

Evergreen Awards 2016 Script

Slide 1: Evergreen Awards

Virginia introduces Mayor Jerry Smith who will welcome everyone, introduce the Council.

Virginia will explain how the Evergreen Program came to life and how the funding was obtained.

Slide 2: This year's show is in memoriam of Don Ross. Mr. Ross was a winner in 2011 and sadly, he passed away earlier this summer. Here's a photo of Mr. Ross receiving his award and here's what we said about him that night.

"Cedar Terrace neighborhood has been one of the most competitive neighborhoods since we started the Evergreen Awards. The residents there can be very helpful too.

A shining example of a neighborhood role model is Don Ross, a resident since 1963. I met Don while taking photos and he was outside mowing two lawns. I let him finish and returned later to talk to him about the program. As it turns out, Don Ross mows several yards in the neighborhood and he teaches some of the younger neighbors about lawn maintenance. He has lived in his home for 40 years and he is what the Evergreen Awards are all about: Pride in our Properties. Thank you for caring and being a positive example to others."

We just wanted to mention this and pay our respects to Mr. Ross because his efforts exemplified the spirit of the Evergreen Awards and of the friendliness of the people in our community. Mr. Ross, we are thinking of you tonight and smiling about the positive impact you had. You will be missed!

Slide 3: We have 25 winners and 8 honorable mention properties in six neighborhoods.

Slide 4: Neighborhoods description: Explain how the 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.

Virginia will ask Mayor and Mayor Pro Tem to come up to present award certificates. Penny will toggle the photos. Acknowledge the volunteers for assisting with the Evergreen Award Event (Leslie Lavoie, Leslie Choate, Annie Nygaard, and Rene Hillman).

Next, I’d like to introduce our new City Manager but not new to the city, Scott Hugill. Scott’s been a Department Director and Assistant City Manager since 2004 and took the helm back in June after serving as Interim City Manager since last September.

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 two photos and for the winners we show multiple views. We have 8 HM's this year.

Honorable Mention Recipients for Pride of the Neighborhood:

CEDAR TERRACE (3)

L Ellis - Best Maintained Residence (Cedar Terrace)

L Ellis said she's not able to attend tonight but appreciates the delightful letter and honorable mention of her front yard and home.

L grew up in Edmonds, then lived all over the world and said now she's back in God's country. So, she said she's new to living in Mountlake Terrace but not the area.

L bought her rambler in July of 2015 and last fall she ripped out all of the dead or dying grass in the front yard as well as the junipers in the rockery. (We love hearing about getting rid of those pesky junipers!)

In order to create a more sustainable property, L only planted grass at the top of the hill, which in December is referred to as "Santa's Helipad" when it is encircled with lights. She said she started in the fall by adding a coral bark maple and a star magnolia at the top of the incline of her property and since then has added annuals and perennials among the rockery, most of which are drought resistant once they are firmly established.

L's lawn is beautifully groomed and edged, shrubs neatly trimmed, and tulips, daffodils, and rhododendrons when we visited last spring. Her lemon yellow home with white trim glistens against the clear blue sky, evergreen trees, and the gorgeous green grass and this home definitely stands out in her neighborhood. We hope to see L here next year as one of our winners in the very competitive Cedar Terrace neighborhood!

L said she hopes we have a festive ceremony and enjoy the desserts! L Ellis!

Frank & Judy Westman - Best Maintained Residence (Cedar Terrace)

Frank and Judy Westman have lived in Mountlake Terrace in this home for 42 years. Frank grew up in Bellingham and Judy grew up in Harvey, North Dakota.

They met in Minot, N.D where Frank was working for a couple years. They got married and eventually moved to Edmonds, as his job took them to Lynnwood.

After four years living in an apartment, Frank and Judy bought their current house in Mountlake Terrace, because their sons were about to start school and the city looked like a small, quiet and peaceful town, which they had always wanted. And, and it turned out to be the right choice for them. Frank said, “We love Mountlake Terrace!”

The Westmans have a large red rose bush and decorative windmill near their front fence and the flowers along the driveway are in the lobelia family. The half-moon driveway was like that when they bought the house. They said they were a little shocked when they were notified about the Evergreen Awards because their spring flowers had bloomed out and other homes in the neighborhood also looked nice.

Frank said that for years they both did the yard work. However, since he retired 6 years ago, Frank does the yard work now and Judy takes care of the inside of the house.

The Westmans had a huge pine tree in the front yard and its roots were tearing up the driveway, so they had it removed and planted the low Japanese maple tree in its place. In addition, they removed several cedar trees along the driveway, where the blue and white lobelia now bloom in the spring. They also compliment the soft blue hue of their home with the crisp white trim.

The Westmans said, “We enjoy living in Mountlake Terrace. It’s very relaxing and we enjoy the non-hustle and bustle of bigger cities. This city has everything we need, and if we need to go to the mall, it’s only 10 minutes away.”

Thanks to Frank and Judy Westman, long-time residents of the Cedar Terrace neighborhood.

Arne & Ann Ringstad - Best Maintained Residence (Cedar Terrace)

While visiting the Mayor’s house last spring, I noticed Arne and Ann Ringstad’s home on the corner of 230th Place and Cedar Way very close to Cedar Plaza Shopping Center. The Ringstad home has an attractive red door with white trim against a light gray house and is flanked by two wonderful red azaleas and tall shrubs.

Although the sun wasn’t shining bright that day, the cheerful spring colors made this home stand out and brighten up an otherwise partly cloudy Seattle spring day. The lovely tall lilac tree with regal purple blooms, fuchsia colored rhodie next to it

along with assorted shades of pink azaleas and spring bulbs give this yard a park-like feel.

The lawn was nicely mowed and edged and the modernized bay window make this house one to keep your eye on in the future. Thanks to Ann and Arne for adding joy to their neighborhood and our community! The Ringstad family!

GATEWAY (1)

The Gateway neighborhood is bounded by 236th to the north, 244th to the south, I-5 on the west and Cedar Way to the east.

Allen Bailey & Kathy Matland– Best Maintained Residence (Gateway)

Allen has owned this Gateway neighborhood home for 19 years and Kathy used to live across the street when he bought the house. When I drove by their house last year, Allen was washing the car on the lawn, which is encouraged because it keeps the soap out of the storm drains and the creek. Allen and Kathy are here tonight with Kathy's daughter Tabitha.

As I mentioned, Kathy used to live across the street before she started dating Allen. Kathy is the cheerleader in her neighborhood helping many of the neighbors. When she saw her neighbor filling his yard waste container, she cheered him on from three houses away. In addition, they have helped mow and weed for neighbors and Kathy reports that since I visited her last year, two or three of the houses are looking a lot better as people are taking better care of their properties. That's what we love to hear!

Allen and Kathy also help the elderly neighbors across the street by moving their garbage containers back in and letting them know if they forget and leave the garage door open. When a big tree fell on the neighbor's home, Allen and Kathy were there to help them. This program highlights neighbors helping neighbors and friendly, helpful neighbors really does describe the spirit of Mountlake Terrace.

