

Evergreen Awards 2013

Script

Mayor Jerry Smith and City Clerk/Community Relations Director Virginia Olsen welcomed those in attendance.

The Evergreen Program came to life because of a grant offered by the Snohomish County – Camano Association of Realtors .

We have 21 winners and 13 honorable mention properties in 6 neighborhoods.

Nominees were judged in the following categories against properties within their neighborhood.

Category 1 – Pride of the Neighborhood

Awards go to property owners who have worked consistently to keep their homes looking their best. These properties shine with the efforts of the owners or occupants who take great pride in their property and whose high standards for building and yard maintenance contribute to the character of our neighborhoods and city.

Category 2 – Best Maintained Business

This category honors businesses that rate high in visual quality. Consideration is given to appropriate signage, building design, maintenance and landscaping. These award winners fit in and are recognized for their extra efforts to add positively to the character of the neighborhoods and city.

Category 3 – Best Maintained Multifamily Property

Awards go to property owners who have worked consistently to keep their multifamily properties looking their best. These properties shine with the efforts of the owners or occupants who take great pride in their property and whose high standards for building and yard maintenance contribute to the character of our neighborhoods and city.

Category 4 – Transformation Award

This award honors owners for a residential, business, or multifamily property that has changed for the better over time, consistent with the city standards and with noticeable change of the past year. These properties have been transformed into a visual asset. This applies to properties that have been unnoticed and are now “showpieces”, as well as real “eyesores” that have simply become nice-looking properties.

Category 5 – Sustainability Award

This award honors a property that best utilizes “green” features to help protect and preserve the environment and reduce its carbon footprint. Green features include things like solar heating, natural cooling, and native landscaping.

Transformation Theme

When we began checking out all of the nominees, we noticed a few nice transformations. But as we started to compare the photos from the Assessor’s Office for confirmation, we were amazed at how many properties had been transformed. It is these types of transformation efforts that help our city’s image, one property at a time. You set the bar for others to follow – thanks to everyone here for caring about your properties and your neighborhoods.

Thank you to the Mountlake Terrace Garden Club for assisting with the Evergreen Award Event.

Okay, we are ready to begin our presentation with our Honorable Mention properties: We wanted to recognize the property owners who came close, but just missed out this year. Please come up and accept your honorable mention certificate after we show your home and pose for a photo. Then we’ll move to the next award to keep the program running.

Also folks, when I call your name, if you are the property owner or a guest of the property owner, please raise your hand and then we’ll know that you’re here. Thank you!

For each HM home, we will usually show one photo and for the winners we show multiple views. We have 13 HM’s this year.

Honorable Mention Recipients for Pride of the Neighborhood:

CEDAR TERRACE (3)

Jamie & Mandy Myers-Little - Best Maintained Residence (Cedar Terrace)

Jamie and Mandy have lived in their Mountlake Terrace home since 2007. They love Mountlake Terrace, but keep it a secret because they don't want everyone to move here.

Jamie does 100% of the yard work, except Mandy does plant some seeds in the garden. They have Gerbera and Shasta Daisies, honeysuckle in the front of the house that smells wonderful in July. People stop by and tell her they love their house. Built in 1961, their home has been very well cared for over the years. The hedge is neatly trimmed and the hanging flower basket provides a spot of color.

Jamie and Mandy said they love their neighborhood and enjoy the block parties. They noted there's a real sense of community with the way they all look out for each other. They enjoy the small town feel of Mountlake Terrace as well as its close proximity to Seattle. The Myers-Little home!

Don and Judi Moore - Best Maintained Residence (Cedar Terrace)

Don and Judi purchased their home in 1973 when it was only 8 years old. It was about 900 square feet and they added on 528 square feet for a rec room and half bath to make room for their two daughters. This yellow home with green shutters looks both inviting and very comfortable.

The Moores planted the birch tree in the front raised bed and have had it trimmed and shaped to provide shade. A ring of colorful impatiens, accent the raised bed. The backyard refuge includes a deck with planter boxes and flowers, and a berm and laurel hedge provide increased privacy. Don does the mowing and edging and Judi takes care of the flowers. This is their second Honorable Mention Award.

Don and Judi couldn't be with us tonight because they are on a wonderful road trip to the Grand Canyon and Arches National Park.

Mark Chapman - Best Maintained Residence (Cedar Terrace)

According to County records, the Chapman's tri-level home was built in 1976. The tan and white paint, newly paved driveway and brickwork around the trees and flowerbed combine to give this home that brand new look.

Color spots of daffodils, tulips and pansies add interest to the lush green lawn which is framed by a stately hedge. The backyard is separated for privacy with a nice fence that matches the shake accent on the gable.

The Chapman home is located in the neighborhood just south of Cedar Plaza Shopping Center. Unfortunately, we don't believe Mark's in attendance tonight.

Let's recognize him and the other Cedar Terrace property owners.

