

Evergreen Awards 2017 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: We have 25 winners in 6 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 the Mayor or City Manager 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, and Bonnie Mercer).

Next I’d like to introduce our City Manager, Scott Hugill.

Okay, we are ready to begin our presentation with our winning properties:

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!

CEDAR TERRACE (3)

Cedar Terrace Neighborhood is roughly bounded by 220th Street on the north, 48th Avenue on the west, 240th on the south, and the city limits on the east, blending with the adjacent City of Brier.

Dan & Jackie Henry - Best Maintained Residence (Cedar Terrace)

Dan and Jackie Henry live very near the Cedar Terrace Shopping Center in their sleek tan rambler with white trim. The maroon front door and a cute park bench greet visitors to the front porch and you’ll see an array of flowers whether it’s bulbs in the spring or beautiful hanging baskets in the summer. The path to the door features a weeping cherry tree with a multitude of flowers underneath.

The Henry’s have lived in Mountlake Terrace for 33 years. I drive by their home on a fairly regular basis because I sometimes run documents over for the Mayor to sign next door if he’s unavailable to come to City Hall. As I told Dan and Jackie, I had thought we recognized their home in the early years of the Evergreen Awards and then late last year, I discovered we had not. Well they should have been recognized sooner.

No matter when you visit, you’ll see a very well-maintained yard filled with colorful flowers. This beautiful plum tree in the front of their yard near the street was just loaded with fruit when I revisited this fall. Dan graciously gave me a few to take home. And they were wonderful!

Beautiful pink roses line the east side of their property and out back, they’ve done a lot of work over the past two years. A sharp new fence was installed last year and

Jackie said the property was heavily treed. Over the course of time, they've removed several of the trees and trucked in new soil and replanted the yard. The back yard was reseeded and this summer they added an eye catching flower bed in the corner. The yard is very nicely manicured and Jackie said that since Dan is retired, he can keep it watered and mowed. A nice-sized shed sits underneath the shade of a wonderful mountain ash tree that was loaded with its pretty orange berries.

Color spots are located throughout the property and in different areas of the yard depending upon the time of year, you'll see geraniums, impatiens, grape hyacinths, petunias and red and yellow tulips. A raised bed flower garden separates the driveway and side yard. I have an affinity for the Henry home because it's apparent they are Seattle sports fans. The 12th Man flowerpot sits proudly by the front porch and a Mariners flag was placed in various locations on my visits this year.

Cheerful flower baskets add color to the front porch and carport areas and the Henry home adds cheer to their neighborhood. We're so glad you're here tonight and that we can share how well you keep up your home and property and the gorgeous trees and fruit you share with others.

Congratulations, Dan & Jackie Henry!

Bernie & Beverly Koops - Best Maintained Residence (Cedar Terrace)

Bernie and Beverly Koops have lived in their Mountlake Terrace home since 1991. Located on 224th Street off of 48th, the Koops house is a smart looking gray rambler with dark gray and white trim that is set back quite a ways from the street.

The house and expansive front yard are very clean. Bernie does an excellent job with the lawn and from the looks of it, he has a perfect mowing pattern! It looks a bit like Safeco Field. And Beverly gives him credit for doing all of the yardwork.

In addition, the flowerbeds are perfectly edged and weeded with color spots around the perimeters and up close to the house. The Koops have a variety of plants including rhododendrons and colorful accents of impatiens, geraniums, daisies, petunias and Dusty Miller. The large tree on the right side, that looks like it's in their back or side yard, is actually the neighbor's tree I just learned.

All of the plants are maintained in perfect scale for the house and yard. There are stately Evergreen trees on one side and in the backyard that look beautiful set against the gorgeous blue sky.

Beverly tells us that what they like most about Mountlake Terrace is that it's a small community where they can feel safe to do the things they want. Also, it's close to a

lot of beautiful and fun places to visit and see. And, last but not least, there are great people living here.

That's definitely a theme tonight and Beverly and Bernie, you both are two of those great people living here! Thanks for maintaining such a wonderful property. Congratulations, the Koops family!

Scott & Jennifer Matsuda - Best Maintained Residence (Cedar Terrace)

On the eastern edge of the city, on 39th Avenue just north of 228th, you'll find Scott and Jennifer Matsuda's home. This was one of the most interesting Evergreen Award winners ever because we struggled with whether or not to give them a Most Sustainable, a Best Transformation or Best Maintained Residence because it's so creative and unique. Let me explain why.

The Matsuda home is a combination of Scott and Jennifer and their home states, Hawaii meets Iowa. Scott bought the home in 1991 and lived there with his daughter Zarah who's now grown and on her own. Some years later he met Jennifer and when they married, the yard was built to accommodate their photography company. They have doors and backdrops placed near the house for family and student portraits, an outdoor studio of sorts. In addition, the Matsudas love to entertain so they have created a backyard living room with several other social areas strategically placed among the beautiful, natural gardens. Their yard was previously just plain grass and Scott creatively planned out the yard to utilize the space for maximum enjoyment and functionality.

From the back deck, I looked down in amazement at the Matsuda wonderland. The steps led me down into the yard to a pathway that led to their primary party patio.

When I said Hawaii meets Iowa, I wasn't kidding. With the fresh fruits and aromatic flowers and herbs as well as a wood-fired oven that's been three years in the making, you feel like you're on a tropical holiday yet from the comfort of the backyard living room, you have a view of a bright yellow chicken coop (in one of the older photos, this will appear as magenta). Affectionately known as "Coop de Ville", the Matsudas have two chickens that reside there. Lulu, the yellow one and Maggie, the black one, enjoy this area that provides a farm like aspect of the yard. More pets reside here as a very curious and friendly cat named Mango followed us around the tour of the home and a very cautious and not so happy to meet me cat named Mochi was out front. Mango loves to explore all the adventures of their backyard paradise.

As I mentioned Scott and Jennifer love to entertain and a part of that lifestyle is their passion for cooking. The "funky" wood-fired oven was built last year and it is decorated with all recycled glass including the "M" at the top. Here they enjoy a

glass of wine and relax in their backyard living room while savory treats bake in the oven.

Many of their meals feature items from their gardens that are fed with compost. The fruits include strawberries, raspberries, blueberries, super sweet yellow plums, champagne grapes, and rhubarb. Their raised bed veggies include tomatoes, Chinese long beans, kale, three varieties of lettuce, arugula, squashes, cucumber, jalapeno and artichoke. How many of you have seen an artichoke flower? Well, here's a photo of one and it's beautiful!

The raised herb garden includes rosemary, lavender, thyme, oregano, sage, chives, and dill. The large flowerpots and raised beds feature sunflower, zinnia, dahlia, hydrangeas, Japanese maple and red maple, bamboo, clematis, star jasmine, honeysuckle and four types of hosta. In the corner of this sunflower photo, you'll see a lovely little bouquet that Jennifer arranged for me while I was there. There are many, many bees, birds, and hummingbirds also enjoying the Matsuda backyard bliss. The arbor with beautiful clematis in the springtime leads to another conversation area called "under the plum tree" or "hosta haven". Mango enjoyed climbing through the tree while Scott and I chatted in this area that is screened from the Matsuda patio that they like to call "Patsuda".