Kathy proudly displayed her gardens in the backyard that sit under the shade of a huge Evergreen tree. In addition, she added a vegetable garden box with onions, garlic, radishes, carrots, sugar snap peas and Brussel sprouts. Most of their flowers bloom in the spring as many others do, and at the end of the summer, they've got mums and tomatoes growing.

Allen and Kathy like to entertain in the backyard where they have solar lights on their patio. The little black dog you can see here is Mac and their other dog, Jordy, was in the house. As you can see, they keep their yard very neat and edged. They always fly the American flag and the 12th man flag only goes up on game days because some bad people, probably 49er fans stole their neighbor's flag and tried

to steal their flag but Kathy ran out as the car pulled away and they left the flag behind.

Allen Bailey and Kathy Matland! A great example of residents with community spirit, pride in their home, and good neighbors. Thank you for making Mountlake Terrace look its best!

LAKE BALLINGER (1)

The Lake Ballinger neighborhood probably doesn't need much description except that it's bounded by I-5 on the east and the northern border bends between 228th and 224th Streets. Its western border goes from the county line through Lake Ballinger and up 72nd Place West with a small bend about 228th Street and back over to 72nd Place.

Debbie & Mike Cramer– Best Maintained Residence (Lake Ballinger)

Mike and Debbie Cramer's home on 66th Avenue just a little south of the four-way stop at 228th resembles a park. Their wonderful front yard is a bit hidden by the split rail fence but the attractive flowers out front throughout the spring and summer make it noticeable. The photos reveal the gorgeous lawn on the other side that compliments their welcoming home with a wreath of flowers above the front door.

Mike was sitting on the porch enjoying the first really nice day we had back in early May of 2015 when I drove by. I turned around a couple of blocks later to return and take some photos. The front yard reveals a bricked in planted area directly in front of the house and off to the side, you'll see an anchor and donkey statue next to the rhododendron of which I'm sure there's an interesting story.

I was invited to the back yard on one of my visits and found that this cozy little house has quite a deep lot with playground equipment that we assume is for the grandkids! They have a great covered porch that runs across the back side of the house and a rain barrel sits under the downspout!

In the planted areas out back are interesting lights and characters and windmills that I'm sure look great in the evening hours when relaxing on the wonderful back porch or enjoying a barbecue. It appears to be a place where grandkids and grandparents alike enjoy each other's company. Debbie and Mike Cramer!

MELODY HILL (1)

Melody Hill is located west of I-5, south of 212th Street SW, bounded by the Interurban Trail to the west and 224th Street and east to where 230th crosses over I-5.

Arnie & Vicki Meldahl– Best Maintained Residence (Melody Hill)

Arnie Meldahl's home on 222nd Street between 66th and 64th Avenues is tucked away and can be easily missed. Last spring, the wonderful colors caught my attention so I took some time to peek in through the trees and shrubs. I found a front yard that is very private and park like. It's hard to see from the street but when I went up to the front door, I noticed a sparking walkway. I'm not sure what kind of material it is but it literally sparkles and looks very clean.

When I reached the front door, I wasn't surprised to see a broom propped next to the front door because everything looked tidy at the Meldahl home. The cleanly edged lawn surrounded by cheerful rhododendrons and azaleas make this home stand out in its Melody Hill neighborhood. It was early in the spring so only some of the rhodies had bloomed and I just wonder how colorful it was when in full bloom?

Penny just reached Arnie this week and learned that he and Vicki bought their home in 1987 or 29 years ago. It was their first home. Having grown up in Seattle, his friends from Shoreline recommended he look for a home up here and he chose Mountlake Terrace because it's close to the freeway and far enough from the Seattle but not too far.

Arnie said they love living in Mountlake Terrace and the city has outstanding Police and Fire Departments and does a good job keeping up the area. He also enjoys his wonderful neighbors, whom he says are really an asset.

The planted areas included new beauty bark, a garden hose of course, and rocks out in the front area along with the new bark. Arnie noted that he does the hanging plants and Vicki does a great job with all the plants in the yard. Arnie said he was raised to have great pride in ownership in all projects and it's obvious when looking at his and Vicki's home that they take great pride indeed.

Melody Hill was a competitive neighborhood this year, and it's likely we'll be back awarding them a winner's plaque in the near future.

Great job, Arnie and Vicki, for your wonderful home and sharing your story!

TOWN CENTER (2)

The Town Center neighborhood boundaries are 236th to the south, 220th to the north, I-5 to the west and the eastern border runs generally through Terrace Creek Park. We have two Town Center honorable mention properties this year.

Kris Lundborg – Best Maintained Residence (Town Center)

We didn't get photos of Kris Lundborg's house until later in the summer. The nomination came in time, but we somehow missed taking photos earlier in the year. We don't have a story from Kris, which is unfortunate because it's a very nicely maintained Town Center Rambler with an obviously brand new retaining wall that really catches your attention while driving down 51st Avenue near 230th Street.

Kris Lundborg's home has strong design features in a warm tan with white trim around the windows and a grand entry and reddish brown shingles under the windows.

The newly constructed retaining wall creates a clean solid look to the front of the home. An interesting, two-tiered stairway matching the retaining wall welcomes visitors to the front door. A variety of plants adds appeal and as they mature, they will fill in the landscaped space. New beauty bark unifies the yard with the home.

The Lundborg home has newer windows, screen door and front door and two chairs on the front porch hint that Kris and family enjoy sitting in the front yard. The nicely painted home will hopefully start a trend in the neighborhood. With a dumpster showing next door in this photo, we can hope that they are cleaning up and getting ready to transform their home too. That's one of the things we see each year in the Evergreen Awards. Pride in your properties does rub off on others.

Next spring, we'll be sure to revisit Kris Lundborg's home and it just may be on the winners list! Kris Lundborg, Honorable Mention, Town Center Neighborhood.

Helen Pollard – Best Maintained Residence (Town Center)

Helen Pollard's sky blue Rambler with the attractive white trim is an eye catcher on 53rd Avenue near 224th Street. Neat as a pin, uncluttered, and crisp, you can't help but smile when passing by. The front bay window features panes on the front and side panels and match those on either side of the front door. Although the home has an older roof, it is extremely well maintained and kept clear of debris and moss despite the large trees nearby.

The gravel on the side parking strip and out in front of the yard does not have a speck of grass or weeds and is very well taken care of. We also admire the nice new fence on the south side featuring a higher section with lattice in the back part of the house, lower fence in the front.

We didn't hear back from Helen Pollard but from the photos, there appears to be rose bushes staked up out front along with a lovely hanging basket with pink flowers draped over the side to give this home a glimpse of color and cheer to match its friendly, welcoming appearance. Congratulations to Helen Pollard, Town Center neighborhood.

CASCADE VIEW (0)

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.

This year there were no honorable mention recipients in the Cascade View neighborhood, but we do have several nice winners coming up. If you know some nice properties that are tucked away in this neighborhood, be sure and let us know for next year.

Winning Properties Title Slide: And NOW, the winners!

CASCADE VIEW (6)

Cascade View has traditionally been one of the neighborhoods with fewer nominations and this year, that's not the case. In fact, we have more winners in this neighborhood than the others this year!

