

Woodridge Community Association

Community Newsletter ~ Fall 2022

Community Meeting - Tuesday, October 11th

We are now able to return to our annual community meeting in person. This year's meeting will feature community relevant updates on major infrastructure projects around the area. WSDOT representatives will be in attendance to provide more information about the Renton to Bellevue Project, which includes the Main Street Bridge replacement work and some King County Eastrail work. There will also be other City of Bellevue representatives and project stakeholders present.

Another big change for this meeting is we are using a **new location**. Have you been curious about our newest neighbors Holmberg Mechanical? They purchased the property previously home to the storage lot and moved their Corporate office to Woodridge and moved in this past February. They're generously donating space for our neighborhood to gather this October. There is plenty of parking and they are excited to show you how they've greatly improved the property.



Ballots for board officers and members-at-large will be handed out at the October meeting.

If you would like to be considered as a member-at-large or join a committee, don't hesitate to contact us: woodridgebellevue@gmail.com

Slate of officers will be posted on the website at the beginning of the month.

Save the Date

Woodridge Community Association
ANNUAL MEETING & ELECTION

October 11th | 6:00-8:00pm

Holmberg Mechanical Corporate Office
12001 SE 9th Place*

**please note the new location*



Vaccine Clinic
Friday, September 16th

Holmberg Mechanical (12001 SE 9th Pl, Bellevue, WA 98005) is partnering with Rite-Aid to bring a vaccine clinic inside their lobby right here in Woodridge.

All are welcome to attend!

Here are the vaccination **options**:

- Regular Flu Shot
- Age 65+ Flu Shot
- Egg-free Flu Shot
- Pfizer COVID Vaccine/Booster
- Moderna COVID Vaccine/Booster
- Age 50+ Shingrix/Shingles vaccine

Please bring Consent Form, Billing Form, Insurance Card, and ID Card to the appointment. Also bring a photocopy of Insurance and ID Card, front and back. The pharmacist will require all these items before administering the selected shot.

**TO REGISTER
FOR THIS
CLINIC, PLEASE
SCAN THE QR
CODE HERE:**



Join the WCA Board

Serving on a community board is a rewarding experience and an opportunity for personal and professional growth.

The Woodridge Community Association is always looking for more volunteers to serve on the Board or join a Committee:

- ◆ Newsletter Committee
- ◆ Engagement & Events Committee
- ◆ Membership Committee

~ **Low time commitment** ~

We ask that you be able to commit to *only five hours a month.*

Monthly meetings will be held the second Monday of the Month

For more information email:
woodridgebellevue@gmail.com

***Elections to be held at the WCA Annual Meetings.
Each Board member serves a 2-year renewable term.***

“History of the Hill” Documentary

Watch a documentary on the history of Woodridge and the surrounding area prepared by Eastside Heritage Center.

Visit woodridgebellevue.com under Community Connection.

Annual Dumpster Event Gets Trashed

For many years, the Woodridge Community Association hosted an annual dumpster event to help you more easily get rid of your unwanted trash.

Unfortunately, changes in various policies means that we are no longer able to offer this event for the community. Fortunately, the upgraded Factoria Transfer Station is nearby, 13800 SE 32nd Street, for easy disposal.

Visit <https://kingcounty.gov/depts/dnrrp/solid-waste.aspx> to learn more about what is accepted.

A Message from the Board

Dear Neighbors,

Twenty years ago, in 2002, the Woodridge Community Association held a program called “Surviving the Construction Around Us.” At the time, we heard about improvements to I-405, particularly the addition of a proposed fork in the exit ramp at SE 8th Street and the flyover ramp to 116th Avenue SE to help northbound traffic flow into Bellevue. We learned about improvements to Richards Road and Kamber Road to mitigate flooding and we found out that there would be new zoning underway for Factoria, allowing for construction on the mall property. The question was posed: “Does it all make you wonder how you will ever get out of Woodridge?” and the City of Bellevue agreed to continue to seek our input and consider our neighborhood needs.

