

Steve Laevastu & Roger Turner are your EXCLUSIVE Ravenna Realtors

Here is what our clients have to say

6/5/07

Dear Steve,

Thank you so much for the incredible work you did, helping us to sell our house and buy another one. You really went above and beyond, exceeding our expectations every step of the way. We are so pleased to be settled in our new home and be able to focus on getting ready for the baby, who we just found out will be a girl!

Please know that we will recommend you in a heartbeat to any of our friends looking for an agent. You made the process smooth and clear the whole way.

Have a great summer!

-Leah + Michele



Mr Roger Turner of Windermere/ Oak Tree Office

I have never written a letter such as this one before but felt the need to express our gratefulness to you for handling the sale of our property on Queen Anne Hill. We have sold quite a lot of properties in our lives but have never met a real estate salesman we felt we could really trust; we even had one forge our signature!!! In this case however, we think that you gave us your all.

It took you five years-- our neighbor was the fly in the ointment. Your persistence and patience prevailed and you made the sale! Your willingness to continue trying in the face of such adversity impressed us as did your kind and gentle manner. Your dedication convinced us that you were truly a fine person with whom to deal.

We have one request and that is to exact a promise from you that you will remain as trustworthy, helpful, low-pressure and agreeable as you have been when working with us. Just remain the person you are now. Don't let those fast talking, high pressure salespeople with whom you undoubtedly come in contact every day influence you. You are just fine as you are.

Most Sincerely,

Dottie & Jim Anderson

Need help buying or selling your home?

Contact Us!



Steve Laevastu
(206) 226-5300
sold@windermere.com
www.seattlehomeguy.com

Roger Turner
(206) 999-6937
rjturner@windermere.com
www.rogerjturner.com

LAND USE NOTICES

ADDRESS: 7011 RAVENNA AVE NE
PROJECT:# 3007604
ZONE: SF5000

Land Use Application to subdivide one parcel into two parcels of land. Proposed parcel sizes are: A) 4,215.70 sq. ft. and B) 4,215.90 sq. ft. Existing single family residence on proposed Parcel A to be demolished.

ADDRESS: 5235 11TH AVE NE
PROJECT:# 3007534

ZONE: LI

Land Use Application to subdivide one parcel into three unit lots. The construction of townhouses has been approved under Project #6120122. This subdivision of property is only for the purpose of allowing sale or lease of the unit lots. Development standards will be applied to the original parcel and not to each of the new unit lots.

ADDRESS: 825 NE 66TH ST
PROJECT:# 3006645
ZONE: LI

Land Use Application to allow one, two-unit townhouse and one single family residence (totaling three units) in an environmentally critical area. Parking for three vehicles to be provided within the structures. Existing single family and accessory structures to be removed under separate permit.

ADDRESS: 6017 ROOSEVELT WAY NE
PROJECT:# 3006645
ZONE: NC2-40'

Land Use Application to subdivide two parcels into 10 parcels of land (Full Subdivision). Parcels range in size from 739 sq. ft. to 2,159 sq. ft. Related Projects 3004435 and 6108603.

ADDRESS: 5301 8TH AVE NE
PROJECT:# 3006411
ZONE: SF5000

Land Use Application to allow a child care center in a single family zone. Parking for two vehicles provided on site and parking for two vehicles provided off site.

ADDRESS: 6600 ROOSEVELT WAY NE
PROJECT:# 3007303
ZONE: NC3-65', L3

Council Land Use Action to Rezone 30,591 sq. ft. of land from L3/RC (Lowrise 3/Residential Commercial) to NC3-65' (Neighborhood Commercial 3 with a structure height limit of 65 feet). Property is bounded by NE 67th Street to the north, 12th Avenue NE to the east, NE 66th Street to the south; and zone NC3-65' to the west, which contains an existing multi-purpose convenience store (QFC) with accessory parking to the west.

ADDRESS: 6303 12TH AVE NE
PROJECT:# 3006012
ZONE: L2

Land Use Application to subdivide one parcel into three unit lots. The construction of townhouses has been approved under Project #6088921. This subdivision of property is only for the purpose of allowing sale or lease of the unit lots. Development standards will be applied to the original parcel and not to each of the new unit lots.