Brighton School – Best Transformation (Cascade View)

After 33 years in Lynnwood, Brighton School transformed the former City Church and before that New Beginnings Church into a modernized campus in the Cascade View neighborhood on 58th Avenue just north of 220th Street.

Brighton School touts that in addition to their outstanding curriculum that they are renowned for, they develop a sense of community with their students and staff and allows them to deepen their commitment to STEM education, the arts, and athletics.

The new Brighton School underwent a complete renovation and expansion with the new campus accommodating 400 students in preschool through 8th grade in a natural, park-like setting. Preschool classrooms are housed in a new wing of their own. They opened their doors in September of 2015.

They have several notable features including a music room, art studio, two science labs, engineering/innovation lab, multi-purpose room, media center, multiple playgrounds and a wonderful turf field.

Talking about sense of community, we must share a story about some of their students. A group of sixth graders from Brighton School completed a volunteer project for the city at Hall Creek. Clara Guyot, a sixth grader coordinated with the Recreation and Parks Department to have her class complete a project pulling weeds and picking up litter along Hall Creek near Lake Ballinger. Clara and her group, part of the Brighton School Destination Imagination Team, made a presentation to her class discussing the project and its benefits. This project, which was entered in a school competition, helped the city stay in compliance with the Hall Creek Culvert Removal Project.

Brighton School volunteers, including their wonderful staff, have also volunteered at our spring park clean ups. In summary, the Brighton School transformation has brought this Cascade View neighborhood to life with a state of the art school and play areas and their people (students and staff alike) are a welcomed addition to our community. Thank you to Brighton School for helping with the Mountlake Terrace makeover!

Merle & Nancy Blevins – Most Sustainable (Cascade View)

A winner in the sustainable category, Merle and Nancy Blevins built their Cascade View home in 1999 after moving back to Washington from Alaska. Merle grew up in this area and Nancy moved here later.

Merle's parents, Merle Sr. and Tilly, bought about six lots in Mountlake Terrace a long time ago on 48th Avenue and built houses on them, Nancy shared. One of those lots in Terrace Creek Park was donated to the city to expand the park, and the city recognized Mr. and Mrs. Blevins back in 2006 at National Night Out with a plaque and bench near the park. I might add that Mr. Blevins was the boys' basketball coach at Mountlake Terrace High School and coached them to a state championship back in 1977.

Merle and Nancy have had an interest in ecology and try not to use up natural resources so they can save them for future generations. We spotted their solar panels that Nancy explained allows them to give back to the grid while having a lower electric bill and providing tax incentives for doing so.

In addition to solar panels, the Blevins home has two solar powered fans in the attic. They run off the existing solar panels and keep the attic cool in the summer. Nancy said the attic used to be unbearably hot in the summer and now the temperatures are regulated and the fans kick on when it gets too hot. She stated they are happy to share any information she can about the solar panels.

The Blevins family has a tradition of having strong ties in the community and Nancy and Merle's sustainable efforts extend well beyond the Mountlake Terrace community and give back to the earth.

Little known fact – Earlier this year, Governor Inslee proclaimed Mountlake Terrace as a Solar Community, meaning a local government that is supportive of solar energy and installation of solar arrays using a simple, standard permitting process to help reduce permitting costs to homeowners.

The Blevins family is one of eight property owners with solar panels (as of April of this year) who are blazing this trail to utilize sustainable solar energy. Congratulations, Merle and Nancy Blevins!

Brian Dadvar– Best Transformation (Cascade View)

The Evergreen Awards recognize citizens and businesses who take great pride in their properties! One of the partners who is often overlooked is the developer who takes interest in our community and invests in our community to make it better. Brian Dadvar is a great example of a developer and former resident who believes in Mountlake Terrace and has made a positive contribution to our city's makeover!

When I interviewed Brian, he said he believes he's built 10 and possibly 12 homes in Mountlake Terrace. All of these homes have been great transformations including these four in the Cascade View neighborhood of 55th Avenue W and 218th Street.

These four homes were finished in 2014 and 2015 and these types of projects really modernize a community by adding sidewalks, professional landscaping, and often times street trees. Just as the well-kept homes often rub off on other property owners in a neighborhood, so does new development as it raises the standard of pride in ownership.

Brian lived in Mountlake Terrace until a year ago and I wish I had known he was selling his wonderful home; I would like to have bought it!

He described several projects he's done over the past decade in Mountlake Terrace using different architects so they don't all have the same look. Other transformations include homes on 64th and 222nd in Melody Hill, 242nd and 58th Place in Gateway, and others near Mountlake Terrace Elementary School in the Town Center neighborhood.

Brian shared these “before photos” of the land used for this four lot short plat. The new homes feature two-stories with four or five bedrooms and up to three baths. They have vaulted ceilings, painted millwork, hardwood floors on the first floor,

slab quartz counters, huge master suites with walk-in closets, fenced backyards and cedar decks. Two of the homes front on 55th Avenue and two of them front on 218th. The two on 55th have permitted accessory dwelling units with separate entries and three car garages.

Brian is here with his wife, Mahnaz, tonight and we'd like to recognize their commitment to investing in and improving Mountlake Terrace, one house at a time, one block at a time. Thank you to Brian Dadvar! We can't wait to see your next project!

Jamie Himmerich & Davi Tingdale– Best Transformation (Cascade View)

Jamie Himmerich and Davi Tingdale purchased their Cascade View Best Transformation home in 2014. It was built by Judge & Associates of Edmonds and it's located on 54th Avenue and 219th Street.

Jamie said he and Davi purchased in Mountlake Terrace because they're familiar with the area, they have friends here and it's a great location. Jamie works downtown and when they purchased, Davi worked in Everett. Now she works in Bellevue and either way, they've got convenient access to I-5 and 405 from Mountlake Terrace so they love that too. Jamie added that he's excited for light rail to come too!

Jamie said this area is transforming with lots of new houses as you'll see coming up with another transformation. This charming charcoal gray home with a crisp white trim boasts four bedrooms and a 3-car garage.

Jamie said he and Davi enjoy the deep backyard that provides space for their cocker spaniel, Gracie, who loves to run around back there. He said although it's new, he works hard to keep the fence stained and maintain the lawn and home. He said he's also added gutter guards. Jamie noted that he believes in taking pride in ownership. We believe that too, Jamie and Davi, so thank you for doing your part to build pride in our community! Jamie Himmerich and Davi Tingdale!

Sam Yen & Nary Hoc - Best Maintained Residence (Cascade View)

Sam Yen and Nary Hoc's home was built in 1999, and they were the original owners, living there for 17 years now. It's a two-story beige house with four bedrooms, 2 1/2 bath and a nice sunburst arch window on the upper, center section above the front door.

Sam said they enjoy that Mountlake Terrace is a laidback city with friendly people. He and Nary live along 48th near 219th where each afternoon you'll see an abundance of walkers, joggers, parents with strollers, and dogs leading their owners down the sidewalk.