This all sounds like it could be a discussion held today (and, in fact, it is) with a few of the particulars changing, but the general issues staying very much the same. For many years, the Woodridge Community Association has been a conduit of information and a way for our neighbors and us to connect over issues impacting the neighborhood. One of the primary functions of any community association is to inform the residents of any proposed changes by city, county, or state government that would affect their neighborhoods. Such items as zoning changes, group home ordinances, multi-family building permits, school closings and construction, and traffic mitigation are all items that were communicated in the time I was on the WCA board.

The Woodridge Community Association typically holds two community meetings a year and, with the help of Boy Scout Troop 662, distributes this newsletter (in addition to now posting a digital copy of it on our website: woodridgebellevue.com)

While I am moving off the WCA board (after serving the community for 25 years, having first been elected to the board in the fall of 1997), I know that the other board members will continue to represent Woodridge well. It is my sincere hope that some of you reading this message will contact our WCA president, Erin Kenway, at woodridgebellevue@gmail.com, and volunteer to serve on the WCA board. I know you will find it rewarding and I promise you do not have to serve for 25 years like I have.

Sincerely,

Carol (Kaplan) Schuster - outgoing WCA Secretary

New WCA Logo

Despite our best efforts, the quality of the Woodridge Community Association letterhead and logo used for decades was greatly reduced once digitized. Voting will take place during the October Annual Meeting.
Show off your creativity!

Submissions can be sent to woodridgebellevue@gmail.com

Please provide a transparent .png file

Woodridge Community Association

Contact us anytime: woodridgebellevue@gmail.com

Visit: woodridgebellevue.com

4th of July Recap

The Annual 4th of July Woodridge Celebration has turned into a very popular event. Attendance this year was up with over 200 participants, plus a visit from our Bellevue Fire Department! A huge thank you to the planning committee and volunteers. Sponsorship and volunteer opportunities are available for next year. Reach out to norwoodvillage@gmail.com



It takes a village

Community volunteers are always in short supply. Learn how you can make more events like this possible for our community. Reach out at woodridgebellevue@gmail.com or norwoodvillage@gmail.com for more information

Back to School Safety

The return of the school year brings more activity and traffic in and near school zones, especially around the morning and afternoon bell times. For Woodridge Elementary peak traffic times are 8:40-9:00am daily; 3:15-3:35pm M, T, Th, F; and 1:15-1:35pm on Wednesdays.

Please be mindful that early arrivals result in longer traffic back ups along SE 20th Street.

Please be mindful of the following safety tips:

- ◆ Slow down and watch out for kids walking, biking and rolling, especially at intersections, crosswalks and when entering and exiting school parking lots.
- ◆ When picking up or dropping off children at school, park responsibly and follow parking laws. Parking within 30 feet of a stop sign, within 20 feet of an intersection or within 5 feet of a driveway is not allowed. Stopping in the middle of the street for drop-off/pick up is unsafe for kids and can create unnecessary traffic jams.
- ◆ Adhere to the 20-mph speed limit in school zones.
- ◆ If you are commuting, find alternative routes around schools to avoid traffic congestion during arrival and dismissal times.
- ◆ Pay attention while driving; don't be distracted by using electronic devices.



Trick or Treat

Trick-or-Treating around the Woodridge neighborhood has been a beloved tradition for many generations. On **Monday, October 31st** the streets of Woodridge will be filled with children looking to fill their Halloween bags with candy! Below are some important reminders to keep you and your families safe, while enjoying this annual tradition...

5:00pm until 8:30pm

Most ghouls and goblins will be roaming the neighborhood during this time.

Safety Reminders:

- ◆ Bring flashlights and/or wear glow-in-the-dark accessories.
- ◆ Always walk on sidewalks or gravel paths. On streets with no sidewalks, walk facing traffic.
- ◆ Do not trample through people's front yards.
- ◆ Use crosswalks and only cross the street at street corners.
- ◆ Never dart out into the street or cross between parked cars.
- ◆ Stay in groups.
- ◆ Enter and exit driveways and alleys slowly and carefully.
- ◆ Slow down and be especially alert in residential neighborhoods.