GATEWAY (4)

Melvin Scaggs - Best Maintained Residence (Gateway)

Melvin Scaggs' home is on a large, corner lot with a privacy hedge out front which made it really hard to photograph so we tried to show two views here.

This Gateway neighborhood home is a rambler with a detached garage and a side door to the expansive yard. As we drove the city, we kept noticing this large tidy lot but we were unable to reach Melvin to learn more about it and his story.

We observed the side yard has a raised bed garden and lawn area inside a cyclone fence. The fence is well maintained and has an alcove for garbage containers. It's apparent that Melvin maintains his property well by keeping the hedge out front low, the fence in good condition, the yard trimmed, edged and green, and the red truck shiny.

Melvin Scaggs' home.

Surinder & Jyoti Singh - Best Maintained Residence (Gateway)

This beautiful 2-story home, located on 56th Avenue, has wonderful curb appeal. The modern clean lines of this home make it stand out in the neighborhood. The yard is well-designed and maintained.

The front porch seating is inviting and makes neighbors feel welcome. The hedge helps separate the yard from the busy street. The pink azaleas provide a nice color spot to accent the front entry. Surinder and Jyoti have lived in their home for 13 years and they moved to Mountlake Terrace because they have lots of family here. Surinder said he does the yard work but I'm sure Jyoti does a lot behind the scenes.

On a side note, their son Gurminder interviewed me last spring for the high school newspaper called the Hawkeye. So I was looking forward to meeting his parents this evening. Let's recognize the Singh family!

Merril, Heidi & Dillon Gordon – Best Maintained Residence

Merril, Heidi and Dillon have lived in their Mountlake Terrace home since 2006. They moved to Mountlake Terrace because it is centrally located between Seattle's Boeing Field and Everett.

Merril mows, edges and applies the fertilizer to the lawn and Heidi does the flowers, trees and keeps everything watered. Dillon is a 7th grader at Brier-Terrace Middle School and he loves to play baseball but at home, he helps with the yard work.

Heidi is originally from the Tri-Cities and was excited to move to Western Washington because it's so green. She forgot why things are so green until she realized how much it rains here. Heidi's flowers include Hardy Geraniums, Spanish lavender, Dianthus, lilies and Japanese iris. Heidi wonders what people think when they walk past her home and hear the constant noise of Dillon throwing a tennis ball against the inside of their front door. Anyone live near Heidi?

Heidi wanted to be here but she's on a cruise with her 86 year-old father but we do have Merrill and Dillon here to accept the award.

The Gordon family!

Beaty Tamene – Best Maintained Residence

Beaty's split-level home is well-maintained and stands out in this Gateway neighborhood located just east of 48th Avenue. We were actually across the street talking to some former Evergreen Award winners when we spotted Beaty out mowing her lawn. The mowing was in process when we took our photos last spring so we were working around her.

The landscaping is well balanced with lush green turf and interesting flowerbeds. There is a rock garden with heathers, grasses, tulips and an evergreen tree that provides an interesting focal point and frames the yard. A bright colored flowerbed at the entry along with attractive rocks and palms leads the eye to the front door and invites guests to stop by.

Beaty has lived in her Mountlake Terrace home for eight years and enjoys working in the yard. Congratulations Beaty!

LAKE BALLINGER (3)

Richard Wiggen– Best Maintained Residence (Lake Ballinger)

Richard Wiggen and his wife bought their Mountlake Terrace home in 1962. They moved here from Arizona because of a new job. They liked Mountlake Terrace because it was centrally located, had easy freeway access and was close to good schools.

Richard said he mows the lawn, but his wife does about 80% of the yard work. (We didn't get her name!) Richard said, "She likes to go to the nursery and pick out the plants she likes. And if they don't grow, out they go!"

He added that they didn't need the recognition to keep their yard nice. They enjoy doing so. The Wiggen family takes walks around the neighborhood and they also see some of the properties that need work. Richard says "Those properties stand out too." Well Richard, that's why we have the Evergreen Awards to recognize the well-maintained and the transformation properties and also why we have two code enforcement officers!

Congratulations to the Wiggen family!

Lake Ballinger Village – Best Maintained Multi Family Property (Lake Ballinger)

Lake Ballinger Village is a 44-condo complex, built in 1979. Mountlake Terrace has a fair amount of large multi-family properties and the city feels it is important to reach out to the folks in these communities and recognize the hard work it takes to maintain such a huge property. These properties have a major visual impact on the image of our community and Lake Ballinger Village does not disappoint.

They actually won Honorable Mention status in our first year of the Evergreen Award program and they're being honored again tonight. You'll recognize Lake Ballinger Village, located just across the street from Lake Ballinger and Ballinger Park along Lakeview Drive, by its tall stand of Evergreen trees shown in the right side of the photo.

Homeowners Association President Rich Boudet said their units have been recently refreshed with a new roof, new stucco surfacing and lighting. He noted that Edmonds Landscaping and Seattle Maintenance Solutions handle the landscaping and maintenance. It's obvious that they have a big responsibility and they do a terrific job!