Inside the Matsuda home, they are in the midst of a transformation and remodel so perhaps there's a transformation award they can aspire for in future years. We settled on a Best Maintained Residence Award because all in all, Scott and Jennifer work incredibly hard to make their house, and yard, a home. Most people focus on the house but their story is unique in that they spend a great deal of time and care on living outdoors and growing their own food more than any home we've visited since the Evergreen Awards started in 2009.

Scott and Jennifer, we can't wait to see how your home evolves and look forward to seeing what your remodel looks like in the future. In the meantime, enjoy this sanctuary that is a little bit of Hawaii and a little bit of Iowa and hidden in our friendly town of Mountlake Terrace. Congratulations on maintaining such an amazing property!

GATEWAY (4)

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.

Doug & Gail Cuttrell– Best Maintained Residence (Gateway)

Tucked away near the top of Terrace Ridge Park, also known as “Powerline Park” on 241st Street in this Gateway neighborhood is the Cuttrell home. Doug and Gail have only lived in their home for a little more than a year and have done a tremendous job transforming the property into a beautiful home that is quickly rubbing off on the other homes in their neighborhood. The city loves to hear that!

The Cuttrells have created a wonderland in Mountlake Terrace with beautiful flowers, amazing lawn and edging, fabulous topsy-turvy tomato plants, and a gorgeous backyard patio that they really enjoy after living in an apartment for several years. The home and yard are set down from the street level, which partially hides how nice it really is. Several of these photos were taken in late August after the extreme drought this summer.

Doug and Gail enjoy the feeling of community in Mountlake Terrace. Gail said they’ve met almost every neighbor on their block; they love Tour de Terrace; and Doug coached MTYAA baseball for 12 years. His little league team stayed together from 1999-2007 and was one of the best teams in the nation. And if you enjoy dinner at Sorelli Pizza, you might recognize the Titan salad that was named after his team.

Gail also touted their home’s easy access to I-5 since she works in Seattle and Doug is a landscaper with clients in the SnoKing area. So if you need a landscaper, you’ve got a very talented one right here folks.

You can tell when you visit the Cuttrell property, a landscaper has been at work. Their property is immaculate with beautiful front, back and side yards. They have worked hard to make it perfect, Doug said, and Gail noted that they have added over 200 plants since they moved in 13 months ago.

If you’re wondering what to plan for full sun including this year’s extended streak of sunshine, Doug recommends verbena flowers and sweet potato vines (shown here) – they love the heat! I revisited their home in mid-August and their flowers were doing very well along with their mini petunias. The Cuttrells recommend Sunnyside Nursery in Marysville where they buy their plants.

Out front, they have a variety of plantings and gorgeous hanging baskets. In the springtime photo shown here, they were beginning to plant after an extremely rainy winter with several boxwoods lining the northwest side of their property. By mid-

August, the hanging baskets with sweet potato vine and verbena shown previously were in full bloom adorning their home and their neighborhood with cheerful color!

The backyard patio is their “Shangri-La” Gail said. It features a table and chairs with umbrella, a fountain, potted plants and flowers, the aforementioned topsy-turvy tomatoes, hanging baskets and bird feeders. The Cuttrells enjoy looking out at the park and are frequently entertained by berry pickers in the summer, rabbits who enjoy eating their flowers, and sledgers in the wintertime. Arborvitae provide some privacy as well as a nice backdrop of forest green for the colorful flowerpots on their patio.

On the east side of their property, the Cuttrells have a rockery where the property slopes upward that protects a beautiful Bloodgood Japanese Maple. One of the interesting things noticed, was this tiny birdhouse. Doug and Gail said this spring there was a chickadee family born inside and they were there 16 days before the babies flew away. The tiny hole with no perch makes it a safe place for chickadees and the Cuttrells thoroughly enjoyed watching them go in and out and feed the babies from their window. Above the rockery, they have a sunburst piece of art on the side of their home and some raised gardens with a birdbath.

The Cuttrell home is a perfect example of pride in ownership and how one can create a little bit of heaven right in your own backyard. Congratulations, Doug and Gail Cuttrell!

Jerry & Patricia Hillis – Best Maintained Residence (Gateway)

Jerry and Pat Hillis weren't able to be here tonight as they had a planned vacation. We do plan to ask them back next year so they can hear our presentation on their home. The Hillis family has a tan split-level home with white trim where they've lived since 1979. It's located on 238th Place between 44th and 48th.

Pat said the Japanese lace maple tree in front of the house was in a pot for several years before they moved to this home. The honey locust tree starts out yellow, turns green, then yellow again in the fall. Underneath is an aggregate pathway with lighting that winds up to the front door with multiple layers of steps and an attractive curved and terraced retaining wall. The front lawn is neatly mowed and edged and there are a variety of plants and flowers including azaleas and rhodies.

Pat gave me a tour of the backyard while she and Jerry were putting down new bark around the stepping stones.

Pat warned that behind the fence, there's a sharp drop. The Hillis' keep the yard pretty natural with potted hydrangeas, garden art and bird feeders on and around

their deck. While I was visiting there were a lot of birds chirping and enjoying a nice spring day. The “head”, as Pat referred to the large piece of art, is from Sky Nursery.

There’s a large private deck with a nice hot tub surrounded by potted plants and tall evergreen trees. Like Doug and Gail Cuttrel, Pat said they love their location with easy access to the freeway and she and Jerry really enjoy living in this community.

Congratulations on a job well done, Pat and Jerry Hillis!

Landsverk Quality Homes – The Mallory Building - Best Transformation (Gateway)

Duane and Deanne Landsverk, their family and co-workers are here tonight to celebrate a beautiful transformation of a diamond in the rough they located along 56th Avenue and 241st Street next to Grand Pere Bakery, previously known as Kings Press. Here you can see the overgrown dilapidated building that was there before next to the ultra-modern Mallory Building with its awesome barrel roll roof. Pretty nice transformation, isn’t it? Here’s another before photo before we move ahead with the “after” photos.

“Construction is in the blood of the Landsverk men,” Deanne told me when I interviewed her onsite last month. She described this photo of a church built by Duane’s grandfather who was a stonemason in North Dakota. The photo is located in the conference room inside the Mallory Building. The talent for building has definitely been handed down generations. As seen on their company website, Duane learned construction working with his father Howard, and Duane and Deanne’s son Erik has been learning throughout his life from his parents. Erik did all of the metal work and welding on this project and Deanne and Duane’s daughter Marie just graduated from Washington State University with a degree in Construction Management. Both kids are here tonight too.