DRIVERS STAY ALERT

Children are excited on Halloween and may move in unpredictable ways.

Other considerations:

- ◆ Consider providing peanut-free treats, or toys, for children with allergies.
- ◆ Some people are afraid of dogs, consider leaving your furry friends home while trick-or-treating, and secure dogs when answering the door.

Woodridge PTSA Save the Dates

Friday, Sep 30th
PTSA Movie Night
Sunday, Oct 30th
PTSA Halloween Festival

Interested in Scouting?

Reach out to a local troop leader:

Boy Scouts Troop 662:

Jim Joyce | sm662troop@hotmail.com

Cub Scouts Pack 634:

Erich Patten | Pack634Bellevue@gmail.com

Girl Scouts:

Discover available troops or learn how to start your own, visit <https://mygs.girlscouts.org>



DRIVE FOR EXCELLENCE
WOODRIDGE ELEMENTARY PTSA

For most schools across America, public education is not fully funded. While our award winning Woodridge Elementary is one of the best in the state, there are still gaps in funding. In fact, all of the schools in our district are facing declines in donations and funding. Woodridge Elementary needs your donation to ensure we continue to support the programs that drive our students' academic excellence. Donations go directly to supporting programs like educational and social emotional learning programs, school-wide activities, and safety supplies for students and staff.

Learn more about the Drive and other upcoming events at: www.woodridgeptsa.org

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You shop. Amazon gives.

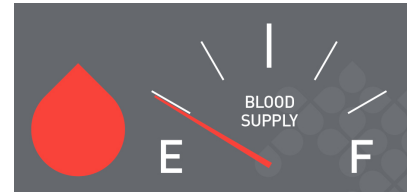
If you shop Amazon, maybe for your Halloween costume, candy, or holiday gifts, please set your account up with the Amazon Smile feature and select "**Woodridge Elementary PTSA 23 1100**" as the charity you'd like to support! 0.5% of eligible purchases will be donated to our community school.

◆ With VideOccasions let your imagination soar! ◆ Production/Edit/Duplication ◆
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(425) 641-4811
jack@videooccasions-nw.com judy@videooccasions-nw.com
◆ Video Photo Albums ◆ Family Histories ◆ Film Transfer ◆ Performances ◆



The Open Data site is open to everyone and is designed with ease - whether you know what you're looking for or you'd like to browse all available content. Available content consists of tabular data, maps, and applications such as dashboards that can be navigated to via several methods.

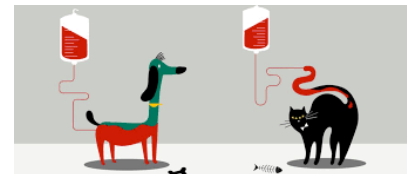
Visit: <https://data.bellevuewa.gov>



Running on Empty

Our blood banks are at critically low levels. Please consider becoming a blood donor. Your gift of blood, time, or money saves lives. Learn more at www.bloodworksnw.org

Did you know that our *FUR*mily needs donors as well? You earn credit for their donations. For more information, contact: bloodbank.wa@bluepearlvet.com



Share the Road



There are more and more adults and children walking and riding bicycles around our community. There have also been more and more reports of dangerous vehicle and bicyclist events. Join us in helping to keep everyone safe on the road - especially our neighbors. Remember, no one — no driver, cyclist, or pedestrian — has sole rights to the road. It's a shared space where we all have rights and responsibilities.

Slowly back out of driveways, paying special attention for pedestrians and cyclists

Trim back any hedges or landscaping that may block your line of sight while backing out of your driveway

Distracted driving can be deadly. Do not text, scroll, tweet, take selfies, apply makeup, or anything else while driving.

Cheer Camps

Eastside Dream Elite Rec Cheer & Dance



We have fun summer camps in Issaquah, Bellevue, Kirkland, and Renton.

Both half and full-day camps
Ages 5+

www.EastsideDreamElite.com
★425-246-9636★

Happy Woodridge homeowner for over 15 years!

If you are interested in learning more about the current real estate market in Woodridge, Reach out to me today and I would love to discuss your current and future real estate goals.