Resident Susan Kuhn nominated the property and is here tonight to accept the award. Lake Ballinger Village!

Thai & Maura Do – Most Sustainable (Lake Ballinger)

This one-story house built in 1953 is unique in the area and reminds us of a cabin in the woods. It's tucked away in a neighborhood just north of 236th and east of 66th Avenue.

It's charming style and natural wood tones harmonize with all of the lovely trees, bushes and flowers that surround it. We would imagine that it is a very attractive habitat for all sorts of birds and urban wildlife. The raised bed creates an interesting focal point attracting visitors to the front entry. The plantings include a beautiful hydrangea, brown-eyed Susan, and bee balm to name just a few. There are rain barrels to catch water for use in summer.

We reached Maura last week and she provided a little more detail. Out front, Maura said they removed the large hemlock and white pine and all the grass inside the fence line, and created planting beds full of ornamentals and native plants with mulched pathways. There's also a section for herbs and vegetables in front.

In the back, they removed all grass, and put in a deck and courtyard, created raised beds for vegetables, and mulched the rest of the area. A lot of the ornamentals are drought tolerant. They had a shade garden but that has since diminished since the neighbors cut down their trees. There are three rain barrels for three of the four drain spouts, and they use rainwater until it runs out before they run water from the hose. They don't use pesticides, and only use organic fertilizers occasionally. Weeds are pulled out manually.

All this work has been completed since spring of 2011 and since the garden has been put in, Maura's noticed a lot more bumblebees (including the native ones), hummingbirds and other birds in general.

Thai and Maura Do!

MELODY HILL (0)

This year there were no honorable mention recipients in the Melody Hill neighborhood just winners. Melody Hill is located west of I-5, south of 212th St SW, bounded by the Interurban Trail to the west and 224th Street and east to where 230th crosses over I-5.

TOWN CENTER (3)

Macy & Desiree Allen – Best Maintained Residence (Town Center)

This cute rental home in butterscotch with white trim catches your eye in the Town Center neighborhood. Macy Allen said he grew up in Ballard and moved to Mountlake Terrace because the houses have more yard space for children and dogs. Macy and Desiree have rented this home for 3 years and they've called Mountlake Terrace home for 10.

The gingerbread trim at the front entry and landscaping makes you think about fairy tales. You wonder if those pompom bushes at the front are trimmed or do they grow that way.

The new sidewalks along 230th have helped them frame their property to give a finished edge to their yards. Macy and Desiree share the yard work with Macy mowing and trimming and Desiree weeding. They are unable to attend tonight's ceremony because they are attending their child's open house at school. Great job, Macy & Desiree Allen!

Samatra Doyle & Kris Marion - Best Maintained Residence (Town Center)

This gray 2-story home belonging to Samatra Doyle and Kris Marion stands out as a gem in its neighborhood. It's located downtown on a cul-de-sac just west of 58th Avenue.

Both the home and yard are well maintained and judging from the scooter outside, there's a youngster who loves riding around this family friendly street. Their nice green lawn is set off by the cheerful red door against the gray home with attractive black shutters and white window trim. Last spring, they had azaleas that were just beginning to bloom and several other plants out front to add color.

We were unable to reach the residents to learn more but we are pleased to recognize Samatra Doyle and Kris Marion!

Charlotte Smith - Best Maintained Residence (Town Center)

Beautiful mature trees surround this lovely teal and white home in the Town Center neighborhood. The landscaping is neatly trimmed and adds to the inviting and peaceful look of the home.

Charlotte has colorful plants around the entry to create a welcoming path to the front door. Everything is as neat as a pin. The Smith's moved into their Mountlake Terrace home in 1976. Charlotte said they used to live in Seattle and moved here

for the excellent schools. Her son mows the lawn because Charlotte broke her foot. She says her lawn is still green because they don't cut it too short.

Their lovely home features geraniums, rhodies and azaleas.

Congratulations, Charlotte Smith!

CASCADE VIEW (0)

This year we have no honorable mention recipients in the Cascade View neighborhood, formerly known as North Terrace – only winners. The Cascade View Neighborhood is bounded by 212th to the north, I-5 to the west, 220th to the south and the eastern boundary of the city.

Winning Properties Title Slide: And NOW, the winners!

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CASCADE VIEW

Tall Cedars - Best Maintained Multifamily Property (Cascade View)

Secluded and inviting, Tall Cedars is located on a dead end street in the northern portion of Mountlake Terrace.

An original resident since 1997, Claire Gray, President of Tall Cedars Homeowners Association, spoke to me about the community feeling of living at Tall Cedars. In addition, Mark Hopkins, a resident and our photographer tonight, provided some photos and since he's familiar with our event, he even wrote some script for us. So, I'm scrapping what Penny and I drafted and here's what Mark said about living at Tall Cedars. I did cut down the number of slides and photos he sent but I'm keeping all the text and most of the photos.

Slide 1 - Starting in 2009, the residents of the 19-unit townhome community of Tall Cedars, located in the Cascade View neighborhood of Mountlake Terrace, began an annual tradition of community building and property improvement.