When entering the Mallory Building, you’ll see many distinct and interesting features. Next to the parking lot, this hollowed out tree was relocated from a construction site in Everett and Erik welded it into a cool piece of art. Next to the front entrance is this water wall with a drain and pump underneath the rocks. It will be operational soon. Completed in 2016, the Mallory Building has two primary tenants who co-own the building: Landsverk Quality Homes and Sound Structural Solutions, an engineering firm. Ron Skinner is here tonight representing Sound Structural Solutions.

When I entered the Mallory Building, I was struck by its impressive modern look and feel including the Mallory logo behind the front desk. Erik created this look and did all of the metal features including the front desk, several floorboards, beams and more. The glassed in conference room located next to the entrance has an 18-foot table that is made with road plates and wood. The room has sliding metal barn doors on the north side wall with a video screen behind and a rather large gum machine standing in the corner. Above the barn doors and throughout the building are modern light fixtures.

Deanne took me through the building that is much larger than it appears from the outside. They have several offices and meeting areas, the “war room” which is a shared copy and mailroom, kitchens for both tenants, and a warehouse.

Further down the hallway, Deanne’s office has garage door windows looking out onto 56th Avenue and here’s her desk area. She only cracks the windows now instead of opening all the way because curious and friendly people would often start up conversations from the sidewalk and interrupt her meetings and phone calls. And here’s a couple photos of the space occupied by Sound Structural Engineering.

Erik’s one year-old dog, Gunnar, enthusiastically led us up the stairs to the loft while Duane and Deanne’s dog Kali, waited at the bottom. Kali prefers rides to city hall with her dad where she gets dog biscuits from our staff. Upstairs in the loft, you’ll find a kitchen and some of the furniture they use to stage homes. Exposed air ducts and cross beams create an updated look with the brick walls.

I asked Deanne why they chose to purchase this building and transform it into their company headquarters. She said the old design hid the beautiful barrel trusses that you couldn’t see with the 10-foot suspended ceiling. The Landsverks redesigned the building to show off the rounded shape of the roofline, which really modernizes the property and the neighborhood. As is the case with new development or redevelopment, the project includes wide sidewalks, street trees and street furniture that complies with the city’s design standards including benches, nice streetlights, and tree grates as shown here.

The Landsverk family does much more than uplift the community visually. They participate! From contributing to community events like the 3rd of July fireworks event and Shop with a Cop that helps underprivileged kids during the holidays, Duane and Deanne really care about our community. They are also previous Evergreen Award winners in the transformation category. They have invested time, money and resources to make Mountlake Terrace better and it shows. Thank you for your commitment to make our city better! Duane and Deanne Landsverk, Landsverk Quality Homes.

AXIS Pharmacy Northwest – Best Transformation (Gateway)

In January of this year, AXIS Pharmacy Northwest held a wonderful ribbon-cutting event that was coordinated with Economic Alliance of Snohomish County. About 40 guests including their President and CEO Dave Fischer, members of Economic Alliance of Snohomish County and city officials attended to celebrate their grand opening of a 9,000 square foot business that relocated here from Everett.

Located in the Gateway Place business park next to the Gene Juarez Academy, AXIS is a full service pharmacy with long-term care services as its core business. They are also a compounding pharmacy employing the art and science of creating personalized medications. They have a 1,500 square foot wellness boutique and retail pharmacy and their business offers hormone therapy, statewide delivery, medication disposal, and free state-approved continuing education for caregivers.

The remaining space is their long-term care pharmacy and compounding operations. AXIS Northwest provides long-term care services for adult family homes and assisted living facilities.

Dave told me that they conducted a very thorough search throughout Snohomish County of over 30 properties and fell in love with the potential of their space that was an empty warehouse previously. He said the neighborhood had a really nice feel and they loved the proximity between Seattle and Everett. Dave added that they really loved that it's a small town where an independently owned pharmacy can offer a more personal level of care.

AXIS is getting spectacular feedback from their customers. Marissa, the manager of the wellness boutique said when people walk in, they often hear comments that it has a "spa like feel" and that they've never seen a pharmacy like this before. She said people are blown away by how comfortable and nice the atmosphere is for them.

One of the interesting aspects of this project was how the lobby area can convert for onsite presentations. Above the sliding door in this photo is a screen that rolls down in the lobby area. So far this year, they've hosted presentations including Gut Health and How to Make Kombucha, Essential Oils 101, Aging Gracefully, Maintaining Body Integrity, and Reducing Stress and Anxiety. There's also an area across from here designed for children to play and keep entertained while their parents shop or participate in one of the events.

From the retail space, you'll see this attractive counter for the pharmacy that allows visitors to see right into it. They noted that they have an amazing group of pharmacists and I met Rich Molitor, the pharmacist in charge when I visited.

Dave shared that the biggest challenge for this project was applying their vision to a completely empty space. No one at their organization had ever gone through a design and build project of this scale. He said this facility is three times larger than their old space. So they designed it for the workflow ideas that were already in place but maximized the space for future growth and potential changes in the industry.

AXIS Pharmacy Northwest encourages you to check out their website and social media sites for more information about what they do, cool promotions and upcoming events. Great job on a wonderful transformation and thank you for relocating your business to our community! We are glad that you're here! AXIS Pharmacy Northwest, Best Transformation!

LAKE BALLINGER (4)

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 picket 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 of the fence 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 the spring when I drove by heading south. 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 but we weren't able to reach the Cramers since my visit.

I was invited to the back yard on one of the days I was out taking photos 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.

We're sorry you weren't able to be here tonight, but we are glad we are able to recognize your lovely property. Debbie and Mike Cramer!

Michael Delury & Roy Vermillion - Best Transformation (Lake Ballinger)

We learned about Michael Delury and Roy Vermillion's transformation after their realtor, Mayor Pro Tem Kyoko Matsumoto Wright, nominated them for improving their property located on 230th Street just west of 66th Avenue. They moved into their home in February of 2015 from Shoreline because they like the small community, ease of access to I-5, and being close to light rail in the future.

The Mayor Pro Tem, who couldn't be here tonight, asked me to pass along this message, "Thank you Michael and Roy for being a great addition to our city. You took a basic yard, a blank canvas and in the first summer, transformed it into a Van Gogh." She wished she could've been here and wanted you to know that she will be thinking of you.

Just after moving in, Roy said they painted the house changing it from blue to tan as shown in the photos. When they moved in, there was only grass in the yards and no fence. So, Roy and Michael went to work removing sod to plant a vegetable garden in the lowest terrace and along the front of the house for flowers. Then they put up a fence around the backyard and across the lowest terrace. You can see the pretty transformation with a pleasant meandering pathway that borders the flowers next to the house. The lawn is reborn from long and unkempt to green and trimmed.

Last summer they worked together to remove the rotting boards on the deck and rebuilt the surface and the railings around it and this summer, they had it stained. This past spring, Michael and Roy finished a retaining wall along a weedy bank that extended almost to the street. They also added solar panels on the west side of the roof to generate enough power to cover their annual needs. Roy just sent me this photo and you can also see that the privacy fence around the deck has been stained.

