1	2.25	2009	Townhouse	\$439,000
8225 22nd Ave NE	3	2.5	1942	1 Story	\$458,000
7033 23rd Ave NE	3	1.5	1949	1 Story w/Bsmnt.	\$463,000
5204 11th Ave NE	3	2.75	2009	Tri-Level	\$475,000
1702 NE 77th St	3	1.75	1926	1 1/2 Stry w/Bsmnt	\$505,000
6843 18th Ave NE	4	1.5	1926	1 1/2 Stry w/Bsmnt	\$545,000



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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

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



As Awarded by
Seattle Magazine
Best In Client Satisfaction



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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 FURLONGHS 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. Uni-

formed 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 implemen-

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