They started with what residents call 'The Field': a large, un-buildable area of the Tall Cedars property that is a run-off green belt. Twelve years of neglect had grown the area into an eyesore, overgrown with out-of-control blackberry bushes, and untrimmed trees.

Slide 2- The first year was the most work, clearing out 12 years of old growth. At the end of the day, TWO full commercial dump trucks full of this old growth was hauled away. In the years that have followed, each May, we maintain and continue

to trim growth, and even plant new, more colorful growth. The result is a park like setting right in their own cul-de-sac.

3/4- Instead of paying a contractor, the community, young and old, help spread fresh mulch ground-cover over the entire property.

Over the last 5 years, each unit has been represented at least once, making the entire operation a successful community project. This year, this prized sign was repainted.

4- In 2012, they took the previous three years of work and clearing, and began planting some new growth, including two lilac trees. Their team even scrubs the moss of the mail boxes each year.

5- This year, because of all the hard work of the previous four, the task was simple. New mulch. Individual units also care for their own area in front of their homes, adding flowers and greenery, as the three homes in the lower photo have done. Maintenance on 'the field' is some light trimming, and continued mowing and edge trimming.

6- At the end of each work party, the community gathers for a potluck barbecue. Everyone chips in for work, and chips in for a great meal. Mark said, "It's pride in our Tall Cedars community. Pride of our ownership. Pride in ourselves."

And here's a note from us at the city:

There's a spirit and palpable community feeling that you notice when you visit Tall Cedars. As you approach the entrance, you'll usually see residents visiting outside and you know it's a place where people enjoying living. Tall Cedars exemplifies the community values we appreciate about Mountlake Terrace – neighbors helping neighbors and working together to build a wonderful place to live. Even these neighbor dogs are friends. Are they in heaven or what?

Let's recognize Tall Cedars!

Josh & Christi Lee – Best Maintained Residence (Cascade View)

Josh and Christi Lee moved into their new Mountlake Terrace home in April of 2012. Their home is on 220th Street very close to Mountlake Terrace Elementary School and they like Mountlake Terrace for its location, close to I – 5, good schools and nearby parks.

Christi does most of the yard work. She has a lot of beautiful flower pots on the back deck. She did a lot of research on what to plant in the Pacific Northwest.

Their lovely 2-story beige and white home has stone veneer, and the cedar shakes accent the gable roof. A wide aggregate driveway provides access to the three-car garage and room for visitors. The lush green lawn wraps around on this corner lot to expose a fenced backyard.

Let's recognize the Lee Family!

CEDAR TERRACE

Michael Yi - Best Maintained Residence (Cedar Terrace)

Michael Yi purchased his Mountlake Terrace home in 2003. This brown two-story home has some unique architectural features and a beautiful yard that make it stand out in the Cedar Terrace neighborhood. Red tulips and manicured green lawn helped round out the look of this home last spring.

We visited again last week and noticed that there were lots of color spots on the front deck that complement the Adirondack style chairs. In addition, we saw that the U.S. flag was replaced temporarily for a new 12th Man Shirt/Flag which was timely with the upcoming Seahawks/49ers game and we all know how that turned out now. Maybe it was the good luck of Michael Yi's 12th Man flag that catapulted the Hawks to their 29-3 victory!

Recent additions include the beautiful double flowering Hibiscus beside the front entry that is now in bloom, pink geraniums in pots on the table and near steps, white and purple petunias in pots on the deck, and variegated hosta at the front corner of the house. Great job, Michael Yi, who said he had a business commitment and was unable to attend tonight.

Janice Fleming - Best Maintained Residence (Cedar Terrace)

Janice Fleming bought her house new and has lived there for 37 years. She does all of the yard work.

The Fleming home is located a couple of blocks south of Cedar Plaza Shopping Center. Her yard features Rhododendrons with giant flowers, a Dogwood, and a Wisteria tree. We couldn't miss the stately double flowering cherry tree out front that was so gorgeous last April! Is that beautiful?

In the back yard, behind the new fence you can see pictured here, Janice has more flowers and trees.

Janice said she appreciates the Evergreen Awards because it's a positive program that promotes beautification in Mountlake Terrace. Janice, we appreciate your support and all that you and the other folks here tonight are doing to make Mountlake Terrace look wonderful!

Andy & Amanda Inman - Best Transformation (Cedar Terrace)

You'll find the Inman home on a corner lot on 222nd Street in the Cedar Terrace neighborhood. It's a road that locals take to cut through between 48th and 44th Avenues and we noticed it last year when it was being constructed. I think we were heading to Sorelli's for lunch.

The Inmans moved into their new home last November, so they've been there for almost one year. They moved from Seattle and they like Mountlake Terrace because it's close to I-5 and yet far enough out of Seattle so you can get more house for your money. The location is fantastic and they like the good school system.

This home is another example of the amazing transformation happening in Mountlake Terrace and it has an interesting story.