In the yard, this home has mostly perennials with annual flowers across the front as a border and here and there in the garden. Roy said he selected plants that will flower at different times which is great because their home will look terrific and have things in bloom 12 months of the year.

When it comes to home maintenance, they share the work on the big projects and Michael does most of the lawn maintenance during the growing season. Roy said he does more of the work in the flower and vegetable gardens and they both do the chores like washing the windows and cleaning the gutters.

When asked what they like about Mountlake Terrace, Roy responded that their neighborhood is friendly and the neighbors keep an eye out for each other. He said frequently during the summer months the neighbors will hang out along the street chatting and keeping up on the latest happenings. This is a common theme in Mountlake Terrace – friendly neighborhoods where people look out for one another.

Congratulations on a wonderful transformation, Michael Delury & Roy Vermillion!

Mountlake Terrace Community Senior Center - Best Transformation (Lake Ballinger)

The transformation of the Mountlake Terrace Community Senior Center is taking shape and we are recognizing them tonight because there's been a lot of sweat equity invested here. The clubhouse of this former nine-hole golf course is being transformed into an attractive community senior center located next to our beautiful 42-acre park. Ballinger Park now has a Master Plan in place as the city seeks state and federal funding to implement the plan over the next two decades. And as the park develops over the next several years, so will the center!

The transformation of this Lakeview Room and the rest of the facility has been a partnership with the city who owns the building, the Mountlake Terrace Seniors who lease the building, and the community who uses the center. Together, the parties can all work together to complete this transformation of a community asset that is fully in progress and ongoing.

There are noticeable changes of this facility over the past few years. When they began leasing the building a few years ago, the seniors received a grant to add a large reception station in the foyer, replace the kitchen floor, purchase a new freezer, and other interior improvements. Outside, shrubs were removed from in front of the windows to allow more light inside and improve the appearance inside and out. Since then various volunteer efforts have resulted in a nicely weeded and barked front entrance with azaleas, ferns and soon, fall crocus bulbs will bloom thanks to the Senior Center encouraging participation from this local girls scout group!

The city worked with the seniors to add ADA improvements including restroom upgrades, an ADA ramp for improved access, and an ADA accessible automatic front door. This is great not only for seniors but for those renting this Lakeview Room and transporting supplies in and out of the building! Sidewalks were added during the culvert replacement project that connected the center and park via a pedestrian bridge to the adjacent neighborhood on the west side of the creek.

Changes inside the center have been gradual but the most noticeable and positive updates have occurred since the center hired their new director, Marlene Maier, a

few months ago. I'm hearing nothing but positive comments from people wanting to become new members, those desiring to rent the facility, and others who would like to attend events and activities here. It's visibly cleaner, less cluttered, and more inviting.

There's a new vibe at the Mountlake Terrace Community Senior Center. It's alive. It's welcoming. It feels like a second home. Everyone is encouraged to use the center, not just seniors as you saw with the scout group who volunteered to plant bulbs and this "Kindness Rocks MLT" group who held a recent event here. With the new leadership, the center has new life and is transforming not just aesthetically, but philosophically and spiritually.

Throughout the center, you'll see tables and chairs adorned with flowers to add color and cheer. Clutter that used to line the hallways has disappeared and people are enjoying coffee, chatting, and enjoying each other's company. Membership materials and information is more readily available at the reception area. Piano music accompanies their Wednesday luncheons creating a joyful atmosphere. The rooms are now clean and organized with new bookcases and improved seating areas and tablecloths added inside and out.

Here are some photos of the transformed rooms where creative discussions about how to make the center more community-oriented are happening. Planning of trips, sharing of city history stories and photos, excitement about sing-alongs, ideas for a future farmers market, and brainstorming classes to teach useful skills to all members of the community have been overheard on my visits. Of course, there's still coffee, games, luncheons, health-related activities, and themed fundraiser dinners – those things have not changed.

But the vision to take this facility and make it relevant again, not just for seniors but people of all ages, is taking shape. And the complete transformation requires a lot of teamwork to make it beneficial for all. Every time I've visited this summer, I've observed Marlene with sweat on her brow moving equipment in this Lakeview Room, cooking in the kitchen, working the phones, leading a tour for potential facility rentals, checking out new activities, or inquiring about grant funding opportunities. Others in the community are following her lead as you saw in some of the previous volunteer effort photos. It's important to keep this momentum going!

In a few short months, this transformation, which may not seem like a lot to some of you, is quite remarkable. There are new goals of expanding the membership and attracting more visitors which could qualify the center for a nearly four-fold increase in grant funding. So make sure you sign in when you come down! The young and the young at heart are working together to build community! People are encouraged to stop in by adding a water dish outside for visiting pets in the park, allowing park

users to utilize the restrooms inside, and tours are offered to anyone who has a few extra minutes. These are the small little improvements that make a big difference!

And the seniors, their staff and volunteers always help the city when we host community meetings and events here. It's truly a wonderful partnership and a beautiful transformation in progress. You can be a part of this effort by attending events and visiting, encouraging rentals, lending a couple of hours at volunteer efforts, teaching a skill, or offering ideas.

Congratulations to the Mountlake Terrace Community Senior Center! You're on the right track and by working together, we will breathe new life into this great facility that resides at beautiful Ballinger Park!

Amber McAlpin & Jakob Vetter – Most Sustainable (Lake Ballinger)

The McAlpin and Vetter home is a blue-gray rambler with white trim. It won an Evergreen Award for Best Maintained Residence in the past with previous owners.

We noticed that solar panels had been added to the home which qualifies it for a Most Sustainable Award. I met one of the owners last spring but he was rushing to the car in a hurry to get somewhere and hasn't called us back, so we don't have their story.

Last 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 home has a large solar array on the roof that provides power to the home. The house and yard are very neat and clean. The landscaping includes evergreens, lilacs, rhododendrons, Japanese maple, color spots and decorative grasses with a variety of textures. Congratulations to the McAlpin & Vetter Family for a Most Sustainable Award!

MELODY HILL (5)

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.

Mira Miteva and Ivo Jeliaskov - Best Maintained Residence (Melody Hill)

Mira Miteva and Ivo Jeliaskov reside in a very pleasant cul-de-sac in Melody Hill. They couldn't be here tonight because they just had a new baby boy and they're not getting out too much these days.

Mira and their dog Jimmy greeted me when I pulled up to take photos last spring. Mira was taking a break from working in the yard while Jimmy kept watch and relaxed alongside her. Mira and Ivo have a very clean, two-story tan home with white trim adorned with palm trees and lighted rock columns that frame the driveway and match the rock trim on the house.

Ivo and Mira have lived in their lovely home since 2006 and they moved here from Everett to be close to Seattle and Bellevue where they were working at the time. Accessibility to employment and convenience of commute are a common theme when we ask why people moved to Mountlake Terrace.

Spring bulbs and annuals decorate the front entrance and back yard and when I visited again in late August, there were still flowers in bloom despite the summer drought and several days hovering over 90 degrees. They have a unique sunburst design on the front of the house over the windows and door.