Polly Wong 黄保怡
Real Estate Broker

Languages:
English, Chinese (Mandarin & Cantonese)
☎ (425) 829-9867
✉ Polly@Windermere.com
📱 WeChat ID: callpolly

Connect
With Me Here!



Fall & Winter Events on the Eastside

- Sept 3-4:** Rock 'n Roll Marathon Washington
Sept 10: NW Ukrainian International Festival (Crossroads Park)
Sept 17: Bellevue Botanical Garden Annual Symposium
October 1: Kelsey Creek Farm Fair (11:00am- 4:00pm)
Nov 18- Jan 8th: Downtown Ice Rink (bellevueicerink.com)
Nov 25- Dec 24th: Snowflake Lane (snowflakelane.com)
Nov 26- Dec 31st: Garden d'Lights (bellevuebotanical.org/garden-dlights)



King County 2-1-1 connects people to the help they need. We provide the most comprehensive information on health and human services in King County. Learn more www.crisisconnections.org

Openings on Bellevue Network on Aging

Bellevue Network on Aging, a board that supports healthy aging in our community. Interested candidates may [apply online by Friday, Oct. 7.](#)

The Network on Aging promotes awareness of needs and resources that support older adults through life transitions. Through effective outreach, regional collaboration and community involvement, BNOA champions the well-being of older adults in Bellevue.

Members serve on the Network on Aging for a term of three years with a commitment of six to 12 hours per month. Members must live, work or serve older adults in Bellevue, and 51 percent of the group must be over 50 years of age.

For more information, please contact community services supervisor Dan Lassiter, 425-452-4470 or dlassiter@bellevuewa.gov

teck chu
TECK CHU REAL ESTATE



Big decisions deserve big consideration. That's where Teck comes in, a real estate expert with a background in finance, management & negotiations. Teck is a Woodridge resident & proud neighborhood sponsor & will attend to your purchase or sale with the attention it deserves.

 **TECK IS IN WOODRIDGE**



Woodridge Listings

☎ 206.552.0238
✉ Teck@windermere.com
🌐 TeckChuRealEstate.com

Proper Yard Maintenance

Trees - As our days grow shorter and leaves begin to turn, it's time to think about preparing our yards for the upcoming seasons. Strong winds are very common here on the hill. These winds regularly cause tree branches to break off and cause damage. Homeowners are responsible for the damage caused by trees originating on your property - yes, even if the wind caused those branches to break off. Fall is a great time to check your trees for weak branches. Thinning reduces density of the tree branches. This not only increases light penetration, but also increase air movement through the canopy and reduces weight. Thinning tree canopy decreases the chances of strong winds and snow breaking branches - the most common cause of power outages on the hill. Trimming trees with branches over sidewalks can also keeps our community safe! Snow, ice, and strong winds can make those branches dangerous for pedestrians of all ages.

Snow - Snow is also becoming a regular occurrence up on the hill. During a snowstorm, City of Bellevue crews work around the clock to plow streets. Designated priority streets are cleared first to accommodate fire, medical and police response, transit, school buses and commuter traffic. It is every property owner's responsibility to clear sidewalks adjacent to their property of snow - it is the law.

Freeze - When temperatures dip below freezing, it is important to insulate outdoor faucets, outdoor pipes, as well as pipes in unheated garages and crawl spaces, with insulating material.

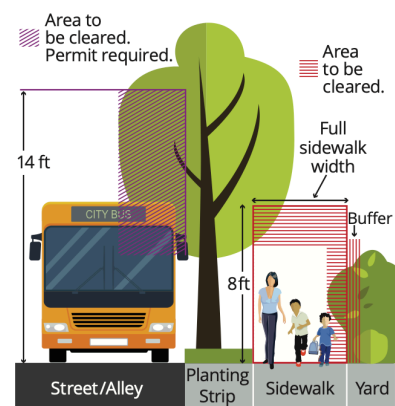
Dog Poop - It's unsanitary, gross, disrespectful, and illegal to not clean up after your pet. Failing to clean up after your pet, especially when it snows, can cause serious health risks to our environment. When snow water melts, it takes the feces with it and pollutes our streams.