Lupine in bloom at Ravenna Park

SEPTEMBER 2007

Ravenna
Neighborhood Advisor
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Why Steve & Roger should be your agents



Steve Laevastu



Roger Turner

- Our objective in each and every transaction is to go above and beyond the call of duty for you. The goal is to satisfy you so much that you tell all your friends and neighbors what a great job we did.
- We work for the premier company in the business.
- We list and sell more homes in the Ravenna neighborhood than any other agent.
- Experience. We have over 40 years of combined experience.
- Top producers. We rank among the top 1% of realtors on a production basis. This means we get results.
- We are both graduates from the University of Washington. We both have degrees in business administration.
- Passion for what we do. We love real estate!
- Nobody will work harder or smarter to market your listing than we will. You have two good, experienced, agents working for you instead of just one.
- Personal performance written guarantee. If you ever become unsatisfied with our service for any reason we will unconditionally release the listing.

SIGN UP NOW TO RECEIVE A MONTHLY UPDATE OF THE HOMES THAT HAVE SOLD IN YOUR NEIGHBORHOOD.

If you would like to receive emailed pictures and a write up of the homes that sold in our Ravenna neighborhood, just send an email to sold@windermere.com. Just type us a quick message stating that you want to get Ravenna home sales emailed to you.

Then, once a month, we will email you all of the homes that sold in our Ravenna neighborhood. This email will usually have a picture of the home along with the description and some remarks about the home. We think you will find this information interesting!

We will not release your email address to anybody else. It will only be used for emailing you the Ravenna home sales

SOLD HOMES

The list below is homes that Sold in our Ravenna neighborhood over the last month. Do you wonder what your home is worth? The Décor, the features and condition all have a bearing on the price a home will command. I have seen the interiors of most of the homes on 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	Detail	Year	Price
7338 24th Ave NE	3/1	1 Story	1939	\$430,000
7621 15th Ave NE	3/1	1 Story w/Bsmnt.	1940	\$439,000
8007 17th Ave NE	3/2	1 Story w/Bsmnt.	1925	\$460,000
6906 15th Ave NE	3/1	1 1/2 Stry w/Bsmnt	1930	\$461,000
1023 NE 61st St	3/1	1 1/2 Stry w/Bsmnt	1914	\$470,000
7540 24th Ave NE	3/3	Multi Level	1987	\$490,000
1281 NE 69th St	3/1.75	1 Story w/Bsmnt.	1941	\$501,000
7036 23rd Ave NE	3/1	1 Story w/Bsmnt.	1952	\$509,000
7046 16 Ave NE	4/2	Multi Level	1951	\$525,000
8041 19th Ave NE	3/1.75	1 Story w/Bsmnt.	1926	\$569,000
6266 19th Ave NE	4/1	2 Stories w/Bsmnt	1922	\$570,000
2017 NE 77th St	5/2.25	2 Stories w/Bsmnt	1931	\$580,000
6537 16th Ave NE	3/2.25	Multi Level	1909	\$601,000
5645 12th Ave NE	3/2	1 Story w/Bsmnt.	1913	\$625,000
1701 NE 80th St	3/1.5	1 1/2 Story	1932	\$635,500
7548 19th Ave NE	4/1.75	2 Stories w/Bsmnt	1927	\$650,000
1718 NE 55th St	5/2.75	2 Stories w/Bsmnt	1917	\$810,500
1603 NE Ravenna Blvd	5/2.25	2 Stories w/Bsmnt	1924	\$915,000

RAVENNA-ECKSTEIN FLEA MARKET
SEPTEMBER 29TH 12:00 PM - 6:00 PM
ALL AGES

Ravenna-Eckstein Community Center is hosting a fall flea market! There will be something for everyone. Come to shop or buy a table. All proceeds will go to our teen programs scholarship fund and the community Project Ravenna.