With the front of the house looking clean and colorful with potted geraniums on the steps, the backyard features a terraced green belt with retaining walls and layers of flowers spread throughout. Had I caught this terraced backyard in the spring or earlier in the summer, there would have been a lot more color but unfortunately I missed getting photos of all the tulips and the four types of hydrangeas they have on their property.

I did catch the tail end of some of the hydrangeas as well as some of their roses which add beautiful color to their lush and private rear of their home. A gorgeous addition off the back of their home adds room for entertaining and can open to the fresh air if they desire.

Congratulations to Mira and Ivo on your lovely Melody Hill home and on your new baby boy! Your home adds joy to your neighborhood!

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

Arnie and Vicki Meldahl called me yesterday and said they really wanted to come but just couldn't make it happen this year. Their home on 222nd Street between 66th and 64th Avenues is so private behind a gorgeous front yard surrounded by rhododendrons, azaleas, and other plantings, it is easily missed. Last spring, the wonderful colors caught my attention so I took some time to peek in through the trees and shrubs. What I found was a lush green front yard that resembles a private little park. 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? I'm sure it's a sight to see!

Arnie and Vicki bought their home in 1987 or 30 years ago. It was their first home. Having grown up in Seattle, Arnie's 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 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. When I told him the event was at Ballinger Clubhouse, he said that was bitter sweet because he enjoyed golfing down here at the golf course.

The planted areas included new beauty bark, a garden hose of course, and rocks out in the front area. 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 the Meldahl home that they take great pride indeed.

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

Three Holy Hierarchs Church – Best Transformation (Melody Hill)

Three Holy Hierarchs transformed the Old Seattle Childrens School property into a new 17,800 square foot Romanian Orthodox Church that opened at Easter time last year. Over 600 Romanian families from the region donated either money or labor to plan and complete this project over the past 11 years.

The project included meeting spaces, parking and landscaping on three acres of land. Here's the entrance as construction began in 2015 when driving south on 64th Avenue at 226th Street SW.

Tucked away on the outskirts of a residential area in Melody Hill, Three Holy Hierarchs is a massive white stucco structure with a copper-like roof that is designed

consistent with Eastern Orthodox Church architecture. The striking arched windows and matching pattern on the building are characteristic of the style and give it a clean and symmetrical appearance.

“It was very important to us that this project have the look of a traditional Romanian Orthodox church,” stated one of the founding members Ioana Danciu as quoted in an Everett Herald article. “In Romania, the architecture of an Orthodox church has spiritual meaning. There’s a lot of symbolism in the shape of a church.” In fact, inside the church, the sanctuary walls form a cross, with the top facing east.

The name of the church comes from Saints John, Basil and Gregory, known to Orthodox Christians as the Three Holy Hierarchs. A glimpse inside shows the beautiful altar! And in this photo, you can see the ornate fence that sits above the side parking lot. There are many examples of their careful workmanship in this church.

Transformed from the former Seattle Children’s School, Three Holy Hierarchs started out with a group of about two dozen founding members in Seattle in the 1990’s.

Churches play an important role in many cultures and Three Holy Hierarchs is no exception with weddings, baptisms, speaking engagements and other special occasions hosted here. The traditional Romanian costumes of the musicians and dancers show the cultural pride their members have. Here are several photos that I found of recent events.

We tried contacting someone at the church but they don’t have a business office that I could find, so unfortunately there’s no one here to accept their award tonight. We wish Three Holy Hierarchs well and congratulate them on a very nice transformation!

Homestreet Bank – Best Transformation (Melody Hill)

HomeStreet Bank located on 220th Street & 66th Avenue has been a stalwart in our community since 1989. It was the fifth branch that HomeStreet opened. From donating to the Recreation Scholarship Fund and other community causes to playing a major role in the Mountlake Terrace Business Association, HomeStreet Bank gives back to the community they care about.

Marilla Sargent has been the Vice President and Branch Manager since 2002. She always has a smile and is willing to help. A couple of years ago, HomeStreet purchased the office space vacated by another company and added over 3,100 square feet of space to total over 8,500 square feet. The following year we had to cancel the Evergreen Awards so their efforts to expand and improve their property went unrecognized. Tonight, we are making up for that!

You'll notice that HomeStreet has very professional signage and a welcoming entry to their neighborhood bank. The friendliness follows inside with longtime employee Yvonne greeting you with a smile and many others willing to help you with your banking needs.

Marilla took me around to show how they expanded their space to include additional space on the main level and upstairs offices, meeting rooms, storage and a breakroom. The bank has transformed into a much larger business presence yet it maintains its neighborhood charm that includes gorgeous flower baskets by the entry and a water dish for pets passing by. With all the dogs in Mountlake Terrace and the heatwave of this summer, our residents appreciate having water for their four legged friends!

HomeStreet offers a full range of financial services including commercial banking, commercial lending, consumer banking, mortgage lending, residential construction financing, commercial real estate financing and insurance services. Their primary area of community focus is housing and homes and they also support organizations where their employees have an integral involvement.

In recent years, HomeStreet hired the famous Seahawks Blue Thunder Drumline and the Sound Wave, the official band of the Seattle Sounders, to accompany their events with their impressive blue HomeStreet hydroplane. The hydroplane and HomeStreet employees have also participated in the Tour de Terrace Seafair parade the last few years.

In summary, Marilla said, "Our office spaces are a reflection of who we are and where we are moving as an organization. Expanding allowed us to centralize our Residential Home Loan, Investment, and Retail Banking services into one hub with a relaxed atmosphere, where our customers and employees can feel at home."

And it was apparent when I visited, with the bustling 220th Street traffic nearby, that indeed, HomeStreet provides a bit of an oasis that makes you feel relaxed and at home in our busy commercial district of Melody Hill. Congratulations on a job well done and for your spirit and many, many contributions to our community, HomeStreet Bank!

Pacific Power Batteries – Best Transformation (Melody Hill)

New to Mountlake Terrace in late 2016 is Pacific Power Batteries, one of their 6 company-owned and 2 franchise stores in Washington State. Owner Steve Ahmann is here tonight and he founded the business with his father in 1985 after opening their first store in Marysville. Joining him is Eddie Thomas, the Interim Manager here at the Mountlake Terrace store and Tonya Sayler, their outside sales representative.

Transformed from an old acupuncture clinic, this building was transformed on the outside with a nice new roof, a more convenient and professional looking entrance to go with their new façade. They repaved and restriped the parking lot, and they've added flower beds and hanging baskets. Their updated red color scheme grabs your attention as you drive along 220th Street just west of 66th Avenue.

When I visited last week, there was a steady stream of customers and inside the store was amazing! They sell about 1,000 different types of batteries and you'll find them hanging from displays, along shelving units, at the front desk, and the larger ones are stacked on the floor. Whether you need a car battery, a watch battery, an LED blinking flare, alkaline and lithium batteries, chargers, jumper cables, or any other type of battery or related product, you'll find it here! In fact, their motto is "Batteries for Everything!"