You are Responsible for Keeping Sidewalks Clear

See Bellevue City Code 14.06, et al.

Where trees, plants, shrubs, vegetation or parts thereof overhang any sidewalk or street, or public right-of-way, it is the duty of the owner of the property to trim, destroy or remove such overhang. Refusal to comply may result in various penalty imposed by the City of Bellevue, including fines and other remedies.

Violators may be reported to codecompliance@bellevuewa.gov | 425-452-2047



Asking Nicely Should be Enough - Please Comply with CC&Rs

Compliance with Covenants is the legal obligation of each homeowner. Over the years, residents throughout the neighborhood have **not** kept tree heights at or below the 15-foot height restriction set out in most covenants. Other divisions require even more restrictions on yard maintenance.

Also known as CC&Rs, covenants are automatically renewed legal contracts disclosed to you in your title documents prior to closing on the purchase of your home. You have agreed to abide by these covenants, or contract terms, simply by purchasing your home.

If your neighbor(s) demand compliance of you, please respect these requests. Where there are both Bellevue and CC&R regulations, *both* regulations must be satisfied. In other words, **the most restrictive regulation governs**. Failure to comply may result in expensive legal fees and other legal remedies should your neighbor(s) decide to pursue enforcement for noncompliance.

Contrary to rumors, the CC&Rs are still valid today. Some provisions within the CC&Rs have been voided by law (e.g. restrictions on roofing materials), but this does not void the remainder restrictions. Failure to enforce CC&R violators does put their validity at risk! It isn't being unneighborly - it is actually your responsibility as a homeowner to insist on compliance. And if asking nicely doesn't work, it is your right to file a civil lawsuit against them.

Find your division's CC&Rs on woodridgebellevue.com

The **Bellevue Conflict Resolution Center** is a free and confidential dispute resolution center available to people who work or live in Bellevue.

Contact BCRC@bellevuewa.gov | 425-452-4091



BE CONSIDERATE

... it's also the law

Norwood

SWIM CLUB

There are multiple ways to support the community and Norwood Swim Club. Consider a corporate sponsorship for next season's swim meets or support the Capital Campaign for some much needed facility improvements. Monetary donations are welcomed year round.

For more information, email:
fundraising@norwoodswimclub.org

Double your impact!

Over 65% of Fortune 500 companies offer employee matching gift programs. Sometimes they match contributions of spouses and retirees as well. Forms are available through corporate Human Resources or Personnel offices, and often available online.

Norwood Swim Club is a registered 501(c)(3) nonprofit organization. Donations are tax deductible.

We're excited to see you next season!

Home Repair Assistance

The City of Bellevue Home Repair Program provides low- to moderate-income Bellevue homeowners with 0% interest home loans and grants for repairs related to health and safety issues, including:

- Faulty plumbing
- Unsafe electrical wiring
- Poor heating
- Roof and gutter repairs
- Fencing and decking repair
- Siding repair and exterior painting
- Earthquake retrofitting

For more information on the types of loans and grants available, and to see if you're eligible, please visit:
<https://bellevuewa.gov/city-government/departments/parks-community-services/human-services/home-repair-assistance>

Or contact:

Donna Adair
 Home Repair Loan Specialist
 Email: dadair@bellevuewa.gov
 Phone: 425-452-4069
 TDD: 425-452-5262