THESE are the "before" photos of the home the Inman's home replaced. Yes, there is a 1,590 square-foot home under those trees and we found these two photos on Google maps and verified its existence with our Planning Department and the County Assessor's Office.

Getting back to the Inman home, we love the attractive fencing on both sides and the new landscaping. Andy does all of the yard work. Their backyard is a blank slate and they plan to add garden beds this fall for a vegetable garden. They have evergreens, rhodies, rosemary and a variety of other plants. In addition to maintaining their home, they keep quite busy with their five-month old baby.

While we look at the cute white fence, take a peek at the next door neighbor's home. When looking at Google maps, we noticed the neighbors have painted and upgraded their home too and this exemplifies what the Evergreen Awards are all about. Pride in our properties!

Congratulations to the Inmans and their neighborhood for this transformation!

Pamela Singh – Most Sustainable (Cedar Terrace)

Pamela has lived in her house for 38 years and she's a 1964 graduate of Mountlake Terrace High School. She said she left the city after graduation and came back in 1975.

Pamela does all of the yard work. Her plantings include a vegetable garden in the front because her backyard is too shady. She dug the turf out of her front yard all by hand to prepare for the garden and she plants something new every year. This

year, Pamela has spring flowering bulbs, Diablo flame (pictured here), pink rhodies, and dahlias (which she digs up every year to store in the winter). She used to get starts from a little old lady that lived where the Mint Grove development is now off of 44th.

Pamela said she was a single mom who raised her son in MLT and now he's a Mountlake Terrace High School graduate too. Congratulations, Pamela Singh!

Rogelio & Maria Cornejo - Best Transformation (Cedar Terrace)

Built in 1962, this barn-red rambler with white trim has been transformed into an attractive home with a nice yard in the Cedar Terrace neighborhood.

Located right on 44th Avenue, just south of the high school, we drove by this highly visible corner lot home frequently last summer and noticed all the trash bags and debris. You can also see how the grass was over a foot tall and there were numerous weeds.

The house was on the market and once it sold, an amazing transformation took place. The new owners, Rogelio and Maria Cornejo, cleaned up the yard and added gorgeous beauty bark and some small plantings near the driveway. Unfortunately, they are unable to attend this evening's event.

Later this summer, this barn-red rambler got a second transformation turning to a tranquil sage green with natural cedar shake trim. Even in September after the heat wave earlier this month, the Cornejo lawn is still green as you can see here.

Let's recognize yet another successful transformation in Mountlake Terrace – the Cornejo family!

GATEWAY

Marianne Lee – Best Maintained Residence (Gateway)

Marianne Lee has lived in her sunny home for 45 years. She's had a few challenges this past year after she fell and injured her arm. Her neighbor Edd Hopkins (former Evergreen Award winner) helps her by mowing her lawn. She said he's a wonderful person and told us that Edd says it's his mission to help her.

Marianne has Budget Tree Service in Mountlake Terrace come every fall to trim her trees, bushes and hedge. She does all of the flowers with help from her family. When she bought the house it was a dingy, blue grey. Marianne wanted sunshine, so she painted it bright yellow. She picked up the monarch butterfly over the

garage at Mt. St. Helens. The spic and span white wrought iron railing was specially made for her front entry.

Other accents include a little Dutch boy and girl and windmill that she purchased in Minnesota. She said her new driveway surface looks like brick but it's actually cement.

Marianne has a viburnum Davidii hedge with white flowers, potentilla, sweet gum tree, mock orange, tulips, and geraniums in front of the rockery. In her backyard she has roses, lace leaf maple, winter fuchsia and magnolia trees. There is arborvitae along her driveway.

Persistence pays off and Marianne tends her yard a half hour at a time and it makes a big difference in keeping things looking good. She loves it when people stop by and admire her house. These photos were the earliest photos taken this year back on April 18, so you can see the spring bulbs out front and the tree that hadn't bloomed yet.

Wonderful job, Marianne Lee!

Cody & Amy McCoy - Best Maintained Residence (Gateway)

Cody and Amy have lived in their home for two years. When they were trying to purchase the home, the seller (who lived in the house next door) dropped the price because they wanted the McCoy's as their neighbor.

Amy McCoy was born and raised in Mountlake Terrace and she joked that they moved into the Bermuda triangle. Her Aunt lives on 236th, grandmother lives on 48th, her mom and dad live on 44th and she and Cody live in the middle.

Cody is from White Salmon, WA and grew up in Ocean Shores. He's in the Coast Guard and was deployed in Kuwait when the home was purchased and got to come back to their new home. Cody does all of the yard work using his father-in-law's tools. Amy runs a home day care, which makes their best-maintained residence award even more impressive.

The McCoy's yard features a baby cherry tree, Chinese maple, annuals and perennials and a huckleberry plant that was used in their wedding. And, they have Coast Guard flags flying proudly near the front of the entry.

The McCoy's love living here and were nominated by neighbor Lynn Drinnin, a former winner, who is present tonight.

