

Windermere

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It is only through your continuing business, referrals and goodwill that I have been able to build my successful team.

We truly appreciate your continued support!



## Rick Hampton (425) 623-5060 rhampton@windermere.com www.rickhampton.withwre.com

#### THANK YOU FOR ALLOWING ME TO SERVE YOU!





Thank you to our generous family of agents for your donations to Bellevue Life Spring...And way to go Bellevue High School Football team for scoring all those touchdowns for which Windermere Bellevue Commons donated \$100 each. Between our agents and the touchdown donations, we recently donated \$7,300 to Bellevue Life Spring to help #tacklehomelessness and foster stability to Bellevue children and families.



# Sources For Your Family to Volunteer at Thanksgiving, Christmas and Beyond

#### **Seattle Works**

seattleworks.org

Offers a searchable database of volunteer opportunities. Filters for age of volunteer, populations you'd like to help, and ZIP code-specific activities that best fit your family.

#### **United Way of King County**

uwkc.org/volunteer Searchable database of volunteer activities that enables you to search for family-friendly options.

#### **Volunteer Match**

volunteermatch.org Searchable database allows you to filter based on specific causes, as well as matches that are a good fit for kid and teen volunteers.

#### **Doing Good Together**

doinggoodtogether.org Compiles lists of family-friendly volunteering opportunities called Big-Hearted Families. Listings aren't searchable/sortable, but all opportunities are created with families in mind. Age restrictions are included in the listings.

#### **Volunteer Washington**

volunteerwashington.org Statewide site that lets you search volunteering opportunities and agencies seeking volunteers, filtered by county.

## Food Driving Box Northwest

fooddrivingbox.org
Provides boxes that you keep in
your car. Printed right on the box
are the most-needed items.

#### **Northwest Harvest**

northwestharvest.org/food-drives Statewide nonprofit that uses donations to provide more than 2 million meals to Washingtonians every month.



# **Emergency Feeding Program of Seattle and King County**

emergencyfeeding.org
Works with more than 200 partner
agencies across King County to
provide food bags to anyone in
need, supplying 430,000 meals
per year.

#### Hopelink

hopelink.org
Offers food bank, food delivery
and emergency feeding services to
families in crisis in the following
areas: Bellevue, Redmond,
Kirkland, Shoreline and
Sno-Valley.

Source: https://bit.ly/2qDpyKl



#### Indoor places to go when the weather is frightful

# **Volunteer Park Conservatory**

volunteerparkconservatory.org

The Volunteer Park greenhouse has housed a mini jungle for over a hundred years, sheltering plants like orchids, palm trees, carnivorous Venus fly traps and more.

#### **Sandbox Sports**

sandboxsports.net

There's an indoor volleyball court in Georgetown, a warehouse filled with sand.

#### **Swansons Nursery**

swansonsnursery.com

Think of it as a free arboretum and inspiration to develop a green thumb. Reindeer Fest Nov 10-Dec 24. Santa's Reindeer, a Model Train Village,



photos with Santa and more.

#### Seattle Aquarium

seattleaquarium.org

Almost every exhibit is under a roof, and there's nothing like standing below the water line to see the rain break on the surface above.

# **McMenamins Anderson School**

mcmenamins.com/anderson-school

The North Shore Lagoon indoor swimming pool is a salt-water soak spot fed by bamboo pipes. The bar above is a salute to Polynesia, while the hotel next door boasts a movie theater and shuffleboard.

#### Dogwood Play Park

dogwoodseattle.com

For you, a stocked bar. For your pup, an indoor play space, tennis ball vending machine, and a treat bar hawking a variety of dog concoctions.

Source: https://bit.ly/2p7WFpb



RECIPE: COWBOY BUTTER SHRIMP AND GRITS

#### Ingredients

#### Grits:

1 cup quick-cooking grits

Kosher salt

#### Shrimp:

3 cloves garlic, crushed and peeled

1 stick (8 tablespoons) unsalted butter, at room temperature

1/2 cup chopped fresh Italian parsley, plus more for garnish

1 lemon, zested and cut into wedges

Kosher salt

Hot sauce, for seasoning

2 slices bacon, chopped

1 1/2 pounds large shrimp, peeled and deveined

1 small onion, finely chopped

2 tablespoons all-purpose flour

1 cup low-sodium chicken broth

1/2 cup heavy cream

1 teaspoon Worcestershire sauce

#### **Directions**

Grits: Bring 4 cups water to boil in a medium saucepan. Whisk in the grits and 1 teaspoon salt. Simmer until the grits are thickened, 5 to 7 minutes. Cover and keep warm.