CLOSED SALES IN WOODRIDGE MAY 1-AUG 29, 2022

Address	Bed	Bath	SQFT	CDOM*	List Price	Sale Price
12604 SE 26th Pl	4	2.25	2,840	40	\$1,395,000	\$1,370,000
12648 SE 30th St	3	1.75	1,940	21	\$1,388,000	\$1,388,000
2726 127th Pl SE	4	2	1,200	8	\$1,475,000	\$1,475,000
1834 121st Ave SE	4	2.5	2,640	7	\$1,595,000	\$1,595,000
12327 SE 23rd St	3	1.75	1,420	5	\$1,300,000	\$1,600,000
12647 SE 27th St	4	2.75	1,820	6	\$1,500,000	\$1,750,000
12165 SE 23rd St	3	2	2,290	46	\$2,095,000	\$1,755,250
1830 123rd Ave SE	3	1.75	1,800	16	\$1,800,000	\$1,800,000
12049 SE 20th St	4	2.25	3,360	9	\$1,850,000	\$1,825,000
12124 SE 27th St	4	2.75	2,500	34	\$1,849,500	\$1,849,500
12527 SE 14th St	4	2.5	2,530	5	\$1,998,000	\$2,400,000
12530 SE 14th St	5	3.25	3,510	1	\$2,450,000	\$2,450,000
1829 123rd Ave SE	5	2.5	3,590	5	\$2,250,000	\$2,540,000
12143 SE 15th St	4	2.5	3,073	5	\$2,698,000	\$2,800,000
14033 SE 19th Ln (L-6)	5	4.5	3,899	0	\$3,199,990	\$3,200,000
Averages			2,560	14	\$1,922,899	\$1,986,517
Prices	High: \$3.2M		Low: \$1.37M		Median: \$1.8M	

All Data from the NWMLS.

* Cumulative Days on Market

If you are already working with an agent, this is not meant as a solicitation for that business.



206.819.9419

mina@windermere.com
minapeterson.com

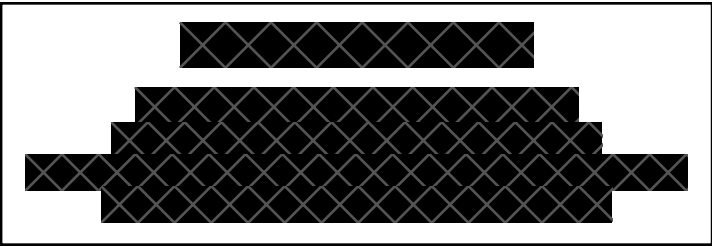
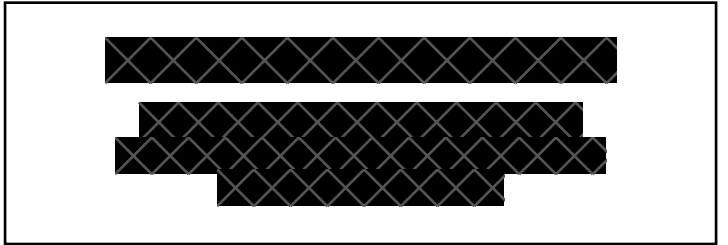
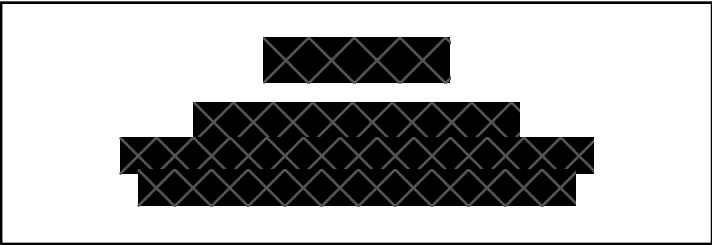
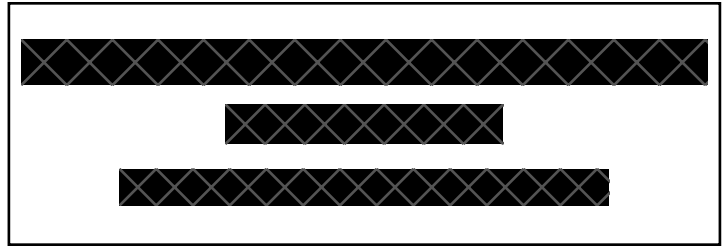
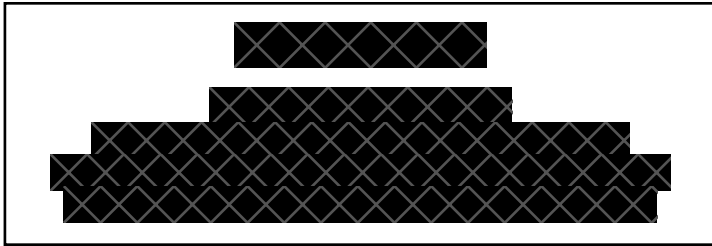
I Love Living in Woodridge!
My Focus is Listing & Selling Homes in
Our Neighborhood.