Let's recognize the McCoy Family!

Jose & Jenna Rodriguez – Best Transformation (Gateway)

The Rodriguez home is another winner in the Transformation category and received two nominations – one by neighbor and former winner Lynn Drinnin and another by our Code Enforcement Officer. The property is just west of 48th Avenue on a cul-de-sac a few blocks north of the county line.

The first “before” photo is from Google maps in 2011. Notice how overgrown this property is and you can't even see the fence underneath the jungle.

The big transformation occurred over the last year with a large dumpster moved onsite. The next two photos are from our Code Enforcement Officer taken in June of last year with the overgrowth removed but large amounts of trash and debris remained. Once the debris and trash were cleaned up, the residents repainted, updated the deck, planted new grass with landscaping, and replaced the fence. They also installed new windows and a new fence along the west side of the property.

Jenna Rodriguez said they were unable to attend due to a prior commitment. An amazing transformation in the Gateway neighborhood and we are seeing Mountlake Terrace improve one property at a time!

Gene Juarez Academy & Salon – Best Maintained Business (Gateway)

This award could have been a Best Transformation or Best Maintained Business. Located in Gateway Place near I-5 and the King/Snohomish County line, the building formerly housed Comp USA and had been vacant for the past several years. The city was ecstatic when Gene Juarez Academy & Salon expressed interest in relocating their Northgate campus to Mountlake Terrace.

The academy officially opened on January 24 with a ribbon cutting event that drew about 150 attendees. The Gene Juarez Academy and Salon features specialized cosmetology training in a new 16,000 square foot state-of-the art facility with 125 personal salon stations with a capacity of 300 students. They also offer commercial beauty services including haircuts, styling, and nail care.

Gene Juarez officials touted several benefits of the new Mountlake Terrace location including convenient access from Interstate 5, close to nearby transit facilities, safe location, restaurants, retailers, medical offices and a movie theater.

The opening of Gene Juarez goes hand in hand with revitalization plans for the city's Gateway and Town Center neighborhoods. We have two new transit facilities and light rail on the way, and a new roadway planned from 236th Street will provide better access to Gateway Place.

Campus Director Mindy Minogua said, "We feel very welcomed in Mountlake Terrace since the day we moved in. We feel a part of the community, which I don't think we ever felt being in Northgate. We hope we can maintain a beautiful exterior of our facility and make the whole town of Mountlake Terrace look beautiful also." Mindy is here tonight to accept their award along with Assistant Campus Director Bridgette Nichols and Property Manager for Coast Real Estate Services Robert Shipley.

Thank you for coming to Mountlake Terrace and I might add that all these students and employees frequent our local businesses which is a real shot in the arm for our local economy. Congratulations Gene Juarez Academy & Salon!

LAKE BALLINGER

Carol & daughter Donna Peterson - Best Maintained Residence (Lake Ballinger)

As you drive south on 66th Avenue, you can't help but notice the Peterson home that received Honorable Mention status last year. The house is located on the highest part of the lot and slopes down toward the street. The beautifully manicured lawn is separated by terraced retaining walls to create the colorful flowerbeds.

The gorgeous white rhododendrons break up the long lines of this rambler and draw your attention to the front entry. A simple trellis with climbing rose and flowerpots accent the white side door of another section of the home. The flowerbeds contain a wide variety of plants that provide numerous colors and textures, and the corner garden is updated with each season.

Carol has owned the home for over 20 years and her daughter Donna lives with her. Donna's father (Donald) converted the carport to extra living space. Donna said she always remembers how her dad took such good care of the yard and now she has followed in his footsteps with the same prideful care of their yard.

The Peterson gardens have Lavender, Japanese Maple, Dusty Miller, roses, pansies, mums, petunias, dianthus, and Strawberry cream hydrangeas that start out cream colored and change to white, then pink and then mauve flowers.

As an interesting accent there is a beautiful butterfly birdbath that the crows love to use. Donna says she has a wisteria coming to add to next year's garden.

Congratulations, Carol and Donna Peterson!

Chris Gallagher – Best Maintained Residence (Lake Ballinger)

A beige Rambler with white trim, the Gallagher home is a gem in the Lake Ballinger neighborhood. The landscaping leads your eye to the front entry. Several color spots stand out against the green lawn and beige home. The weeping birch adds interest to the lines of the home.

The home features a nice, green front door with gold kick plate to welcome visitors. Chris Gallagher bought the home in 1990 because a friend was selling the house and it was just a mile away from his work place. The house was in a state of disrepair when he purchased it. He says it's been a work in progress ever since.

Chris does all of the yard work and home improvements. He added a sprinkler system and then put in a new lawn. He also put in a new driveway. In the front flowerbed is an old growth stump that he brought over from the peninsula. It still has the logging springboard notches in it. He purchased the fir tree which was growing in a cedar pot from a local nursery. The tree fell over and started growing at a 90 degree angle and looked like it was growing out of the stump, so he left it.