Eddie told me that probably at least 60% of his customers are brand new, having never visited the store before. When I was there, 4 new customers besides me visited in a span of 15 minutes. The floors and displays were clean, their signage was professional and Eddie took a lot of care with his customers including solving a problem with a dead battery one of those customers had brought in. At the same time, he had a very pleasant and playful demeanor as it was Blue Friday and he's a huge Seahawks fan!

Inside the store was updated from several small patient rooms to a fairly good sized sales floor lined with shelving units full of their products. In addition, being good stewards of the environment, Pacific Power Batteries offers recycling of batteries and electronic waste. In 2016, this company recycled nearly 2 million pounds of lead-acid batteries!

Steve was very pleasant to talk to about his family's business and the city is very happy to have Pacific Power Batteries in Mountlake Terrace, strategically located along our busy business corridor. As Eddie said, you can walk into any room of your home or your office and see many types of batteries that are needed. And now you have a great place to shop locally and keep your business in Mountlake Terrace. Congratulations on an excellent transformation, Pacific Power Batteries!

CASCADE VIEW (4)

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.

Joe & Jessie Sullivan - Best Maintained Residence (Cascade View)

This coming Thanksgiving, Joe and Jessie Sullivan will mark their third year of living in their stately two-story Mountlake Terrace home with a pretty, arched entryway on 219th Street, just west of 44th Avenue. They moved from Bellevue and decided to live here because they have family in the area and logistically it made sense for each of their commutes to work.

Joe said they are fortunate to have really cool neighbors, fun local restaurants and good parks for playing. And in fact, their neighbors, the Kallers, are also being recognized tonight.

Maintaining the Sullivan home is a team effort among the family with the kids learning how to participate at a young age. Joe said he enjoys doing the mowing, his wife Jessie helps to rake leaves, 4-year-old daughter Riley helps with pruning, and Bennett, their 3-year-old son helps with the watering. The kids also adorn the sidewalk with beautiful chalk art as witnessed when I visited their property.

Joe stated he likes a yard with a lot to look at, but at the same time not too overwhelming. He said little animals in the garden make it fun for viewing and at the same time, they're easy to move around so you can mix up the location occasionally. He added that the more figurines or landscaping stone you have, the less area there is to weed!

The red bench with cute bird accents was Jessie's idea and Joe thinks the color is perfect! He said he really has no clue what all the different shrubs and trees are but he'll replace them if he's not able to keep them alive which some of us can relate to. Joe said he tries his best to add a variety of colors and he's still learning how to take care of it all.

The Sullivans feel lucky to have the neighbors that they do noting that everyone is super friendly and always says hi to one another. They said they are also fortunate to have younger kids in the area, which makes for playtime with the kids and happy hour for the adults. And the neighborhood reflects its residents' friendliness with flowerpots located next to their mailboxes! The Sullivans also enjoy not having all the through traffic you might expect for a house that is not on a dead end.

Thanks for maintaining your lovely home and sharing your story, Joe and Jessie Sullivan!

Leland & Esmenia “Ming” Schmidt - Best Transformation (Cascade View)

As I drove down 218th Street in the Cascade View neighborhood, I passed a brand new home that made me feel like I was in Holland. I saw hundreds of tulips and daffodils in bloom next to a brand new beautiful two-story blue home with cream and gray trim that immediately caught my attention.

The Schmidt’s gorgeous home has brick accents on the columns supporting the overhang in front of the white raised panel garage doors. Leland said he’s still working on it and plans to add pavers and fencing. In fact, despite planting about 1,000 bulbs, he says the landscaping is not even close to being done.

Leland and Ming are here tonight with Mark Goetz, their builder, and another previous Evergreen Award winning architect, Carl Colson. Carl has done numerous projects in Mountlake Terrace including designing Arbor Village. This amazing home took nearly a year to do and was finished last summer. Leland and Ming have lived in Mountlake Terrace for nearly 10 years.

The Schmidts own Serenity Adult Family Home Care, which is a 24-hour care facility located just a few blocks away. He built on this property so he could be nearby the business. Leland said he really enjoys helping others and this home was designed to be ADA accessible. It has only one step in the front and the step in the garage was removed. Inside, there’s ADA accessible features including an elevator. He said he wanted to design a home where veterans and folks in wheelchairs could feel comfortable visiting.

The Schmidt home is about 3,000 square feet with four bedrooms. The aggregate driveway and walk provide a level, clean path to the entryway with carriage lighting and lampposts to light the way.

Leland wanted a nice big garage because his dad was a mechanic and he wanted a place where he could make homemade sausage. His garage is nearly 1,000 square feet so he quipped that he “had to cover up the garage with a house!” Leland says the home inspires him and makes him feel good every time he walks in.

A graceful retaining wall levels out the yard and creates a terraced effect that elevates the home above the road. A nice privacy fence separates the yard to provide a great patio area in the backyard of the home. This looks like a great home for entertaining family and friends. Leland said he had a great birthday party there and he looks forward to getting to know neighbors and having a block party to celebrate community.

Leland, Ming, Carl and Mark this transformation is a huge success! It appears that you have not only transformed the neighborhood aesthetically, but you are working to build and strengthen our community as well. Thank you for adding positivity and beauty to Mountlake Terrace!

Jarnail & Paramjit Kaller - Best Maintained Residence (Cascade View)

Residents Jarnail and Parmjit Kaller, their daughter Karen and son, Manvir moved to Mountlake Terrace from Shoreline in September of 2005.

It wasn't just their home that attracted them to Mountlake Terrace -- it was also the community. Karen Kaller said, "Mountlake Terrace is a nice little city where everyone really cared for their neighbors and community which we felt right away when we were looking to buy our current house." She said her parents could envision their children growing up here and they've never regretted their decision of choosing this city and home.

The Kaller's home is a beautiful white, two-story house with light gray trim and brick façade at the entryway and on the columns of the white, raised panel garage doors. They have a purple front door with gold kick plate. There is a Japanese maple to the left of the entry and the color matches the front door. The red roses look stunning and stand out in front of the home. A scalloped brick edge separates the driveway from the lawn and a stately walkway curves around to the front entry.

It is obvious that the Kaller family takes a lot of pride in their home. Karen says they take every chance they get to beautify an already beautiful home by spending time with the landscape. Over the years, they have planted and taken care of various kinds of plants such as roses, tulips, shrubs, perennials, carnations, and some plants they don't even know the names of. Maintaining the lawn is something her parents and brother always make sure to do regardless of how busy their schedules are. They mow, trim the edges, and water the lawn regularly.

We spotted the Kaller home when we were taking photos of the Sullivan's home – they're both on 219th Street with the Kallers on the north side and Sullivans on the south. With these residents leading the way, you can really sense the pride in ownership and after hearing their stories, they each appreciate the unique feeling of community that is offered here. And it's one of the wonderful aspects of the Evergreen Awards, the sharing of pride in ownership and of living in Mountlake Terrace.