Shrimp: Meanwhile, pulse the garlic in a mini food processor until chopped. Add the butter, parsley and lemon zest and season to taste with salt and hot sauce. Process until smooth, then scrape into a small bowl. Remove 2 tablespoons of the "cowboy butter" to a small microwave-safe bowl and microwave to melt it; set aside.



Heat a large skillet over medium heat. Add the bacon and cook until crisp, about 3 minutes. Remove with a slotted spoon to paper towels to drain. Add the shrimp to the skillet and sprinkle with salt. Cook until no longer pink, about 3 minutes, then remove to a plate. Add 3 tablespoons cowboy butter to the skillet. When the butter is melted, add the onion and cook until it begins to soften, about 3 minutes. Sprinkle with the flour and stir until the onion absorbs the flour, about 1 minute. Whisk in the broth, cream and Worcestershire until smooth. Adjust the heat to a simmer over medium-low heat and cook until thickened and the onion is tender, about 5 minutes. Add the cooked shrimp and toss to heat through and coat in the sauce, 1 to 2 minutes. Season with hot sauce and salt to taste and squeeze in juice from 1 lemon wedge.

Stir the remaining 3 tablespoons cowboy butter into the hot grits until melted. Spoon the grits into shallow bowls. Top with the shrimp and sauce, then drizzle with the melted cowboy butter. Garnish with the cooked bacon and chopped.

Source: https://bit.ly/36DibTP



# TERRIFIC TRIVIA

What year did the Macy's Christmas Parade change it's name to the Macy's Thanksgiving Day Parade?

A. 1942

B. 1927

C. 1955

D. 1938

Answer to Last Issue's Trivia: C. The movie "IT" is the highest grossing horror film. Source: https://bit.ly/2NpedXb



Be the first to call me with the correct answer for a prize!



## RECIPE: SALTED CARAMEL REVEL BARS

#### Ingredients

Nonstick cooking spray 1 cup butter, softened 2 cups packed

brown sugar

1 teaspoon baking soda

2 eggs

4 teaspoons vanilla

2 1/2 cups all-purpose flour

3 cups quick-cooking rolled oats

1 14 ounce pkg. vanilla caramels, unwrapped (about 40 pieces)

1 14 ounce can sweetened condensed milk or low-fat sweetened condensed milk

1 ½ teaspoons fine sea salt



Preheat oven to 350°F. Line a 15x10-inch baking pan with foil, extending foil over the edges of the pan. Lightly coat foil with cooking spray; set pan aside.

Set aside 2 Tbsp. of the butter. In a large bowl beat the remaining butter with a mixer on medium 30 seconds. Beat in brown sugar and baking soda until combined, scraping bowl as needed. Beat in eggs and 2 tsp. of the vanilla. Beat in as much of the flour as you can with the mixer. Stir in any remaining flour. Stir in the rolled oats.

For filling, in a medium saucepan combine the reserved butter, the caramels, and

sweetened condensed milk. Cook over low heat until caramels melt, stirring occasionally. Remove from heat. Stir in the remaining 2 tsp. vanilla, and 1/2 tsp. of salt.

Press two-thirds (about 3 1/3 cups) of the oat mixture into the bottom of the prepared baking pan. Spread filling over the oat mixture. Dot remaining oat mixture on filling. Sprinkle with the remaining 1 tsp. salt.

Bake 25 minutes (the filling will still look moist, but will continue to set as it cools). Cool in pan on a wire rack. Use edges of foil to lift uncut bars out of pan. Place on cutting board: cut into bars.