Chris tries to do maintenance free landscaping and uses plants that need very little care. In the backyard he has a patio and pool under construction. He also takes care of his neighbor's yard next door. He does their lawn care in exchange for garage space for his car.

Let's recognize Chris Gallagher!

George and Jan Gunn – Best Maintained Residence (Lake Ballinger)

The Gunn property is noticeable as one drives up or down 228th or the "K-Mart" Hill. Each year, the Gunn's home has a nicely greened yard and colorful flowerbeds that line the walkway to present a welcoming image to Mountlake Terrace.

George and Jan have lived in their Mountlake Terrace home for 36 years. They both love to do the yard work. George says they learned to do yard work from their parents. George and Jan grew up about a mile apart in the Wedgewood area of Seattle. George built the lovely garden gate on the right after the old lattice gate blew down in the Thanksgiving Day windstorm years ago. They like the wonderful neighbors they have in Mountlake Terrace. They have beautiful azaleas, Japanese

maple, heather, and a blue groundcover. They have many more flower pots in their backyard. The Gunn home received Honorable mentions in 2009 & 2010 and this year, they are a winner. Look for a photo of the Gunn home in the October issue of your City Happenings newsletter!

Great job, George and Jan Gunn!

Andorra – Best Maintained Multifamily Property (Lake Ballinger)

Set atop a hillside across from Ballinger Playfield and the new Ballinger Park, Andorra is offset by a backdrop of stately evergreen trees and an expanse of emerald lawn. Renee Welty, Community Director for Weidner Apartment Homes, is here tonight representing Andorra on Lake Ballinger along with Manager in Training Ross Fricke. Andorra is located just across the street from us tonight and this multi-family development features 193 homes.

Andorra's grand entrance stands out as you descend down Lakeview Drive. It has lovely signage that is surrounded by a waterfall and beautiful seasonal flowers. The grounds themselves include a very well-maintained open green space and a seasonal, heated swimming pool. Inside you find a number of amenities including a 24-hour accessible hot tub and fitness center, a 12-seat theatre and a business center. Residents and visitors can relax in this beautiful lobby that is updated with new, comfortable furniture and a kitchen area for entertaining guests.

Let's recognize Andorra – Best Maintained Multi-Family Property

MELODY HILL

Ray and Yohko Farley - Best Maintained Residence (Melody Hill)

We were attracted to Ray and Yohko Farley's house when the potted flowers caught our attention from 66th Avenue. We were so intrigued, we turned the car around and turned up 227th Street to take a look.

The first time we visited, it was spring with bulbs in the flower pots out front on the fence posts and a garden waiting to happen. In July, we came back and Ray was out working in the yard.

A resident of MLT since 1968 and in his current home for 27 years, we discovered that Ray actually served in the Army with Mayor Smith and they were stationed in Korea together.

These photos show the transformation from spring to summer. The front yard garden has raised beds planted with pumpkins, carrots, potatoes, beans, onions and sunflowers. In the back, you'll find a wishing well, fountain, and green house where Ray gets things started before moving them to the front yard garden.

The Farley's yard has orange poppies, a windmill, glass art, tomatoes and cucumbers in upside down planters. Other interesting features include bird houses, wind chimes, and a bench on the front porch.

This happy home brings cheer to this Melody Hill neighborhood and we are happy to present an award tonight to Ray and Yohko Farley.

Ryco - Best Transformation (Melody Hill)

Bob Ryan, President of Ryco, started his manufacturing company in 1978 and he purchased an existing commercial building in Mountlake Terrace in 2004. It's located off 220th Street and 68th Avenue W. Ryco develops and builds food processing machines, particularly for the fishing industry. They have manufacturing facilities in Ballard, Bellingham and Vancouver, Canada too.

In 2011, Ryco started construction on a building expansion that increased their manufacturing space by over 250%. As you can see here, the one-story building was expanded and a second story was added above. A new parking lot was also constructed and there's a little trail up to the Sunset Landing development for those who know the area.

During the 6-month construction, Ryco continued full operations in their existing plant, and gradually expanded into the new space as it was completed last year. Besides attracting new businesses, one of the city's economic development goals is to retain existing businesses. Thankfully, Ryco decided an expansion was in order and the city is fortunate to keep this quality business in Mountlake Terrace and help the city with its revitalization efforts.

Ryco President Bob Ryan is here to accept the award tonight. Great transformation, Ryco!

TOWN CENTER

Alex & Dianna Gibson – Best Maintained Residence (Town Center)

Alex and Dianna Gibson bought their home in the Town Center neighborhood in 1987. Located not too far from Mountlake Terrace Elementary School, the Gibson home is very inviting with a "Welcome Friends" sign greeting you at the door.

You'll notice this home as you drive the neighborhood with their greened lawn, new driveway, windows and fixtures. Next to the front door, you'll feel at home with a lovely bench and cute animal accents including squirrels, a frog, and a bear that we noticed not to mention the fir trees affixed to the house. Alex said he's the brawn and his wife is the brains behind this team. The key to their home looking so good this year is plain and simple...water! Alex, our water utility fund appreciates your efforts!