Contact me to find out more!



Community Classified

Support Woodridge's high school and college students



Tutoring

CW Academy
The premier e-learning institute.
From the comfort of your home, get to know the world of STEM, Career, and Arts education through LiveOnline courses taught by trained high school students.

Most CW Academy tutors are located right here in Woodridge!

Courses are all free-of-cost

www.cwglobal.org
cwacademybellevue@gmail.com

**live,
love,
BELLEVUE
LAX.**

“Try Lax” Day
Sunday 9/25
@ 2:30-3:30pm
Bellevue High Stadium

FREE & OPEN to all girls!

<https://bellevuegirlslax.com/registration/>



Starting in September, Youth Ride Transit for Free!

Starting September 1, 2022, riders 18 and younger can take transit for free thanks to Move Ahead Washington, a statewide transportation funding package. Visit FreeYouthTransitPass.com for the latest information.

Crime & Safety Report



Over the summer, there have not been any specific crime trends in Woodridge. Across the city, however property crimes are still above a normal range. Most of this elevated trend is being driven by Catalytic Converter Thefts, though these types of crime have been trending downwards recently.

Shoplifting and Motor Vehicle Prowl-related thefts from June to July are also trending down. Bellevue police are still running into sporadic issues in various neighborhoods with Motor Vehicle Thefts, Mail Thefts, and Package Thefts. Officers cannot stress to residents enough the importance of vigilance and to call 911 if they see anything suspicious.

Bellevue Police has a new internal crime dashboard. With this new dashboard, officers are able to be more intentional in directing investigative and responsive efforts using the data and crime patterns to put together emphasis patrols or operations to decrease crime in a specific area. This is why they need residents to report incidents, so they know where crime is taking place.

Report Crimes Online

Woodridge BPD Sector Captain

Captain Landon Barnwell
Bellevue Police Department
Patrol – West Sector (Woodridge)
lbarnwell@bellevuewa.gov | 425-452-7907

The Bellevue Police Department's online crime reporting system allows you to submit a police report immediately and print a copy of the report for free.

Please confirm the following to find out if reporting a crime online is right for you:

- This is not an emergency
- This incident occurred within the Bellevue city limits
- There are NO known suspects
- This did not occur on a state freeway

You can access the online crime reporting system using the **MyBellevue** app, or visit:

<https://bellevuewa.gov/city-government/departments/police/report-and-prevent-crime/report-crime-online>

If it is an emergency, always call 911

See Something? Report it!

Crime statistics are only as valuable as the information received from the community.

Reporting is key to maintaining accurate data and improve patrol zones

This reporting data is used to determine where and when to focus patrols and maintain adequate staffing of our police.

Crime Prevention Tips For the Winter Months

Fall has arrived and with it, daylight savings time will end. With darkness falling earlier, all those activities previously done in daylight will now occur in darkness: Going to your vehicle after work, picking up your children from after school activities and sports. Not to mention that many complete their holiday shopping in the evening. In the winter, evenings at 5 p.m., will be as dark as if it is 9 p.m. Below are a few crime prevention tips from BPD's Crime Prevention Officer Ruby Daly, to make the transition easier.