Congratulations on maintaining such a beautiful property! The Kaller family!

Sonata Homes LP - Atworth Commons – Best Transformation (Cascade View)

Wow! The transformation of this Cascade View neighborhood with the Atworth Commons development is fabulous. Here's 56th Avenue the way it looked in late 2015. Although I had seen this project progress through the approval process at City Council meetings, I was taken aback one day when driving in from the northeast side of the city and suddenly found myself looking at this beautiful new housing development.

I literally asked myself if I was still in Mountlake Terrace because I didn't recognize where I was. Then it hit me. This was Atworth Commons that was formerly an empty field that spanned between 56th and 58th Avenues behind the former City Church (now Brighten School) just north of 220th Street.

Atworth Commons, located in the neighborhood of 56th Place W and 216th Court SW, is a lot bigger than I had anticipated with 31 single-family detached homes on a 4.35-acre lot that was done as a planned unit development by Sonata Homes LP, of the Sundquist Homes family. Home sizes range between 2,000 and over 3,200 square feet with attached, 2-car garages. About one quarter of the site was developed with three open space areas for passive and active recreation use for the benefit of the surrounding community.

Sonata's Owner Bob Vick is here tonight with the Atworth Commons Project Manager, Loree Quade. Bob's company has done both the Mint Grove and Sunset Landing developments in Mountlake Terrace. He said Mountlake Terrace projects market well and our city is ahead of the game when it comes to the Planned Unit Development concept and making a better project. Bob said, "It can be trying at times, but it's fun to see the creative side." He added, "A PUD must be better than the normal product and although the city made them work, their help was instrumental to creating a better product in the end."

Usually the market for these types of projects are for prospects within 3-5 miles but with Seattle being such a hot market for jobs, Bob said they are drawing from all over, including out of the area and even out of state. One of the biggest challenges of developing in our city, Bob noted, is that it's hard to find parcels of land to work with.

One of the interesting aspects of Atworth Commons is the use of Grasscrete in the lane so emergency vehicles like fire trucks can access the site. What is Grasscrete? It's a pervious reinforced concrete structure that is either covered with grass, has grass growing in the voids of the structure or has stone in the voids of the structure. And it can bear the weight of heavy emergency vehicles like fire trucks.

The theme of Atworth Commons is called “urban farmhouse” and there’s a variety of floor plans from alley access three-story plans at over 2100 SF, two-story plans at 2300 to nearly 2600 SF, to front load three story plans at over 2800 SF. The park is open to public use, which is a big plus for the community.

Here are two beautiful photos of the interior and a look at a back patio. These homes sold very quickly and it’s not surprising. Atworth Commons is a brand new neighborhood that has totally transformed an area that didn’t have sidewalks or parks. It really is an amenity for the community and an outstanding transformation of a neighborhood that really needed some modernization. Thank you, Bob Vick, Loree Quade and Sonata Homes for yet another very successful project in Mountlake Terrace!

TOWN CENTER (6)

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.

Kris Lundborg & Shannon Drennan – Best Maintained Residence (Town Center)

The Lundborg home is a very nicely maintained Town Center rambler with a newer retaining wall that really catches your attention while driving down 51st Avenue near 230th Street. Last year, we found Kris’ and Shannon’s home late in the season and presented an honorable mention award. This year, we got some nice springtime photos and are featuring him as one of our Town Center neighborhood winners.

This home is a warm tan color with white trim around the windows and a grand entry with reddish brown shingles under the windows. An interesting, two-tiered stairway matching the retaining wall welcomes visitors to the front door.

The Lundborg home is much, much bigger than it first appears. Here you’ll see the long gorgeous retaining wall that extends to the corner and then wraps around with the garage located on the side street. Kris explained how he brought in a real pro, Mark Christianson - owner of Evergreen Concepts, to level out the yard and build retaining walls in the front and back because there used to be some semi-gnarly hills on it. Kris said, “He and his guys really exceeded my expectations with the walls,” and Mark joked, “Well, I gave you a Mercer Island wall right here in Mountlake Terrace!” And it does look like a million bucks!”

Kris has lived in this home for over 4 years. He does the yardwork and his girlfriend Shannon maintains the beautiful potted planters. A variety of plants add 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 and the two chairs on

the front porch hint that Kris and Shannon enjoy sitting out front. This transformed home is beginning to upgrade this neighborhood!

Kris likes to plant mostly native, drought-tolerant plants and that decision really paid off this year. He chose to place a fence around the yard to maintain the longstanding honeysuckle that used to be wrapped throughout the older chain link fence. Plus he said it truly smells amazing throughout the summer. He also built the fence around two longstanding lilacs so as not to disturb them. Kris is slowly trying to get rid of his grass and add shrubs and perennials instead. He explains that he doesn't like watering the turf.

When we asked Kris what he likes most about living in Mountlake Terrace, he replied, "I love how convenient Mountlake Terrace is to Seattle, and provides excellent transit to the city. I love how it is family-friendly because it is walkable, bike friendly, has spacious roads and plenty of parking in the neighborhoods. Mountlake Terrace has exceeded my expectations in many ways. I am very fortunate to have bought a house here when I did and don't plan on leaving any time soon!" Congratulations to Kris and Shannon on a wonderful home!

Erik & Danielle Wallgren - Best Maintained Residence (Town Center)

Erik and Danielle Wallgren have lived in their TownCenter neighborhood home for over 30 years. The Wallgren home is butterscotch with white gable trim and window shutters reminiscent of a simple gingerbread style. Rocks are placed smartly up near the house to form the look of a riverbed between the walkway and lawn. The beautifully trimmed grass reminds one of a golf course putting green. Shrubs are neatly trimmed to fit the scale of the house with different green textures that frame the front entry making this a comfortable and inviting home.

The corner of the yard closest to the sidewalk has a rock garden with small to larger sized rocks mixed with shrubs to create different textures in the expansive yard. Speaking of sidewalk, this home is located on 227th Street where new sidewalks were just installed last year to create a nice connection between 56th and 58th Avenues.

A raised bed forms an island of potted plants as a point of interest. A hedge along the front yard forms a two-toned natural fence separating the yard from the street. It's a very charming house and yard. Erik says he has always done the yard work himself. He added that there used to be more grass, but then he changed it to more rock, shrubs and flowers.

When we asked Erik what he liked most about Mountlake Terrace, he said "The location and proximity to the freeways as well as the small town personality. I really enjoyed the years involved with MTYAA and how the city helped make it a great experience."

Erik and Danielle, your home makes living here a great experience too. Thank you for taking such great pride in your property! The Wallgren family!

Sonny & Dori Ayala - Best Transformation (Town Center)

The Ayala home, located on 51st Avenue and about 232nd, has a proud United States Flag and a U.S. Navy Flag flying to symbolize Sonny's service. As a retired Navy vet, he's still working at another job but you wouldn't know it because it looks like he works on the yard all day.