Sam shared that he does the yard work with the help of his wife and their three beautiful kids. There are plenty of trees and shrubs at the Yen/Hoc home. In the front of the house, they have Red Laceleaf Japanese Maple, Green Maple, Emerald Green Arborvitae, Red and Green spikes Cordyline, Kousa Dogwood, Boxwood Green and Philadelphia Lewissi Blizzard which is also known as Blizzard Mockorange which is a compact shrub with lovely white flowers and a sweet scent.

The north side of their home features a Magnolia tree, Red Japanese Maple, Beech Purple Fountain, Emerald Green Arborvitae, Japanese Skimmia. In the back, Sam said they have Red Japanese Maple, Rose of Sharon Blue Bird, Rhododendron, Pink Princess Escallonia and Yoshino Cherry.

Sam and Nary, we're impressed that you know all the names of the trees and shrubs in your yard because there's definitely some we haven't heard of before. I did google them all and they look beautiful.

Congratulations on this award and thank you for taking pride in your property, Sam & Nary!

Kimmy & Frank Choe - Best Maintained Residence (Cascade View)

Across the street from the Terrace Creek Park trail head on the corner of 48th and 221st is the Choe family. Kimmy and Frank Choe, their daughter Tiffany and sister-in-law Arlene are here tonight.

The very well-maintained Choe home is a product of love, joy, and empty nest syndrome explained Kimmy. They purchased the home in 2006 after looking for a larger bedroom to accommodate daughter Tiffany. They previously lived a few blocks away and wanted something larger. Shortly thereafter, Tiffany went away to college at the University of Miami then to law school in Minnesota. Her mom missed her terribly, so she planted a palm tree each year to remind her of her daughter in south Florida. Kimmy stated, "There were many summer nights when I had a beer in one hand and a garden hose in other, crying my eyes out while watering the yard because I missed my kid."

Keeping up the yard was a great distraction and important to the Choes and Kimmy said it's a huge compliment to win an award. She shared that she works on their home for her own joy. "There was nothing when we moved in," Kimmy said. "No plants and the yard was a mess! When I saw the envelope from the city, I thought I was getting a ticket or somehow in trouble. When I saw that we were being recognized, it really meant a lot."

The Choes replanted the grass after moving in and have kept it in great condition with Frank usually doing the mowing. Kimmy said Frank didn't want to come because he didn't feel he deserved to come, so she said this award may motivate him more! Kimmy works in town so she comes home for lunch and often does 30 minutes of work in the yard. The rocks in the front were moved from the backyard and Kimmy said she hunted for rocks when visiting her daughter in Miami and Minnesota. Near the fence is a cherry tree but we're told the fruit doesn't taste good. Apparently, the birds like them though. Kimmy said the birds that frequent Terrace Creek Park come over and use the cherries as a food source. In the backyard, the Choes have plum trees.

The happy ending is that Tiffany is back home and their son David is married and lives in Everett. And all the hard work on the Choe home made us take notice because they take extreme pride in their property. Kimmy and Frank, you serve as a positive example to others and are helping improve the appearance of our city. Great job and we're glad you're family is reunited!

CEDAR TERRACE (3)

Cliff & Betty Porter - Best Maintained Residence (Cedar Terrace)

Cliff and Betty Porter's home is a bit of a hidden treasure in Cedar Terrace. Cliff bought the home in 1967. From Cedar Way, it's on a big-sloped site with a greenbelt that curves and extends up 232nd Street to a park-like side yard, gorgeous front yard, and amazing backyard retreat!

Travelling from the bottom of the hill, you'll curve to the left with a big stone retaining wall surrounded by evergreen trees, vivid purple and red azaleas, a cherry tree, and rhododendrons. Rock pathways meander among the colorful plantings.

The driveway is flanked on each side in the spring by tulips and hyacinth on each side. The large Evergreen standing next to the house was a potted Christmas tree back in the '70s and then Cliff planted it outside.

The back yard comes alive each year AFTER Mother's Day and I say that with emphasis. Cliff said according to his mom, planting the flowers and bedding plants no earlier than Mother's Day will ensure they survive any surprise cold snaps in the inconsistent Seattle springtime weather. Other tips for having healthy bedding plants are to use a good plant food and fresh dirt each year and keep the dead blooms picked off. He also recommends putting as many geraniums and other flowers in the pot as you can fit and they will fill in fully.

The deck is new as the Porters re-covered their old rotted cedar deck with new composite decking. The backyard retreat features red and pink geraniums, purple

lobelia, red chairs and tables, and a swing among many other features. Cliff wanted to brighten up the patio and Betty said Cliff found the chairs at QFC and the tables at Fred Meyer. She added she can't send him to the store without him coming back with more stuff than he went for.

The back fence is adorned with colorful art including Seahawks spirit, butterflies, dragonflies and hummingbirds as you can see here.

Out front, the yard was reseeded this year and they have a lovely new pathway leading to the brand new front door with kick plate. The walkway is lined with lively potted flowers. Tremendous job, Cliff and Betty Porter, who so graciously welcomed me into their home and backyard!

John & Tania Klippert - Best Maintained Residence (Cedar Terrace)

Tania and John Klippert live on a big corner lot of a cul-de-sac near 225th Place and 45th Avenue. Unfortunately, they have a work commitment tonight and were disappointed they could not be present to accept their award.

The Klipperts moved to Mountlake Terrace 23 years ago from Seattle because it was affordable back when they were in their 20's and it's such a nice home and neighborhood, they don't want to move. They have one child just starting college at Central Washington and another starting her junior year at Mountlake Terrace High School.

The yard features three big dogwood trees as well as a maple tree near the front door. Tania prefers easy care and flowering perennials. Their planted area near the street includes rhodies, azaleas, bulbs and flowering ground cover.

In 23 years, they've made several home improvements including replacing the windows and front that you can see in these photos. Their yard is very nicely groomed and Tania said they share the yardwork and once in a while, they can get the kids to help too.

On the right side of the property, the evergreen arborvitae strategically disguise the boat and motor home on the side of their home.

The Klipperts really enjoy living in Mountlake Terrace and said it's close to everything and very homey. You can go to the grocery store and see the people you know and it's a friendly and comfortable neighborhood.

It's people like the Klipperts and our other winners tonight that make Mountlake Terrace such a friendly and homey community. Congratulations to Tania & John!

Mitch & Vichit Birchfield - Best Maintained Residence (Cedar Terrace)

Mitch and Vichit Birchfield moved to their lovely home in 1999 after fixing up their block home that was just three blocks away. Their Forest Ridge development was built by Bill Gustavson and it's located on the north side of 236th, in the sloped area about halfway between Cedar Way and 48th Avenue. Mitch said the property was planned for an apartment complex but it didn't work out so the builder worked with the city to develop eight homes on two cul-de-sacs. The Birchfields bought the model home.

The Birchfield family, that includes a son and daughter who were attending the former Evergreen Elementary School at the time, was thinking about moving to Woodinville but they found this lovely five bedroom home. They truly loved their neighborhood in Mountlake Terrace so they're glad they stayed and moved just a few blocks from their old blocker home to which they made several improvements.