Source: https://bit.ly/33sA5ql



# 10 Must-See Architecture Documentaries and Series on Netflix

- ⇒ Abstract: The Art of Design
- ⇒ The World's Most Extraordinary Homes
- ⇒Tiny House Nation
- ⇒Grand Designs
- ⇒ Minimalism: A Documentary About the Important Things
- ⇒Amazing Interiors
- ⇒Secrets of Great British Castles
- ⇒Stay Here
- ⇒Big Dreams Small Spaces
- ⇒The Great Interior Design Challenge

Source: https://bit.ly/2X5R931





# TIPS FOR YOUR HOLIDAY TURKEY

				Turkey Roasting Chart: Set the oven to 325 °F. / Cook to 165 °F.			
النار بالنا			Size of Turkey	Unstuffed	Stuffed		
	Turkey Thawing Chart	A STATE OF THE PARTY OF THE PAR	4 to 6 lbs (breast)	1 1/2 to 2 1/4 hrs	Not usually applicable		
Turkey Size	In the Refrigerator (Approximately 24 hours for every 4-5 lbs.)	(Approximately 30	6 to 8 lbs (breast)	2 1/4 to 3 1/4 hrs	2 1/2 to 3 1/2 hrs		
			8 to 12 lbs	2 3/4 to 3 hrs	3 to 3 1/2 hrs		
4 to 12 lbs	1 to 3 days	2 to 6 hrs	12 to 14 lbs	3 to 3 3/4 hrs	3 1/2 to 4 hrs		
12 to 16 lbs	3 to 4 days	6 to 8 hrs	14 to 18 lbs	3 3/4 to 4 1/4 hrs	4 to 4 1/4 hrs		
16 to 20 lbs	4 to 5 days	8 to 10 hrs	18 to 20 lbs	4 1/4 to 4 1/2 hrs	4 1/4 to 4 3/4 hrs		
20 to 24 lbs	5 to 6 days	10 to 12 hrs	20 to 24 lbs	4 1/2 to 5 hrs	4 3/4 to 5 1/4 hrs		



# THINKING OF SELLING YOUR HOME? THE WAITING IS THE HARDEST PART.

Tom Petty famously penned the words, "the waiting is the hardest part" in his early 80's hit song The Waiting, and his thought process can surprisingly also be applied to individuals considering selling their homes today. Traditional thinking would suggest it may be best to wait until the spring to sell when there is a flood of buyers in the market, but right now may in fact be an even better time to list your home.

We can see the overall economy is good: wages are rising, there are near record-low unemployment rates, and mortgage interest rates are still very low too. Over the past 10+ years the housing market has stabilized, so what (if anything) is the biggest challenge in the housing market today?

#### The answer is simple: it's inventory.

According to the Existing Home Sales Report by the National Association of Realtors, "Total housing inventory at the end of September sat at 1.83 million, approximately equal to the amount of existing-homes available for sale in August, but a 2.7% decrease from 1.88 million one year ago. Unsold inventory is at a 4.1-month supply at the current sales pace, up from 4.0 months in August and down from the 4.4-month figure recorded in September 2018."

#### What does this mean?

While homes are coming to the market, they aren't coming fast enough! Right now, across the country there is less than 6 months of overall inventory of homes for sale, putting us in a seller's market. The challenge is that there are not enough homes for sale to increase the supply needed for the number of people who want to buy, especially in the starter and middle-level markets.

To be in a balanced market (meaning we have enough inventory for the number of buyers in the market), we need to have 6 months of inventory available. Today we are nowhere near that number, and as a matter of fact, the last time we reached that height was August 2012.

When we look at the inventory challenge today, we can see that now is a great time to sell your house. Truthfully, waiting may end up being the hardest part in the long run. This landscape is a great place for



sellers who own homes in the starter and middle-level markets to take the opportunity to sell in a sellers' market, before inventory catches up with demand. Serious buyers are actively in the market and ready to make a move at this time of year. When inventory is limited at the lower end, like it is today, selling before more homes are listed could mean a significant seller's advantage to those who are ready to move up. The upper level of the market has much more inventory available to move into, so it's a win across the board.

#### **Bottom Line**

If you're considering selling your home, don't wait – now is the time to make your move! Take advantage of the high housing demand and the low inventory of homes for sale at the lower end of the market and use your purchasing power while mortgage rates are low to go after the move-up home of your dreams. The best thing you can do is connect with a local real estate professional and decide if now is the right time for you.

Source: https://bit.ly/2K1P42T



# "HEY ALEXA, OPEN ASK A REALTOR®"

Consumers who use voice technology to ask Amazon's Alexa for the weather or Google Assistant to play their favorite song can now use their smart speaker devices to "Ask a REALTOR®."

