



Wingate Home Owners Association

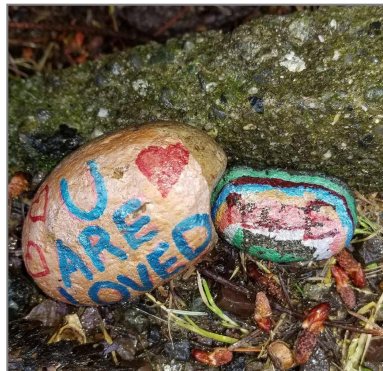
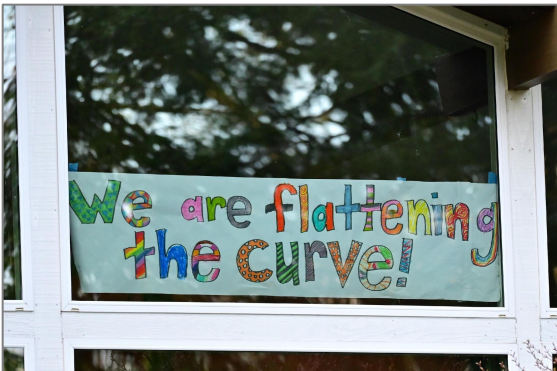
June 2020

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

How Has Wingate Been Weathering Covid-19?

It's Been Impressive

It has been a tough several months everywhere as we adapt to this new normal. In spite of that, the kindness and positivity of Wingaters has been palpable. So many kind offers of help on the Facebook page. And so many ingenious ways that those inside communicated with the increasing numbers of walkers and bike riders in our beautiful neighborhood.



Though life is not back to normal, a couple of Wingate traditions are returning this summer.

July 4 Parade is ON!

The parade will start at the west entrance at 11 AM with the Fire Department leading the way. You can cheer the parade as it goes by or participate via car, bike or on foot. As in any public event these days, please keep your neighbors safe by keeping a physical distance from others and wearing a mask if it gets crowded.

A hallmark of the parade is festively-decorated cars and bikes. This year, consider also decorating along the main roadway too. We're looking forward to seeing you and the photos posted on Facebook!

One thing that will not happen – the July 4 Picnic/Social is canceled this year. We can look forward to its return in 2021.

Garage Sale is ON! August 8 is the Date

Some relief is coming for those of you who did a quarantine clean-out of closets and garages. The Garage Sale will be advertised in the Beacon and Little Nickel to start at 9:30 on 8/8; we expect to get good amount of traffic from within and outside the neighborhood.



Spring Business Meeting was Canceled

Some recent Wingate events had to be canceled including Garden Club meetings and the Spring Business Meeting for the neighborhood. We do hope to have a Fall Social Meeting in October, but will have to wait and see for now.

Homeowner Dues

Thanks to those of you who paid dues and voted by mail to approve the budget and board elections. It is not too late to pay your dues for 2020 - you can mail or hand deliver a \$75 check to any board member.

Comments we've received along with your dues and answers – thanks!

- Visibility of on-coming traffic is obstructed when exiting at the west entrance. *The landscaper that we use for the front entrances will now ensure that the grass near the entrance is cut regularly to help with visibility.*
- Consider hiring an independent contractor for plowing Wingate streets after a heavy snow. *We evaluated this issue after the big 2018 snow storm and learned that this is not allowed on County roads. In any case, the cost is prohibitive 😞.*
- When sending out the billing statements in January, put each element on its own sheet of paper (cover letter, budget and mail-in response). *Great idea and makes life easier for us! Will start that up next year.*

Garden Club Meetings have been Canceled since Feb

Meetings will be free to restart once the County is in Phase 3. Contact information is provided on page 4 if you are interested in participating.

Wingate Covenants and Home Businesses

Covenants were prepared for each of the five divisions of Wingate after construction was completed in the late 1970s. All can be found on the [Wingate web page](#).

Home Businesses - Each of the covenants states that each property is to be used for residential purposes. In these time, many neighbors both live and work out of their home and that is generally just fine. The following conditions, however, are not acceptable.