Mitch shared that the alder trees were 4-5 feet tall when they moved in and now they're 25-30 feet tall so it's important to keep them pruned. The front yard is adorned with the springtime colors of red, purple and pink azaleas and rhodies along with nicely shaped trees and shrubs including Japanese maples. Speaking of the front yard, Mitch said that the soil in the front wasn't very good, in part due to the roots of his favorite tree, a large Ash tree. Before going on a business trip this past spring, he rototilled the entire front yard, much to the chagrin of his neighbors. While he was gone, Vichit "surprised" him by removing the Ash tree and reseeding the yard. We must have come by just weeks later as the new seed rooted. We had no idea it was newly planted.

In addition to the lovely front yard, we admire the rectangular shaped stone façade that complements the cedar shakes, windowpanes and rectangle patterns on the garage doors.

Mitch said the back yard is very sloped making it quite a challenge to manage. Vichit put in patio pavers and they added an extension to their deck with composite decking since the northwest weather is not kind to wood decking over the years. He said they have a gazebo back there and Vichit has a garden with both vegetables and flowers in an area where they get the most sun.

Here's a little known fact...you may have heard of Ken Jennings of Jeopardy fame? Well he used to live across the street in this development but he moved to Seattle a couple of years ago. Mitch said he was a good, quiet neighbor.

Mitch and Vichit have made a number of indoor improvements too including adding granite countertops, extending the wood floors from the first floor into the great room, and adding a double oven and built in microwave. They've also added

a music room for their son. What a fantastic home for a wonderful family. Thanks for sharing your story. The Birchfields!

GATEWAY

Mountlake Senior Living – Best Transformation (Gateway)

If you've lived in Mountlake Terrace for more than 15 years, you might remember an empty lot behind the mini market on the corner of 56th and 244th that housed a popular produce market. The owner of the property wanted to get permits and build a permanent facility and the idea never came to fruition so the lot sat empty with weeds for many years.

It's a wonderful transformation to have Mountlake Senior Living as not only a visible improvement and amenity to the community but to provide much needed affordable housing in South Snohomish County and in Mountlake Terrace.

Consisting of 96 units, Mountlake Senior Living is a new SHAG apartment community located at 5525 244th Street SW. It's the third major multi-family housing project constructed in the city since the recession after Arbor Village and Vineyard Park.

Jay Woolford, Executive Director for SHAG, said, "This SHAG community was developed to provide seniors in the local Mountlake Terrace area the chance to enjoy a community of new friendships, with shared interests and life experiences. We feel fortunate to have built this gracious living space surrounded by all the natural beauty that Mountlake Terrace has to offer."

Mountlake Senior Living also touts our city's easy and convenient access to major bus lines and the Mountlake Terrace Transit Center as a benefit of living there. This particular facility has different income restrictions than other SHAG communities, with apartments available for both moderate-income residents and those who have higher income levels. Their rooftop features community gardens and a doggy potty pad that resembles a putting green for those late night and early morning visits when you are too tired to walk your pet.

About a month ago on a sunny evening in August, the City Council joined officials from Mountlake Senior Living, SHAG, and the Washington State Housing and Finance Commission for a ribbon cutting and grand opening event for this facility that opened earlier in the summer.

Although they are brand new to the community, Maureen Manley, their Outreach Specialist, has been attending our Mountlake Terrace Business Association meetings and they've been active at city events including National Night Out.

Here to accept their Evergreen Award is Maureen Manley, Regional Outreach Specialist for SHAG and an active member of the Mountlake Terrace Business Association. Mountlake Senior Living! A great transformation and addition to the Mountlake Terrace Community!

Cedar Cottages, LLC - Best Transformation (Gateway)

Cedar Cottages' owner, Jack Schmidt, who's here all the way from Hawaii with his property manager Tamara Ludford and contractor Wayne Sharp Construction of Everett.

Jack said this property had a little cottage on it that was originally built in 1935 as someone's summer and weekend home. He bought the house in 2012 as a rental investment and looking to do more because three of his four kids live in the area.

Jack shared that this property was approved for an accessory dwelling with two bedrooms and one bath down and two bedrooms and two baths upstairs. He said his company is a mom and pop operation with his wife and they have a long history in real estate and commercial property development.

Jack stated that they recognized the potential of Mountlake Terrace and the Seattle area is the only large mainland city he would care to live in full time if he couldn't live in Hawaii most of the time where he and his wife have a home.

Born in Portland, Oregon and raised in Stevenson, WA down on the Columbia River, Jack went to UW and worked in Seattle for three or four years before moving away from the area.

Before this project, Jack said he had never heard of the cottage housing concept before. He said he's very proud of it now and gives credit to the people whom they bought Cedar Cottages from and the city planning people. He stated the previous owners of the property had received all the project approvals from the City and most of the plans were completed when they came along. Jack said they paid the fees and picked up the permits for the site work, as the architectural plans had not been submitted to the City for permits by the previous owners when the sale was closed.

Jack said those plans were submitted between Christmas and New Year in 2013 and the great people at City Hall had our building permits ready by January 18! He said, "Try that in any other city in the country!" He hears that six months for permits in Seattle and more like three years in Hawaii where he lives. Nice job to our community development staff!

This unique development has nine cottage homes and a second-story “Carriage House” apartment, which added new housing options in our city. Although originally planned for purchase, the cottages ended up being rentals with both types of housing providing much needed affordable housing options in this area.

Located in Gateway at 242nd and 52nd Avenue West, the nine homes have three bedrooms ranging in size from 1,000 to 1,700 square feet. Congratulations to Cedar Cottages, LLC for a great transformation and for investing in our community!

Jose & Luz Laurean – Best Maintained Residence (Gateway)

Tucked away on 44th Avenue up on the hill about 240th Street, Jose and Luz Laurean’s lovely split-level home has clean, long lines that are balanced by the backdrop of the stately Evergreen trees located behind the home.

The soothing brown tone with white trim paint looks fresh and new in this Gateway cul-de-sac. The front porch has a lattice screen below and a variety of potted plants is tucked in near the garage. A window box, planted with flowers, accents the center window near the entry.

The Laurean’s lawn is nicely mowed and trimmed and there is an attractive border of flowers along the front between the sidewalk and lawn.

We were unable to reach Jose and Luz but we did catch Jose when we were out taking photos last spring. We were attracted by springtime bulbs, pruned trees and clean home and we would’ve loved to have heard more from Jose and Luz about their wonderful home. Congratulations to the Laurean family!

Garry & Mary Swierenga – Best Maintained Residence (Gateway)

This beautiful split-level home in beige with white trim is a standout in the Gateway neighborhood. Belonging to Garry and Mary Swierenga, the home is nearly surrounded by mature evergreen trees that provide shade and along with the other variety of trees, reminds one of an arboretum. The front yard has a unique double retaining wall that is rounded and the yard contains a variety of shrubs and flowering plants. The green lawn is mowed perfectly and a weeping birch tree greets visitors as they approach the house.

The landscaping is inviting and provides privacy for its residents. The landscaping also contains a rich variety of textures and colors that create interest throughout the year.