The National Association of REALTORS®' "Ask a REALTOR®" voice application offers responses to more than 250 questions, such as "What is an earnest money deposit?" and

"How can I find out the value of my home?" NAR is adding a few dozen questions and answers to the application each month.

Smart-speaker users can also hear the NAR's weekly real estate radio show, "Real Estate Today," and the podcast version on command with Google Assistant, the Amazon Echo, the Apple HomePod, iTunes via Siri, and Spotify Podcasts.

If Amazon's
Alexa or Google
Assistant isn't
your thing, you
can always call
me! I'd love to
talk with you.



Source: https://bit.ly/2Q9vBB0

# What's Happening in the Market

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LOCATION	<u>Year-to-date 2019</u> Closed Sales thru October			<u>Year-to-date 2018</u> Closed Sales thru October			PRICE CHANGE %
	Number of Homes	Median Sales Price	Average Market Time	Number of Homes	Median Sales Price	Average Market Time	
East of Lake Sammamish	1,730	\$886,000	42 days	1,815	\$893,767	20 days	Down 0.9%
West Bellevue	300	\$2,399,000	41 days	277	\$2,520,000	35 days	Down 4.8%
East Bellevue	618	\$915,000	23 days	541	\$950,000	11 days	Down 3.7%
South Bellevue/ Newcastle/Issaquah	787	\$950,000	35 days	785	\$978,990	20 days	Down 3.0%
Kirkland/Rose Hill	535	\$1,350,000	29 days	535	\$1,270,000	17 days	Up 6.3%
Redmond	524	\$874,000	29 days	511	\$900,800	21 days	Down 3.0%
Mercer Island	259	\$1,650,000	44 days	248	\$1,642,500	26 days	Up 0.5%
Woodinville/Juanita/ Bothell/Duvall	1,558	\$775,000	37 days	1,619	\$785,000	20 days	Down 1.3%
Renton	730	\$580,000	36 days	687	\$568,000	22 days	Up 2.1%
Kent	1,012	\$451,500	34 days	1,068	\$450,000	24 days	Up 0.3
Ballard	1,783	\$775,000	22 days	1,582	\$813,000	11 days	Down 4.7%
S. Seattle	221	\$480,000	37 days	284	\$487,500	27 days	Down 1.5%
Leschi/Mt Baker/ Seward Park/Rainier	509	\$649,950	29 days	537	\$665,000	18 days	Down 2.3%
Beacon Hill/Georgetown	357	\$609,000	33 days	349	\$650,000	15 days	Down 6.3%
Central Seattle	711	\$935,000	29 days	697	\$975,000	18 days	Down 4.1%
West Seattle	1,391	\$650,000	29 days	1,273	\$675,000	17 days	Down 3.7%
N. Seattle	912	\$800,000	24 days	911	\$835,000	13 days	Down 4.2%
Queen Anne	597	\$1,015,000	29 days	532	\$1,092,000	18 days	Down 7.1%
N. Bothell/Maltby	1,496	\$686,048	37 days	1,422	\$720,000	23 days	Down 4.7%
Lynnwood/ Mt. Lake Terrace	1,735	\$557,000	30 days	1,769	\$558,000	16 days	Down 0.2%
Mill Creek/Everett	2,194	\$490,000	28 days	2,553	\$484,995	19 days	Up 1.0%
Monroe/ Snohomish	1,138	\$477,225	41 days	953	\$460,000	27 days	Up 3.7%

<sup>\*</sup>All data compiled from information supplied by Northwest Multiple Listing Association on 11/01/2019. Accuracy of information herein is not guaranteed.

This information was only taken of single-family homes, and does not include condominiums or vacant land.





# Is Condo Living Right for You? The Pros and Cons of Buying a Condo

Buying a condo can be a great way to dive into homeownership without worrying about much of the upkeep that comes with single-family homes and town houses. Condo dwellers can also typically take advantage of shared amenities like a pool, clubhouse, gym, etc, plus having professional management to take care of building maintenance.

However, condos aren't for everyone, so it's best to figure out what your lifestyle and budget needs are first.

Condo associations can differ based on the requirements of the individual property. Some may impose additional fees to cover shared expenses, such as unexpected building repairs or even adding new amenities that are approved by the condo board.

Here's a condo buying checklist to go over as you start your search.