- Businesses that bring customers or employees in and out of the neighborhood.
- Businesses with more than one work truck kept on the property unless specifically exempted by the board.

If you have any questions, please contact one of your board members for clarification.



Wingate Home Sales - Past 6 Months

The following information was provided by Debbie Boitano with Hallmark Homes as a way of providing visibility of home sales in the neighborhood.

The Wingate [Welcome Letter](#) provides some basic information for our new neighbors about your resources here. Ask your neighbors or the board if you have any questions.

5205 136th St SW, Edmonds 98026



MLS#: 1596776	Status: P	List Price: \$699,900
Area: 740	Stat Dt: 05/29/2020	
Sub Prop: Residential		SqFt: 2,733
Beds: 4	Baths: 2.5	Lot Size: .930 ac/40,511 sf
Style Code: 12 - 2 Story		Price/SF: \$256.09
Community: Wingate		Project: Bldg Info: Built On Lot
Yr Built: 1975	DOM: 10	CDDM: 10
Dues: \$6	Firepks: 2	
Cov Prik: 2	Tax Yr: 2019	Tax ID: 00643800001400
Ann Tax: \$6,174		
School Dist: Multiteo		
NWMLS SOC: 3		
Cmty Feat: CCRs		
Marketing Remarks:	A rare opportunity to live in the highly sought after neighborhood of Wingate. Look into your own private forest from your amazing recently renovated kitchen any chef would envy. The lot is nearly an acre on a cul-de-sac for the ultimate in privacy. Beautiful new flooring in the public spaces downstairs, 4 bedrooms and an office/nursery upstairs. Upgrades galore including new electrical panel, new kitchen, new appliances, new flooring... the list goes on.	

5314 134th Place SW, Edmonds 98026



MLS#: 1592231	Status: S	List Price: \$690,000
Area: 740	Stat Dt: 05/24/2020	Sold Price: \$690,000
Sub Prop: Residential		SqFt: 2,416
Beds: 5	Baths: 2.5	Lot Size: .720 ac/31,363 sf
Style Code: 14 - Split Entry		Price/SF: \$285.60
Community: Wingate		Project: Wingate Number 2
Yr Built: 1975	Lot #: 12	Bldg Info: Built On Lot
	DOM: 2	CDDM: 2
Cov Prik: 2	Firepks: 2	
Ann Tax: \$5,981	Tax Yr: 2020	Tax ID: 00637300001200
School Dist: Multiteo		
Cmty Feat: CCRs		
Marketing Remarks:	NW contemporary style mid-entry home located in the very desirable & sought after Wingate neighborhood. Beautifully updated home w/5 BR, 3 remodeled bathrooms, new flooring, doors, fixtures, plus freshly painted interior. Light filled living room w/vaulted ceilings & adjacent formal dining room. Updated kitchen w/eating area & sliders to large deck overlooking the estate size 31,363 Sq.Ft. lot w/mature landscaping & park like setting. Nu-Ray metal roof, gas heat, H2O on Demand & Move In Ready!	

13717 54th Ave W, Edmonds 98026



MLS#: 1558548	Status: S	List Price: \$640,000
Area: 740	Stat Dt: 03/08/2020	Sold Price: \$719,000
Sub Prop: Residential		SqFt: 2,302
Beds: 4	Baths: 2.5	Lot Size: .840 ac/36,590 sf
Style Code: 13 - Tri-Level		Price/SF: \$312.34
Community: Wingate		Project: Wingate Div 1
Yr Built: 1973	Lot #: 10	Bldg Info: Built On Lot
	DOM: 5	CDDM: 5
Cov Prik: 2	Firepks: 2	
Ann Tax: \$5,540	Tax Yr: 2019	Tax ID: 005761000010
School Dist: Multiteo		
Cmty Feat: CCRs		
Marketing Remarks:	Meticulously maintained & beautifully updated home on 3/4+ Acre in the sought after Wingate neighborhood. Featuring 4 large bedrooms including master w/walk-closet & 3/4 bath, living room w/frpl & entertainment size dining room. Updated kitchen w/new appliances, sink, counter top and eating area. Huge rec-room perfect for entertaining w/cozy wood stove. New carpet, paint & light fixtures. Mature park like landscaping & very private. Newer 50 year roof w/transferable warranty.	