An American flag stands proudly out in front of the garage to represent pride in our nation and the care taken by Garry and Mary shows the pride they have in their property. Very nicely done, Garry and Mary!

LAKE BALLINGER (3)

Dick & Jeanne Johnson - Best Maintained Residence (Lake Ballinger)

Dick & Jeanne Johnson's Lake Ballinger neighborhood home is truly unique. Resembling an old farmhouse with a gable roof that was built in the 1954, Dick said they bought this home in 2004. Obviously, it's been rebuilt with newer materials since then including a large detached two-car garage pictured here. They previously lived in an Edmonds condo and were looking for a home to buy when they found this gem!

Dick told me they like the unique look and design of the house and how it's isolated at the end of a dead end street so there's little traffic. He said they also enjoy the quiet neighborhood and close proximity to the Transit Center and Park and Ride.

Most of the plantings were done by the previous owner, Dick said, but he and Jean rebuilt the patio and deck next to the garage. Jeanne added several planters because they are pretty low maintenance.

The patio is a nice place to sit and enjoy their hot tub as well as a peek a boo view of Lake Ballinger as the Johnson home is situated behind the huge hill behind one of the condominium buildings above Lakeview Drive. In the wintertime, the view is much better since the trees lose their leaves.

The Johnsons added one bedroom in the front to make it a three bedroom, three-bath home, pictured before and after here. Dick noted that their home is still evolving.

When we visited, there was fresh beauty bark, a nicely green and groomed yard, and spring plantings among the mature trees that resembles a quaint and serene arboretum. The Johnsons enjoy the fairly secluded back yard along with the lake view. We enjoyed visiting the Johnson's home and love the improvements they've made to not only modernize the home, but maintain it as well. Dick & Jeanne Johnson!

Robin & Lance Blacksmith– Best Transformation (Lake Ballinger)

Robin and Lance Blacksmith bought their Lake Ballinger home just two years ago. Located on the west side of 66th Avenue W at about 229th, just south of the four-way stop, the Blacksmiths were looking for a property they could improve and

they saw potential in this home. Robin used to be the Crime Prevention Officer for the City of Edmonds, so she's very familiar with the community.

Robin said they've recently painted the "poopy brown" color that our springtime photos show. Now you can see the new sage green color that was added over the summer. We've got a "before", "during" and "after new paint" photos since they aren't finished yet with their transformation.

In two years, Robin said she and Lance have been "kicking butt" on upgrading this property. She said the yard was kind of barren with big, overgrown shrubs that needed updating. Robin said they really pruned them all back and had several huge Evergreen trees removed and the neighbors were freaking out...at first.

Next, the Blacksmiths raised the ground, put a retaining wall across the front, removed all the weeds, and added rocks in the planting strip next to the sidewalk. They planted flowers, a weeping cherry tree and built a fence on both sides of the house for improved security.

A new riverbed now cascades down the left side of the property and sits along two maple trees, the previously mentioned weeping cherry, and a plum tree. They also left in some existing rhodies that they pruned and shaped as well as lavender plants. The white berry shrub out front blooms in the fall and winter and Robin said it looks very pretty in winter flower arrangements.

The back yard had a pond and waterfall that they kept. There's no fish in the pond due to raccoons and opossum that like to visit. The Blacksmiths redid the pond and added many new plants and added fencing across the back and front. There's a gorgeous bridge, railing, granite stepping stones, bird feeders, flower boxes on the deck and more. They cleaned out shrubs and plants that were not maintained in the back and have added blueberries and new shrubs that are all nicely maintained making a beautiful backyard paradise. Robin shared that new lighting was also installed and there are more plans in the works. They tried to get their deck redone but everyone is too busy and they couldn't find someone to do the work. Also they plan to add red cedar shingles and pine soffits with lighting but can't find anyone so if you have a contact, please let them know!

The inside of the Blacksmith's home is also transforming. Robin said they've added a laundry and mudroom, and have more plans to keep upgrading the kitchen and living room. This 1954 home started as a two bedroom and one bath, and it's now a nice three bedroom, two-bath home.

Robin said they are working hard to make this their little dream home and they plan to stay awhile so it's a customized work in progress. It looks fantastic, Robin

& Lance, and you're well on your way to your dream home. Thanks for making Mountlake Terrace look better, one home at a time!

Ed & Helen Ersfeld – Best Maintained Residence (Lake Ballinger)

The Ersfeld family moved to this home just two years ago after a developer bought their Ballard home. Ed's childhood friend encouraged him to look at this home in the Lake Ballinger neighborhood of Mountlake Terrace. Ed said he thought the bedrooms were too small at first glance but they measured them and discovered they were fine.

As you can see from the before photo, Ed and Helen have completely repaired the lawn and removed a large evergreen tree from the north side of the property. Another large shrub was removed near the walkway in front of the garage.

Other additions include relocating the rose bushes from their Ballard home. They chose their best plants and brought them to Mountlake Terrace and planted them next to their corner driveway. There's a reflector light marker installed there to ensure no one hits the roses.

On the side of the house, you notice a Seahawks flag and when Ed was weeding, he had a Seahawks bucket. Go Hawks! The Ersfeld family said they've met a lot of neighbors in the two months since they've been here including Chickie and Mort Willits who won an award in 2012.

Being an avid golfer, Ed said he was pleased that this reception was scheduled in the evening because he plays a lot of golf. He's here tonight with Helen, his wife, and we'd like to congratulate them for improving their home in just two years in Mountlake Terrace. Ed & Helen Ersfeld! Congratulations!

MELODY HILL

Crema de la Crema, Inc. – Best Transformation (Melody Hill)

Crema de la Crema Bakery is tucked away off of 66th Avenue West, just north of 220th at 217th Street next door to the old Manna Mills. Nikolai Kulakevich and his wife Renate work in tandem with their friends Olga and Vladimir Chuev to run their bakery that's open 6 days a week and closed on Sunday.

Nick was running a cake business in Everett and was looking for a bigger place when he heard about this location that used to house Ala Carte Commercial Kitchen. The former business looked abandoned after its baker passed away and the building was rented out. So he bought the whole business, not the building, and he has transformed it into something special for our community.

Vladimir and Olga are in the baking business and help operate the store; often times alternating days because the days are so long. Crema de la Crema opened in late June of this year with a spirited ribbon cutting event complete with City Council and hungry customers! Opening day was quite a team effort with several family members of Nick, Renate, Vladimir and Olga helping to bake and cover the counter.

Their specialty is European cakes and pastries and they are adding American classics – all baked fresh each day. The last time I was there they had pies, bread, cupcakes, mousse, cinnamon rolls, and fruit tarts in addition to the yummy cake that I bought to celebrate a birthday in our office. One of the nice things about their baked goods though is that they're not too sweet. They're creamy, buttery and delicious! If you didn't try their cupcakes tonight, please do so and go visit their store!

Nick said some of his favorite memories are of his grandfather's bakery. He said he learned to bake from his family including his grandfather and his mom who still bakes at 76 years old.