Consider your lifestyle Hate to mow the lawn and trim the hedges? What about pressure washing your driveway? Are your finances such that having to lay out \$5,000 or more for a new HVAC unit or roof will be a burden? If you answered yes to these questions, condo living may be for you.

But if sharing walls with a neighbor (as well as ceilings and/or floors) might shatter your peace, a condo may not be the answer. Condos tend to work best for those who have no problem with apartment living.

Work with a realtor experienced in selling condos Ideally, you'll want someone who has had a track record of selling condos so that you can trust that this person will help you address any concerns you may have,

such as reviewing the condo association documents.

The agent should know the condo developments in your area and what issues, if any, they have, including such things as financial and structural problems. They should be able to tell you if there's been acrimony over community issues and they will know which developments have fared best in resale values.

#### Decide what types of amenities you

want When chatting with your realtor, make sure to address the types of amenities you want in addition to other factors like location and budget so you can find the perfect place.

Keep in mind, too, that amenities you don't plan to use — a pool for example — may still be worth having because when you go to resell, a condo that lacks the amenities of others in the area will be at a decided disadvantage.

Make sure to find an FHA-approved condo Mortgages for condos may not be as simple as for other types of properties. That's because in addition to the usual underwriting criteria such as your assets, credit and income, the condo building itself will come under scrutiny.

The FHA has a list of approved condo projects on their website. Conventional lenders may have similar requirements to that of the FHA, so seek the assistance of an experienced mortgage professional.

Research the property management company Understanding who'll be in charge of doing the upkeep is crucial since you want the property to be well-maintained. It can be

frustrating to pay association dues only to have the amenities fall into poor condition, potentially affecting resale values or pushing dues higher.

When touring properties, ask who is in charge of maintaining the day-to-day operations. You can direct questions such as who handles resident requests and community rules to the property management company itself. Consider doing your own research on the company's reputation.

#### Review association fees and regulations

Apart from your mortgage, you'll need to pay association fees for the upkeep of the property and its amenities. Review those fees and ask what's included — examples include snow removal, lawn care and cleaning common areas.

In addition, ask about regulations that you'd need to abide as a resident. Are there any noise restrictions? Or rules about booking common areas in advance? Understanding these regulations ahead of time will help you figure out if condo living is right for you.

Source: https://bit.ly/2K3PPZ2



# **NEED A PROFESSIONAL SERVICE?**



If you are in need of a professional to do work around your home, I have compiled an extensive list of professionals that encompasses a wide range of services. If you are in need of any contacts for services ranging from Arborists to Zoologists, I can connect you with a respected expert to meet your needs.

Call Me to Locate Your Professional!



# 7 Tips to Hygge Your Home: The Do's and Don'ts of Hygge Decor

#### What is Hygge?

Hygge is a Danish word that can be best described as enjoying life's simple pleasures. It was created as a concept and lifestyle by the Danish in the 18th century and is now a fundamental part of their culture.

While the word is meant to encompass the Danish way of life, it also embodies their decor. The main idea of hygge decor is to create a peaceful, serene space that is free of clutter. Mess can cause stress. Even though hygge is a concept that is commonly associated with winter, it was actually meant to be enjoyed year round.

#### How to pronounce "hygge"

Hygge is pronounced 'hue-gah'. There is no single English translation for hygge, but it is often characterized as 'togetherness' or 'coziness.'

#### How to Hygge

Hygge is a Scandinavian way of life that spreads warmth and calm. It celebrates health and happiness and can be accomplished in other ways besides just decor. Here are some ways that you can incorporate hygge into your lifestyle:

- · Surround yourself with friends and family
- Enjoy the simple pleasures
- · Be present and thankful
- · Stay an extra hour in bed
- Barbeque outside
- Reuse and recycle
- Take up a new hobby
- · Don't stress
- Appreciate your surroundings
- Enjoy a good book

#### **Hygge Decor Tips for Your Home**

Hygge is about creating a safe space for friends and family. And, with the season of family gatherings right around the corner, it is the perfect time to hygge your home! When decorating, it is important to keep things simple in order to immerse yourself in this carefree and cozy lifestyle. Listed here are

seven ways that you can create hygge in your home and we've included a visual guide to the do's and don'ts of hygge decor.

