



# Wingate Home Owners Association

Winter 2011

<http://www.wingatehome.org/>

## Annual Homeowner's Meeting on March 9

Serene Lake Elementary School Library  
Wednesday, March 9 at 7:00 PM

### Meeting agenda

- 2010 Budget closure and 2011 Budget review/approval. Only dues-paying neighbors may vote on the budget. A budget summary is provided on the next page.
- Vote for new board members. There are two openings on the board. If you are interested in joining, please contact any board member before the meeting.
- Vote on updated **Articles of Incorporation**. Approval will be a simple majority of present and proxy voters.
- Vote on updated **By-Laws**. Approval will be a simple majority of present and proxy voters.

**To send a proxy vote**  
(only if you will not attend the meeting)

Notify the board  
by noon March 9, 2011  
[WingateHoa@gmail.com](mailto:WingateHoa@gmail.com) or  
5309 134th Place SW, Edmonds

- State what you are voting on (Articles, By-Laws or both)
- State that you Approve or Deny

Votes not received in time for the homeowner's meeting will not be counted.

**View draft By-Laws and a summary of changes to the Articles at**  
<http://www.wingatehome.org/WingateHOA-Bylaws.html>

*Please attend— your opinion is needed.*

## Summary of the Proposed By-Law Changes

By-Laws describe the structure of the homeowner's association; who participates, how elections are conducted, etc.



### What's being proposed?

- Clarifying that association members are those families that have contributed dues to the association for the year.
- Bringing communication methods into the 21st century (e.g., this newsletter and our Wingate web page).
- Updating the definition of a quorum to something we can reasonably achieve. We propose that a quorum be 10% of dues-paying families represented in person at the homeowner's meeting or by proxy through mail/email.

## Updated Wingate Roster Coming Soon

The updated Wingate roster will be available at the March meeting for dues-paying members. (Or a copy will be mailed to you.)

## About our Covenants

The Wingate covenants are the rules that we agreed to abide by when we purchased our property. They are essentially a contract with our neighbors. Regardless of whether or not you have paid your dues to the homeowner's association, these covenants apply to each of us. Please make a point of knowing the covenants that apply to you. The covenants are now posted on the Wingate web at <http://www.wingatehome.org/AboutWingate.html>

## Stump Grinding Service

If you have a stump to grind, talk to your neighbor.

Barry Livingston  
[206-351-8873](tel:206-351-8873)

**2011 Dues are Due by March 1.**  
**Thanks for helping fund your neighborhood**

**2010 Income and Expenses**

Beginning Balance	\$16,005.23		
<b>Income</b>			
Memberships Paid 111@ \$50	\$5,550.00		
Interest	\$98.84		
	<b>\$5,648.84</b>		
	<b>2010 Expenses</b>	<b>2010 Budget</b>	<b>Proposed 2011 Budget</b>
Electric PUD	\$360.02	360.00	\$365.00
Incorporation Fee	\$10.00	10.00	\$10.00
School Rental	\$60.00	120.00	\$60
Liability Insurance	\$2,936.62	3,000.00	\$3,000
4th Of July	\$176.74	200.00	\$200.00
Newletter, Labels, Postage & Roster	\$443.95	700.00	\$500.00
Landscape Professional entrance cleanup	\$1,200.00	2,600.00	\$1,500.00
Legal expenses	\$0.00	500.00	0
Lighting Contest Winner	\$200.00	200.00	\$200.00
Gift cards for outgoing board members	\$0.00	0.00	\$200.00
Update Articles of Incorporation	-	-	\$20.00
<b>Total</b>	<b>\$5,387.33</b>	<b>7,690.00</b>	<b>\$6,055.00</b>
Ending Balance	\$16,266.74		
Surplus (Deficit)	\$261.51		

## Wingate Neighborhood Resources

**Web Site** <http://www.wingatehome.org/>

Be sure to check out the forum for discussion, buy-sell-trade-give away, & view or post pictures!

**Garden Club**—Meets monthly for garden tours, education, service and projects. For more info, contact Candi Burpee at 425-745-9317.

**General Change Form** for removal of trees greater than 10” diameter, fence or out-building construction and exterior renovation projects. <http://wingatehome.org/permit.php>

### Wingate Board

*President* (2010-2012)  
**Marjorie Mathison**  
 5309 134th Place SW  
 (425) 743-4991  
[mathisonml@yahoo.com](mailto:mathisonml@yahoo.com)

*Vice-President* (2010-2012)  
**Chuck Brewer**  
 5405 136<sup>th</sup> PI SW  
 (425) 787-5064  
[chuck\\_brewer@yahoo.com](mailto:chuck_brewer@yahoo.com)

*Secretary* (2011-2013)  
 Open Position.  
 Contact a board member  
 if interested.

*Treasurer* (2010-2012)  
**David Pischer**  
 5101 136th St. SW  
 (206) 550-5426  
[davepischer@comcast.net](mailto:davepischer@comcast.net)

*Newsletter* (2010-2012)  
**Lisa Harrison**  
 13628 47<sup>th</sup> Ave West  
 (425) 742-5409  
[lisalisa.harrison@gmail.com](mailto:lisalisa.harrison@gmail.com)

*Web Site* (2009-2011)  
**Frank Koegler**  
 13707 47th Ave. W  
 (425) 412-3996  
[frank-koegler@comcast.net](mailto:frank-koegler@comcast.net)

*At large* (2011-2013)  
 Open Position.  
 Contact a board member  
 if interested.

To contact all board members, email  
[WingateHoa@gmail.com](mailto:WingateHoa@gmail.com)