Improvements made include adding a nice bakery counter, new paint with a pleasant white and lavender theme, shelving, new equipment including a freezer and cooler. Future plans include new tile and moving the front counter back to create more room for customers and adding seating. Crema de la Crema is a great place to order a special occasion cake or dessert, stop by and pick up a slice, or select a variety of delicious desserts for your office party or meeting (they're close to Premera too and I've seen them shopping there). Crema de la Crema – a welcome addition to the Mountlake Terrace community!

Jon Ness - Best Maintained Residence (Melody Hill)

Jon Ness is a 40-year resident who's retired now after working for many years at a meat plant here in Mountlake Terrace. He was disappointed he couldn't make it tonight and he said there's more improvements he plans to make.

Jon's won a Best Maintained property this year but after talking to him, his home has gone through quite a transformation with more plans in the works. When he's finished, we may have to have him back for a Best Transformation Award.

Jon shared that back in 1976, the birch trees were put in. For those of us who lived here then, that was the year we had all the tent caterpillars. So he chain-sawed all the birch trees down.

His manicured lawn was newly planted last September. The flowering Japanese crab apple tree is nicely shaped. Jon said it starts with small red fruit then it

blooms into this white tree. In the front left corner of his yard, he has Red and Green Leaf Maple trees.

Out front, he has a split rail fence and Jon noted that he's careful not to let it touch the ground because the wood rots. By the street, Jon has river rock that he restocks each year since the rocks sink. He uses a putty knife to get the weeds out of the cracks.

A sustainability measure, Jon has the gutters from the roof go directly into the ground but he shared that roof debris can get in there so he disconnects them and cleans them out each year. He has a newer driveway that replaced gravel and he's having his driveway repaired and sealed.

Jon said he's put in three new rhodies and next year, he'll have more ground cover and beauty bark along with the improved driveway.

Sam Almallah – Best Maintained Residence (Melody Hill)

Sam Almallah lives in a development called Rosewood Terrace and if you blink, you might miss this private road off of 66th Avenue W. If you look down this narrow street, however, you'll see the greenery and palms in Sam's yard that entice you to take a closer look.

Sam happened to be home the day I visited. His beautiful cream colored home with white trim has a lovely white front door flanked by pillars and a great stairway with white picket handrails. Lighted rock columns border the front yard that looks amazing even though we missed the full blooms of his wonderful hydrangeas. You can see that even afterwards, the flowers are still gorgeous.

Sam has a mix of hydrangeas, arborvitae, palms and other plantings out front with a bench to the left of the house that just makes you want to go sit and enjoy the view.

Sam said, "I'm so delighted about the award. It will push me harder to do a better job on my yard next summer." Sam said he has a Master's Degree in Civil Engineering and works for Washington State Department of Transportation.

Sam's a Nebraska native, purchasing this home in 2004, and the big red truck is a symbol of his Nebraska roots. He said he likes the area because it's quiet and off the main street. Sam stated he hasn't made any major improvements but he keeps it nicely painted and well-maintained. Sam was disappointed that he was unable to be here tonight.

We loved this wonderful home and thank Sam for taking such great care of it. Congratulations to Sam Almallah!

Klara Dimitrova & Stefan Krachev – Best Maintained Residence (Melody Hill)

Klara said they bought their Melody Hill home in June of 2013. She said they fell in love with the gardens and both the front and back yards. In addition, Klara stated they liked the quiet neighborhood and their wonderful neighbors they got to know later. Because her passion is gardening, she said she was thrilled to find this little gem house. (Klara, remind me to tell you about the MLT Garden Club!)

The Dimitrova/Krachev home has three levels in the back yard. Klara enjoys growing flowers and vegetables and need to free some space for the vegetables. Unfortunately, the soil was too sandy so they replaced the soil and started doing their own compost. This year, Klara said she planted tomatoes, pickling cucumbers, Swiss chard, kale, and potatoes. She also has strawberries, raspberries and two blueberry bushes. Klara added that she keeps growing herbs too.

The Dimitrova/Krachev home has a small pond with koi fish and there are lots of critters that enjoy her back yard too including squirrels, raccoons, and birds. Klara said she enjoys working in the yard and feeling the garden's life.

Klara is here tonight with her husband Stefan as well as her son, Stefan. I also learned that this past April, Klara began working as a preschool teacher at the Pavilion. Their home adds color to the neighborhood and their garden adds joy for Klara, family, and others who enjoy the fruits of their labor. Congratulations on a great job! The Dimitrova/Krachev family!

TOWN CENTER

Cindy Anderson – Best Maintained Residence (Town Center)

Cindy Anderson has lived in her Town Center home for nearly 7 years. She grew up just over the Sno-King county line in Shoreline and has always loved this entire area for its trees, water, mountain beauty and easy access. She moved in at Christmas time in 2009 and recalls how the yard was covered in over 2 inches of maple leaves, pine needles and pinecones.

Cindy said here in Mountlake Terrace, she's close to everything she needs and everything she wants. The people are great too! That's definitely a theme that we hear over and over again in Mountlake Terrace.

Cindy takes care of most all the yard work, with the exception of mowing the lawn. The last few years she occasionally hired some help with the heavy tasks, and/or when her health didn't permit her to work in the yard.

Cindy truly enjoys gardening and wishes she could do more! She stated, "To me, my yard is still a work in progress. I am always trying to attain a yard that fills my senses, and others who walk by. In other words, it takes a long, long time to build a garden that reaches out to you with calm, serenity and beauty." She added, "Plants have their own darned timelines, and they don't always match mine!"

Cindy's home has many old rhodies as well as some new, in various colors. Her yard includes vine maples, Japanese maples, and several other types of maples. There's lots of lavender (donated to her by a great neighbor) and several types of ferns and hostas. Flowers and trees include lilies, daisies, ground covers, purple and white orchids, pink dogwood, magnolia and tulip trees, and many types of clematis. Potted bamboo were added this year and runs across her fence line that borders 56th Avenue.

Cindy admits that she's a sentimental gardener, meaning that many of her plants come from or represent close family or friends. The same goes for some of the 'artwork' she has in her yard. She shared that her mother did the same and up until the day she died in 2012, they would walk through their yards together, arm in arm, and share their love of gardening with each other. For Cindy, these things bring on memories of these loved ones, especially those that have passed on. She said she can feel a sense of them still being with her.

As a two-time past honorable mention recipient, we are pleased to present Cindy with a plaque this year and honored that she shared such a personal and wonderful story with us. Congratulations, Cindy Anderson!

Admir & Amela Sejfic – Best Maintained Residence (Town Center)

If you're driving south on 58th near 227th Street, you can easily miss this super clean, outstanding home in the Town Center neighborhood because it's partially hidden by this stately hedge out front.

But when you're driving northbound, the home of Admir and Amela Sejfic is a head-turner that definitely shows pride in ownership. The Sejfic family moved from Lynnwood in 2010 and they have two boys, ages 2 and 5, hence the soccer goals in the front yard.