#### 1. Stick to a neutral color scheme.



The color scheme for your home decor should never be too overwhelming when it comes to hygge. Everything you add to your hygge home should contribute to an atmosphere of harmony and peace. Sticking to a neutral color palette is important when creating a relaxing space. Using pastel colors like light grays, browns and creams will create a comfortable area for you and your guests to enjoy.

#### 2. Create a comfortable atmosphere.

Coziness is key when it comes to hygge decor. One way to do this is by decorating with fluffy pillows and soft comforters. Snuggle up on the couch with layers of blankets and pillows for a warm place to unwind. You can also do this by creating cozy nooks like a window bench or love seat. These make for a great place to relax with a good book and cup of hot cocoa for some peace and quiet.

#### 3. Decorate with candles.

When you think of candles, what is the first thing that comes to mind? Perhaps it's romance, a relaxing bath or a calm night with a book. These are all things that encompass the hygge lifestyle. The soft and kind glow of a candle cannot be replicated by anything else and should be used throughout your home to create a warm radiance.

#### 4. Light up the area with twinkly lights.

Twinkly lights are also ideal when it comes to hygge decor. Not only are they cheery and

festive, but they look great everywhere. You can use them in your bedroom, living room, or even outdoor patio! Like candles, they give off a softer light and can add a pleasant touch to your home design



without being too overwhelming.

#### 5. Make a fire.

Huddling around the fire, whether it be outside or inside, is a huge part of the Danish culture. It is the perfect time to gather with friends and family and be thankful for the company that you keep. Therefore, having a fireplace is an essential element to hygge decor. It represents warmth and togetherness and is most fun when enjoyed with loved ones.

#### 6. Add texture.

Texture may not be the first thing that comes to mind when you think of cozy hygge decor. However, introducing texture to your living space is a great way to add interest to an otherwise minimalist design. You can do this by incorporating warm, natural materials like wood and wool to your decor. You can also add variety with different types of flowers for a small pop of color.

#### 7. Create a spa-style bathroom.

Instead of just using your bathroom for a quick shower in the morning, make it a relaxing retreat. Your bathroom should be a place you go to for rest and rejuvenation. To create a bathroom that is pleasant and peaceful, make sure you to have lots of hidden storage space to avoid any unwanted clutter. For extra enjoyment, invest in candles and comfy robes for a design that is laid-back and serene.

Source: https://bit.ly/2Q5c18W



#### **UPCOMING EVENTS AROUND TOWN**

#### Gobble Up

Nov 23 10am-5pm Magnuson Hangar 30 Seattle

Shop for food and beverages from 100 "craft

food makers" at Gobble Up, organized by Urban Craft Uprising in Hangar 30 at Magnuson Park. Register online for free ticket.

gobbleupnorthwest.com/seattle



#### **Gingerbread Display**

Nov 26-Jan 1 Hours Vary Sheraton Hotel, Seattle See elaborate displays made mostly of food at the Gingerbread Village at Sheraton Seattle Hotel. The lines can be long on peak days. Free.

gingerbreadvillage.org



#### Affordable Art

Nov 30 2-8pm Seattle Design Center

Art Under \$100 features 70 artists.

free crafts, DJ music,

and food trucks at Seattle Design Center. Free unless you pay to go an hour early.

VIP Tickets: \$25

seattledesigncenter.com



#### Seattle **Artists Tour**

Dec 6-8 Hours Vary Seattle Area Shop from 22 artists at 6 studios

who make clothing, jewelry, glass, ceramics, prints, and more on Seattle Sampling Artists' Studio Tour. Free.

seattlesampling.com

#### 12 K's of Christmas Fun Run/Walk

Dec 15 4:30-7:30pm Marina Park, Kirkland

Run/walk through



festive Kirkland. Kids can earn a medal by participating in the Kid Dash. All participants of the 12k and 5k will receive a toboggan beanie, a personalized race bib, a finisher medal, and post race snacks! Registration Fee: \$15-\$55.

runsignup.com



#### **Ugly Sweater Cruise**

Dec 21 9-11:30pm Waterways Cruises 2441 N Northlake Way Seattle

'Tis the season to eat, drink and be ugly! Enjoy festive spirits and appetizers while dancing the night away with live DJ entertainment. The uglier the sweater the more prizes to be won, make it a holiday to remember!

Tickets: \$62 (10% discount for 6 or more)

waterwayscruises.com



### **Rick Hampton**

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