LOCATION: RAVENNA-ECKSTEIN COMMUNITY CENTER
ACTIVITY FEE: \$10 PER TABLE

Additional Community and Real Estate information for the Ravenna Neighborhood is available online at <http://www.ravennahouse.com>

Seattle Events Calendar

ITALIAN FESTIVAL
SEPTEMBER 29-30, 2007 - SEATTLE CENTER
 Celebrating 20 Years and 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. 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. For more information

8TH ANNUAL RUN FOR CHILDREN'S
SEPTEMBER 30, 2007 - MAGNUSON PARK
 Taking place on the Sand Point Peninsula at Sand Point Magnuson Park, the 8th Annual Run for Children's run & walk is 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.

SEATTLE LESBIAN & GAY FILM FESTIVAL
OCTOBER 12-21, 2007
VARIOUS VENUES IN 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.

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 as well as the Little Theater on Capitol Hill.

For more information:
<http://www.seattlequeerfilm.com/>

EARSHOT JAZZ FESTIVAL
OCTOBER 19 - NOVEMBER 4, 2007
VARIOUS LOCATIONS THROUGHOUT SEATTLE
 This annual Jazz Festival lasting Two Weeks from October - November. It 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 information: <http://www.earshot.org/>



Windermere Real Estate / Oak Tree Inc

MAYOR'S GOAL: MORE HOMES WITHIN REACH FOR SEATTLE FAMILIES

Program makes more housing accessible to firefighters, police, teachers, hospital workers.

SEATTLE - In an effort to address a real estate market that increasingly squeezes working people and families, Mayor Greg Nickels today announced a program to put more housing within reach of middle-income workers such as police, firefighters, nurses, grocery clerks and others.

"We want to make our city a wonderful and compelling place to live, work and raise a family, and that starts by creating opportunities for people of all income levels to find decent and affordable housing," Nickels said. "The simple fact is that today's housing market is rising beyond the reach of too many people. Whether you are a police officer, a grocery worker, or a nurse, if you work in Seattle, you should be able to live in Seattle."

Nickels' proposal, called "Seattle Homes Within Reach," will expand an existing housing incentive program to help a broader range of people find apartments or condos they can afford in more neighborhoods across Seattle.

Under the mayor's plan, which he transmitted to City Council today, the program will provide a 12-year tax exemption on the residential portion of any new apartment building in which 20-25 percent of the units are set aside for individuals who earn up to \$49,000 or families who earn up to \$62,300.

Condo developers can also opt into the expanded program by offering units that are affordable to individuals and families who earn up to \$74,760 a year for a two-person household. The income limits vary according to household size. For condos, the tax exemption would be available to only the units in the building occupied by people who meet the Seattle Housing Within Reach income guidelines.

Seattle has a long history of meeting the housing needs of the poor or low-income earners. During the past 20 years, the Housing Levy and other programs have created nearly 10,000 homes for those earning between zero and \$45,000 a year.

A new housing challenge has arisen in recent years. As housing prices climb, middle-income wage earners have found themselves increasingly priced out of the market with few places to turn. The median price of new condos now exceeds \$350,000, requiring an income of more than \$74,000. Median-priced single-family homes now require an income of more than \$100,000.

To put that into perspective, salaries for police and firefighters start at about \$47,000 a year.

"I worked extremely hard to become a firefighter in Seattle, but it is harder to become a homeowner in Seattle," said Seattle Firefighter Paul Hermosillo. "Lots of the guys I came into the department with are in the same situation. I'd like to be able to raise a family in the city where I work. I'm saving as much as I can but it is going to take a long time to make a down payment on a house or condo."

Under the current Multifamily Tax Exemption program, only single-person households earning up to approximately \$38,150 can qualify for housing.

That ceiling shows the need to broaden the program, said Adrienne Quinn, director of Seattle's Office of Housing.

"The fact is, a significant portion of our work force is priced out of housing

and not eligible for any of the city's housing programs," Quinn said. "The Seattle Homes Within Reach program gives us a cost-effective tool to help many more people find homes they can afford in Seattle."

The current incentive program applies only to selected areas, including portions of downtown, Southeast Seattle, and Northgate. Under the mayor's proposal, the Seattle Homes Within Reach program would be expanded to all urban villages.