Admir and Amela have done a lot of work including reseeding their beautiful lawn two years ago, keeping that huge hedge trimmed, and installing a new roof. Admir

said he's an apprentice electrician and he also replaced the electrical system in their home and yes, he did get permits from the city. Bonus points for you! You can see that he also built a wonderful fence that he designed on both sides and split the cost with the neighbors. Up near the house, there are roses this summer and other flowers during other times of the year. The stately tree turns red in the fall and the palm tree looks pretty cool, although Admir noted that it was in a terrible location too close to the house.

We don't have photos but Admir said they have a great vegetable garden in the back yard that his mom helps work in and a playground for the boys.

Thank you for really having a standout home in this Town Center neighbor that is really transforming before our eyes. The Sejfich family!

Snohomish Pie Company – Best Transformation (Town Center)

It's no coincidence that Snohomish Pie Company opened its doors on March 14, 2015. Why? 3/14 is code for Pi (spelled p-i) – the math term which fits in nicely with their featured item, pie (p-i-e)!

Located next to Double DD Meats and the Brewpub at MLT, our community was so excited about their grand opening, over 130 people lined the walkway outside their doors and stretched all the way down to the Diamond Knot silo. Every pie sold out in a short amount of time! Needless to say, Snohomish Pie owners Jenny and Ryan Brien were thrilled with the support of the Mountlake Terrace community! I might add that store manager Shelby Beeman is here tonight too!

Even more impressive than opening day is how Snohomish Pie Company came to be. How many of you know that this location used to be Queen Dry Cleaners? Although we all need dry cleaners from time to time, what we really need in our downtown core is restaurants and Snohomish Pie Company doesn't disappoint.

Kirk Ishizaki, owner of the West Plaza shopping area, recruited Snohomish Pie to Mountlake Terrace. He was looking for "Best of the Northwest" businesses to locate there. Jenny said she has spent most of her life in Snohomish and had never been to Mountlake Terrace before. Kirk took Jenny and Ryan to Double DD Meats and Diamond Knot and showed them how much he cares for and invests in his tenants. At the time, Snohomish Pie was negotiating with a Kirkland location but after working with Kirk and seeing how busy this location was on a Friday night, they stopped that deal and took a chance on Mountlake Terrace.

Inside the store, you'll see some really great ideas including the rolling pin chandelier! Jenny collects unique and one of a kind rolling pins and this piece was created by Marian Built Fine Hardware and Furnishings of Ballard. The wood

pieces inside are re-used and come from a Soap Lake barn, old school bleachers, Salish Lodge, and all the tables were constructed from old barns as well.

Jenny shared that the transformation from a dry cleaners was a challenge and they used J.K. Robert Construction of Mountlake Terrace who did Diamond Knot's transformation. Their equipment and products are also purchased locally and their desserts are made with care. If you haven't tried the bite-sized apple crumb pie or apple berry pie, two of their top sellers tonight, make sure you do. And visit their store for lunch. In addition to pies, their dessert menu includes cookies and cinnamon rolls as well as soup, salad and sandwiches.

What a great transformation not only for West Plaza but our downtown core. Thank you to Jenny and Ryan for taking a chance on Mountlake Terrace! We are excited you are here!

Vineyard Park - Best Transformation (Town Center)

Another great transformation that happened in our downtown is Vineyard Park. This beautiful building has 81 independent and assisted living apartments as well as 29 memory care units and it brings our Town Center to life. Its brick façade on the ground floor with clean, fresh earth tones above, professional signage, gorgeous entry complete with flags and flower baskets adorning the new, wide sidewalks, have helped modernize our Main Street, 56th Avenue!

The location formerly housed Electricity and Distinctive Countertops as pictured here. Jake Montzingo, their Executive Director, is here tonight with his wife and Kelley Smith, their incredible Corporate Director of Sales and Marketing. Vineyard Park is located between 230th and 231st on 56th which was formerly occupied by Electricity and Distinctive Countertops. As those businesses closed down and prepared to sell, the property became a bit of a blight, which did not help our downtown image. The former owners of the property attended the Town Center Plan meetings back in 2006 and were excited about transforming our downtown, so I'm sure Vineyard Park's addition to Town Center makes them happy as well!

Vineyard Park opened in the summer of 2015 and their company was looking for a community that was viable and sustainable for their business. Kelley said Mountlake Terrace had a lot of seniors that need a place to live yet they don't want to move from this wonderful community.

Vineyard Park is one of the few facilities that takes Medicaid, which works well because this area has a lot of middle class people that cannot afford other places. Their investors like that they work with Medicaid and their facility helps keep couples together which is not common in assisted living.

Some of the amenities offered by Vineyard Park include a theatre for movies and sporting events; barbershop and salon; multi-purpose room; personal training twice a week; massage therapy, physical therapy and occupational speech therapy onsite; anytime dining; a bus and town car to help residents go on trips and errands; and a gift shop called the Gift Closet.

Vineyard Park is really an asset to our community. Not only do they employ about 45 people, they make it a point to utilize other businesses and services in our city. They also offer free swim passes at the Pavilion or a free membership for the Mountlake Terrace Seniors Group to help their residents remain active and social. On the corner of 231st, is this fabulous glass sculpture made by Andrew Carson who is represented by Gallery Mack at Pike Place Market. This piece adds color, movement and pride to our downtown!

Finally, Vineyard Park contributes to the well-being of all our residents by sponsoring city events including being the sole sponsor of last year's Tree Lighting event. Thank you to Vineyard Park for transforming the look and the spirit of our community!

Shawn & Leslie McCulloch - Best Transformation (Town Center)

Shawn and Leslie McCulloch bought their green rambler that sits on the corner of 236th and 51st, directly to the north of Forest Crest Park back in 1997 or 98. A 1981 graduate of Mountlake Terrace High School and lifelong resident, Shawn and his wife Leslie are very proud of the transformation they planned, designed and constructed over the last 15 months. And they should be!

Shawn shared that they've added almost 1,000 square feet of space to their home and they've totally transformed the yard! The original home was about 1,100 square feet. They've added a second bathroom, expanded the master bath to include radiant heated floors, a 25 SF shower with a full bench and dual shower heads, enlarged the living room and added sky lights, added on a three car garage (one of which is a man cave with a pull down attic), added office space and much, much more. Air conditioning and a heat pump were also a part of this major transformation.

Out in the back with the three-car garage, you'll find a raised patio and pine eaves that include lighting all around the house, French drains to direct the water runoff, and brick accents around the house that match the chimney.

The gorgeous west side yard retaining wall was constructed this summer and new sod was added in August.

Shawn said there's an upper west side area that remains to be landscaped so when that's completed, we may be back to present a Best Maintained Residence Award down the road.

The front yard includes bedding plants by the front fence, gorgeous hanging baskets for color out front and there are plans to install a walkway to the front door.

As you can see, their dog Dakota loves the new yard where she can run and play ball all day. She is one happy doggy!

The McCullochs love Mountlake Terrace and said they wanted to stay here and invest in their home and the community. What a wonderful and amazing transformation! The McCulloch family!

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. If you're interested in meeting new people and volunteering with the Garden Club, their contact information is on 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. Congratulations to everyone for making Mountlake Terrace shine!