Information Deemed Reliable But Cannot Be Guaranteed. Lot Size and Square Footage Are Estimates. 6/12/2020 11:52:10 AM.

Deborah Boitano | Hallmark Homes NW, LLC | 4salebydebbie@gmail.com | Cell #425 773 9020



Your HOA Dues At Work

Wingate has a new landscape contractor (SeaScape NW) for the front entrances. In addition to their usual work, they will be pruning back the big cherry tree at the east entrance and refurbishing the rock borders at both entrances. A root of the cherry tree is also heaving up the Wingate sign – it will be removed as well.

Wingate Neighborhood Resources

New to the Neighborhood? [Welcome Letter](#)

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

Facebook Group <https://www.facebook.com/groups/wingatehoa>

For discussion, buy-sell-trade-give away, & view or post pictures

Garden Club Meets monthly for garden tours, education, service and projects.

For more information, contact Candi Burpee at 425-745-9317

General Change Form [Change Form](#)

For removal of trees greater than 10" diameter, fence or out-building construction and exterior renovation projects. We believe that use of the Change Form fosters neighborliness and helps to maintain the unique character of Wingate.

9 change forms were received and approved by the board in 2019

6 change forms received and approved YTD 2020

- Steven Michael (tree removal >10" diameter; back porch enclosure)
- Mendrey/May (tree removal >10" diameter)
- Dave Pischer (tree removal >10" diameter)
- Ramos/Jacobson (ADU construction)
- Zachary Dochnal (brush clearing <10", grading west side of property)
- Strickland (tree removal <10")

Wingate Board

<i>President</i> (2020-2022) Nick Blattner 13224 51 st Pl W (425) 743-4696 nick@brownsbaygroup.com	<i>Vice President</i> (2019-2021) Frank Koegler 13707 47th Ave. W (425) 412-3996 frank-koegler@comcast.net	<i>Treasurer</i> (2020-2022) David Pischer 5101 136th St. SW (206) 550-5426 davepischer@comcast.net	<i>Secretary</i> (2020-2022) Lisa Harrison 13628 47 th Ave West (425) 742-5409 lisalisa.harrison@gmail.com
<i>At Large</i> (2019-2021) Steve Altabef 13606 48th Pl W (425) 745-4703 sumcoun@aol.com	<i>At Large</i> (2019-2021) Debbie Fagala 13718 51st Ave. W (425) 771-5216 Seattledogk9@gmail.com	<i>At Large</i> (2020-2022) Oscar Lopez 5406 135 th PL SW (425) 745-3434 oscarlopez77@comcast.net	To contact all board members, email WingateHoa@gmail.com



Calendar of Annual Neighborhood Events

March

Spring Homeowners meeting addresses the business of Wingate including board elections and approval of the budget by members of the homeowners association.

If you have a topic for review at the meeting, contact any board member.

June

Wingate Garage Sale is scheduled for one Saturday in May or June each year and is a popular event in the area.

Organized by Steve Altabef and Nick Blattner.

July

July 4 Parade and Picnic. Everyone is invited to walk, bike or drive in the parade or to cheer it on. This year, we enjoyed an ice cream social after the parade.

2019 organizers Cyndi Giles & Lisa Harrison



Photo credit to Debbie Fagala

October

Fall Homeowners Meeting

This is an annual social event for all Wingate neighbors and includes a potluck dinner at the Serene Lake Elementary School gym.



Photo credit to Frank Koegler

December

Holiday Lighting Contest is a friendly competition to fill our neighborhood with light. The only prize is bragging rights and photos posted on the web. [2019 winners](#)