This home is quite a transformation as you'll see from the before photo. Previously, the home had several trees and overgrown shrubs and a not so nice white picket fence covered with ugly ferns. Sonny and Dori removed the fence, ferns and cleaned up the property to the point where it's hard to tell that it's the same house.

The yard has been beautifully redone and he takes care to keep people and animals off of it. Signs to keep off the grass, an artificial owl, and a few real dogs help him accomplish this goal. I approached the door and saw a sign that reads, "No soliciting – see dog for details" and it has a picture of a German Shepherd. Even as a dog lover, that was a little intimidating. The Ayalas have three dogs and one of them, Rider, was on duty while I was visiting to take photos. The fake owl is moved around the yard to ward off birds so they don't eat the grass seed.

An interesting lamppost is out in the front garden area and Sonny told me it's a solar light. I thought that was a pretty cool idea and asked why he placed it there. Sonny said he removed a dogwood tree out in front because he was very concerned about it coming down in a windstorm and he also was wanting to add lighting because it's pretty dark on their street. So he cut the stump low and bolted this lamppost to the stump and now their street is lit much better! Pretty creative idea!

Sonny and Dori have a variety of flowers including roses and azaleas; there's a Japanese Maple up near the house, and a dogwood tree by the driveway. Sonny said the key to maintaining the lawn is to aerate a lot and he sprays the roof each year for moss to make the house shine!

We are very impressed with this lovely transformation in a neighborhood that really needs some good examples. Now with the Ayalas and Lundborg home just up the street, the neighbors have some really great properties to emulate.

Congratulations on a really terrific transformation and continued maintenance on your wonderful home. The Ayala family!

Chip Tilley, Windermere with Armada Design & Build– Best Transformation (Town Center)

Chip was really disappointed that he was unable to attend tonight and he was hopeful that someone from Armada would be here to accept on their behalf.

On the same day I visited the Ayalas, I turned down 50th Avenue in this original Town Center neighborhood. Suddenly, I saw a really modern looking transformation of one of the typical ramblers you see in this part of town that made me do a double take. When we contacted the owners of the home, we learned that this amazing transformation was done by Chip Tilley of Windermere along with Armada Design and Build. This first photo is the marketing photo before the current owners purchased the home and moved in. This second photo is one I took with residents now living there and the plants beginning to mature.

Chip explained how this home was transformed in 2015 and two key challenges were drainage and insulation. In this location, there were no city storm sewers, so they had to create an entirely onsite infiltration system to control stormwater. So Chip and his team created a system of French drains and dispersion pits in the four corners of the property to create a green stormwater infrastructure system that relies exclusively on onsite infiltration. Also, he said as a cinderblock house, the structure was very poorly insulated. So they addressed this by installing rigid-board insulation on the exterior of the house prior to recladding it with cement-planked siding – which keeps the house much cooler in summer and warmer in winter. I bet the owners were happy with that this summer!

The house had an old carport on the right side as you can imagine in this photo. Chip shared that they initially thought about enclosing the carport to make a garage, but the carport was in such poor condition it didn't make sense to improve it. Instead, Chip's team tore off the old carport and built what appears to be a one-car garage with a sleek glass garage door. However, inside the space you'll find a rec room with a vaulted ceiling, which more than doubles the amount of overall gathering space in the house. But the garage doors are real – they're operable, and were created with insulated glass panels rated for interior use. Chip imagined that the owners could create an enjoyable indoor-outdoor space with family and neighbors for a summer block party.

Here you can see how the privacy fence separates the front and back yards which helps emphasize the long horizontal lines of the home. I wasn't able to visit the backyard but Chip sent me these marketing photos that show how much the home and yard were transformed. You can also see a nice sized shed in the back of the home to store tools with the garage functioning as a living space.

This home has a really updated, elegant appearance with medium gray color and white trim with dark accents for the entry and “garage doors”. We contacted the Manzella family who purchased the home after we chose it as a winner and they informed us about the wonderful transformation done by Chip and his team.

Chip said they enjoyed meeting a lot of wonderful neighbors during the project, especially the senior citizens in the neighborhood who shared their personal history as well as the history of the neighborhood. In fact, the next door neighbor who is over 90 years old, came out and spoke to me when she saw me taking photos. It shows how people look out for one another in Mountlake Terrace to keep it a safe community. She was very pleased about how the home was remodeled and about our program to recognize all of you who take great pride in your properties.

Chip Tilley of Windermere and Armada Design Group – fantastic transformation of this Town Center rambler!

Anh Huynh and Thuan Nguyen – Best Maintained Residence (Town Center)

Anh Huynh and Thuan Nguyen were each born in Vietnam and met in Seattle in the mid-1990s. They got married and moved to their Mountlake Terrace home on the east side of 56th Avenue and 225th Street in 2003.

I noticed their “front yard oasis” transformation last summer when I was walking to Tour de Terrace. Unfortunately, I don’t have any before photos but the house didn’t stand out like it does now. I stopped dead in my tracks and noticed a new fountain and the beginnings of something special. Turns out Anh retired last year and he’s been working on their front and back yards a little at a time. Thuan plans to join him in retirement in two more years. They moved to Mountlake Terrace because they enjoy the community and the people.

The front yard has a shrine-like water feature that Ahn purchased and installed with a neighbor. He has a timer on it so the water shuts off in the evening and the lights turn on. In the front and back yards, colorful flowers including lilies, petunias, geraniums and four different colors of gorgeous hydrangeas make everyone feel welcome and happy.

Anh has a very interesting life story as he was in a concentration camp in Vietnam when he was 25 years old and spent nearly 11 years there. He had just finished his degree in Philosophy at the university when this happened. When he was released, he became a farmer because it was difficult to find work. At 45, Ahn came to Seattle and it was there he met Thuan. She currently works at Shoreline Community College and said Anh has her sit in the lounge chairs with him and “he likes to make things fun!”

Well Anh and Thuan, your home is fun and a pleasure to visit. In the backyard, they have a pond of coi fish covered so visiting animals cannot go fishing. They have a beautiful birdhouse from where their pet dove escaped about a year ago in case anyone took it in. In addition to the gorgeous flowers, they have a variety of plants, tomatoes, and birdhouses. They've been very successful placing nails in the soil of the hydrangeas and as you can see, they have blue, purple, magenta and a really pretty pale pink placed in various locations in their yard. Aren't those colors amazing?

The back yard is really as impressive as the front with beautiful gardens and stone path patio with wonderful patterns! It was really a treat when Ahn let me visit the backyard and see how beautiful it is.

It's hard to imagine that this family kept their yard so green after weeks of 80-90 degree weather and over 50 days without rain. However, the city's water utility account thanks you. Your home and yard are stunning! Anh and Thuan, congratulations on a fabulous transformation!

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 even for just one Saturday morning, 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.

Will all the winning property owners now please bring your awards to the front for a couple of quick photos before you leave? Congratulations to all of our winners. 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!