Vehicle Security- There are things you can do to lessen the odds of being a victim of car theft. Many thieves are opportunists and will look for the vehicle that is unlocked, or the one that may be locked but contains valuables inside. Even if your vehicle is locked and alarmed, if there are valuables in sight (even covered up) a window may be smashed to gain entry. This all can occur in a matter of seconds. Don't make it easy for them: • Never leave the keys inside the vehicle. • Make sure that all windows are up all the way before locking your vehicle. • Lock your vehicle even if you are only going to be away from it a short time. • Lock your vehicle even if it is parked in your driveway, inside your garage or on the street in front of your residence. DO NOT leave your vehicle running while you run inside to grab that second cup of coffee, it takes seconds for someone to jump in and drive off with your vehicle. • Make sure your vehicle alarm is activated whenever you exit/lock your vehicle. • Do not leave valuables, (i.e., purses, wallets, cellular phones, cameras, laptop computers etc.) inside your vehicle, even if it is locked. • Even if your vehicle is locked and alarmed, do not attempt to "hide" valuables under the seat or under an item of clothing in the vehicle. • Please report any theft from your vehicle immediately to the Police. **If you observe anyone acting suspiciously in the area of your vehicle, call 9-1-1.**

Home Security- Ensure that porch lights are functioning and that motion lights are coming on during hours of darkness. It's also a good time of year to mark your calendar as a reminder to update your alarm company with current contact information. It is a good habit to always lock your doors to your house, *even when you are home*. If you are leaving for work and it is dark outside, have your keys in your hand rather than digging for them in your purse or backpack and park in well-lit areas. Pay attention and don't be distracted by looking down at your cell phone or listening to music. **If you see someone that is acting suspicious, call 9-1-1.**

experience ~ trust ~ integrity ~ service

Sandy Nicholls will meet all of your real estate needs, whether it is helping you discover the property of your dreams or selling your existing home. With over 30 years experience in local real estate, and a native of the Eastside, Sandy is an expert in the Puget Sound area market. She's also had the pleasure of being a Woodridge resident since 2013. She will provide exceptional service for you, your family, and your friends. Her professionalism, attention to detail and personal service will ensure the best possible results in your real estate endeavors.



SANDY NICHOLLS
425.444.4966
sandynicholls.com
nicholls@windermere.com



Windermere
REAL ESTATE

Woodridge Community Newsletter Advertising Order Form

Please mark your choice:

<input type="checkbox"/> Business card	2" x 3 1/2" (horizontal or vertical)	Price: \$75.00
<input type="checkbox"/> 1/4 page	3 3/4" x 5" (vertical only)	Price: \$150.00
<input type="checkbox"/> 1/2 page	4 1/2" x 7 1/2" or 3 3/4" x 10"	Price: \$200.00
<input type="checkbox"/> Full page	8 1/2" x 11" (1/2" margins, all sides)	Price: \$350.00
<input type="checkbox"/> Back page	8 1/2" x 11" (1/2" margins, all sides)	Price: \$450.00*

Amount enclosed: \$ _____

Company name: _____

Contact person: _____

Address: _____

Email: _____

Telephone: _____

**Please make checks payable to Woodridge Community Association.
We cannot accept electronic payments at this time.**

**Next Publication Deadline:
April 1st, 2023**

All advertising space is on a first-come, first-serve basis. You may pre-pay up to one publication in advance. We cannot accept more than one page of advertising per business or individual. Please note that the WCA only accepts advertising for goods or services.

Please be aware that we must allow for 1/2" margins around the sides of all the newsletter pages.

Important:

Ads will only be accepted in digital format (.png or .jpeg preferred)

Email digital files directly to
woodridgebellevue@gmail.com

No advertisements will be accepted and run without advance payment received by the publication deadline.

Return this form with payment to: WCA c/o Erin Kenway 1861 123rd Ave SE, Bellevue, WA 98005

**Please note back page placement is first-come first-serve and reservations for future editions is not permitted.*



WES JONES
& ASSOCIATES



"Wes Jones offers the BEST marketing in Woodridge! His tips and methods helped us make significant returns on our sale!"

- Sara Norton
Woodridge Seller



Sold For \$1,206,000
1821 122nd Avenue SE, Bellevue



Sold For \$1,750,000
12647 SE 27th Street, Bellevue



Sold For \$2,475,000
1821 122nd Avenue SE, Bellevue

Curious about the Market?

*The market has stabilized in recent months from the frenzy of the last two years. Wondering if that effects your home's value? Our **FREE Home Value Calculator** will help answer all of your questions.*

WoodridgeHouseValues.com



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