The Gibson home has neatly trimmed shrubs and a deck that wraps around the south and back sides. Alex loves gardening and said he picks a plant and tries it out to see how it does. If it doesn't work, he tries something else. He added that he has some flowers in the back yard that aren't shown in the photos.

Wonderful job, Alex and Dianna Gibson!

Marvin Eikevik – Best Maintained Residence (Town Center)

Marvin's Town Center block home is neat as a pin and shines on 54th Avenue. In fact, it was nominated by neighbor Erin Murray. These photos were taken before the big sidewalk project began, so there are some restoration efforts going on now.

The Eikevik home features a beautifully edged yard as well as shrubs that are trimmed appropriately. Marvin said the shrubs grow like crazy so he keeps the taller ones in the back. You'll notice a bird feeder on the right side and his hearty fuchsia plant attracts the hummingbirds. We went back recently and found lots of color out front with these gorgeous flowers.

Marvin is a 31-year resident of Mountlake Terrace and his pride in his home really shows. There was new bark in the spring and today there's a new sidewalk installed and the driveway has been restored. Unfortunately, the contractor had to reseed the planting strip and it's not finished yet but by next spring it should look great again. When we visited last week, the new grass had started to grow so this house will be even more amazing when the new lawn matures.

We appreciate Marvin's efforts and we see him outside frequently tending to the house and yard. Congratulations, Marvin Eikevik who said he would try and be here tonight.

Tony Parente – Best Maintained Residence (Town Center)

A standout property in the Town Center neighborhood, 18-year resident Tony Parente has completely transformed his home into a gem! There are SO many

improvements including new siding, new roof, new windows and a new driveway. Tony said whenever he has a little extra money, he puts it into his house.

Outside, the curb appeal is fantastic with six Japanese maple trees (3 purple and 3 green), attractive beauty bark and zen-like rock sculptures that serve as a border.

The new 45x30 foot driveway has two aggregate walkways and two, four-foot aggregate borders complete with broom finish in the center. You can also see the brand new front door and gutters that Tony installed.

Not pictured here, Tony says he built a man cave complete with pool table and darts in the back. He's also put in new flooring, painted and remodeled the kitchen on the home's interior. Even more amazing, Tony does most of the work himself!

Congratulations, Tony for an incredible job on this Town Center home on 61st Avenue not far from the Civic Center and 228th Street Bridge over I-5!

Arbor Village - Best Transformation (Town Center)

Arbor Village, owned by AFCO and Sons, is a new downtown project (at 56th and 236th) with 123 residences above 10,000 square feet of commercial space. Before we move ahead, let's look at a "before" photo of one of the 7 dilapidated block homes that stood here before Arbor Village.

Arbor Village broke ground on a snowy January day in 2012. AFCO & Sons is a two-time Evergreen Award winner with their offices next door (and pictured here behind the Arbor Village lot under construction) winning a Best Maintained Business Award in 2011.

Construction began with the underground parking garage and little by little we all watched the building grow. AFCO & Sons just celebrated their Grand Opening of Arbor Village on August 23. It's currently the city's largest mixed-use project with a variety of residential units, from open one-bedroom plans to two-bedroom units with dens. Amenities include a landscaped central courtyard, bicycle storage, a pet-washing station, a golf swing simulator, a well-equipped fitness center, a large-screen TV lounge area, an entertainment room with kitchen, storage lockers, and two levels of garage parking.

Commercial tenants are being lined up for the street-level retail area, including a restaurant space.

Arbor Village shows off the Town Center's new design standards that call for wide sidewalks, street trees, and energy-efficient lighting as you can see pictured here.

These new design standards support the vision of our revitalizing downtown serving as a gathering place for residents and visitors.

Here's a photo of the AFCO & Sons team. We are pleased to present Kumi Abe, Owner and Vice President of AFCO & Sons, as well as General Manager Steve Stone with the award. Yuko Abe, Owner and President of AFCO & Sons, is currently out of town.

That concludes the winners presentation but there's one more important contribution that I'm sure most of you have seen but don't know the story.

Mountlake Terrace Garden Club:

These beautiful flowers were planted by the Mountlake Terrace Garden Club and I'd like to thank them and a few others for volunteering to help us tonight.

For those of you who may be interested, the Garden Club plants the flowers by the library as well as other prominent city entryways such as Evergreen Playfield, Ballinger Playfield, 48th and 244th, and 236th by the Transit Center among others. If you're interested in meeting new people and volunteering with the Garden Club, their contact information is in the program on your tables.

That concludes our program, however we have two requests. Go out and nominate! Winners are not eligible to win in the same category but you may participate by nominating others. Honorable mention winners, we expect you will go for the win and be nominated again next year.

Will all the winning property owners now please bring your awards to the back for a couple of quick photos before you leave? Congratulations to all of our winners and honorable mention recipients. Your pride in your properties has been contagious and more property owners are following your lead each day. Thank you!