"To make this tool effective, we need to focus on all neighborhoods where development is occurring, and not limit it to a few neighborhoods as the existing program does," Quinn said.

University of Washington President Mark Emmert voiced his support for Seattle Homes Within Reach, saying it will help keep the city's economy strong and provide more opportunities for people to live closer to their jobs.

"The University, like other employers in the city, is finding affordable housing to be an increasing challenge in recruiting and retaining employees," Emmert said. "Targeting an incentive program to develop housing that faculty and staff can afford helps keep us competitive. Developing housing close to campus also ensures that key personnel can get to campus during an emergency and gives our employees alternatives to commuting by car."

Developer Scott Shapiro, through his company Eagle Rock Ventures LLC, is currently working on a project in Columbia City, building condos for moderate-wage workers.

"The Homes Within Reach program will enable working people who otherwise wouldn't be able to purchase condos to become homeowners," Shapiro said. "Since many of our purchasers are first time homebuyers, this will be the first step in achieving the American dream of owning a home, which some of these buyers would otherwise never achieve without this program."

AFFORDABLE HOUSING ENSURES BRIGHT FUTURE.

SEATTLE - Mayor Greg Nickels unveiled new funding awards recommendations to 23 different neighborhood projects through the Department of Neighborhoods Matching Fund. Each year, Large Project Fund Awards are awarded to groups committed to building a better community by matching the public funds with locally raised money, donated materials, and volunteer labor. These recommendations will be forwarded to the City Council for approval.

This year's recommended awards recipients will include projects from all over the city. The 23 awards totaling \$1,499,059 range from \$27,750 to \$100,000. In addition to the city's contribution to the projects, the communities will "match" the city's dollars with local resources valued at \$2,652,687.

Included in the 23 different neighborhood projects were:

Project: Project Ravenna-Eckstein
 Organization: Friends of Ravenna Eckstein
 NMF Amount: \$50,000
 Pledged Match: \$100,000

Project Description:
 The Ravenna-Eckstein Community Center will have its surrounding playground and court areas improved, after the existing equipment is removed.

25TH ANNUAL GREAT WALLINGFORD WURST FESTIVAL
SEPTEMBER 14TH & 15TH
 The Wurst Festival features a variety of delicious foods, rides, games and prizes, craft vendors, a book sale, live entertainment, a raffle and a beer garden.

Visit us online at: www.stbens.net

KOREAN CULTURAL CELEBRATION
SEPTEMBER 7TH
 Ch'usok, or Harvest Festival Day, gives thanks for a good harvest with traditional food and dances, folk songs, films and exhibits that depict Korea's cultural evolution, and arts and crafts.

http://www.seattlecenter.com/events/festivals/festal/detail.asp?EV_EventNum=14

SALMON HOMECOMING CELEBRATION
SEPTEMBER 7TH, 8TH, AND 9TH
 The annual Salmon Homecoming Celebration includes tribal ceremonies, an environmental career fair, a salmon barbecue, and a pow wow. The event is held at Waterfront Park in downtown Seattle between Pier 57 and Pier 59. Check the

Website for directions.
<http://www.salmonhomecoming.com>

PUYALLUP FAIR
SEPTEMBER 7TH THROUGH 23RD
 Livestock viewing, animal petting, the rodeo, those famous scones, rides, lots of free kids' activities and entertainment, including the Toonzville activity area, which features the Let's Pretend Circus, life-sized games, and celebrity characters. Sillyville has a vintage train and station, rides, animals, entertainment, and a food court. Avoid crowds by coming before 12n on weekends or 4pm on weekdays. Be sure to check the fair's website for ticket deals and discounts, and for its vast calendar of events.

For more information, Call 253.841.5045
 Or visit us online at: <http://www.thefair.com>

MARINERS SCHEDULE

Home Games
 Games run approximately 3 hours.

DATE	TIME	TEAM
09/25	7:05 PM	Cleveland
09/26	7:05 PM	Cleveland
09/27	7:05 PM	Cleveland
09/28	7:05 PM	Texas
09/29	TBD	Texas
09/30	1:05 PM	Texas

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