



Wingate Home Owners Association

December 2020

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

Here We Are Again

Fall and Winter are upon us in lock-down

I don't think any of us could have guessed that we would still be living and working in the midst of a global pandemic, but here we are. And once again, Wingate community spirit has been completely awesome and impressive! Was there ever such a Halloween as this year?

We are still living within restrictions to protect the health of all. With that in mind, the Fall Homeowners meeting won't be happening this year. And though next year's Spring meeting will be scheduled for mid-March, it too may end up being canceled.

However, the Holiday Lighting Contest is ON! Thank goodness; we need this season of lights more than ever this year.

Holiday Lighting Contest 2020 - We All Get to Choose

In past years, board members would pile into a car to look at all the decorations and pick our favorites. Well, that's not happening this year, so here is what we propose instead:

Nominate up to three of your favorite decorated properties between now and December 24 on the Wingate Facebook [page](#). One property per post and start each post with Holiday Lighting Contest and the address. Also helpful is the family name and a picture.

If someone already posted your favorite place, just Like or Comment their post. After the 24th, we'll count it all up and post the winners.

Have fun! As always, winning is about bragging rights and the joy you bring.





Halloween 2020 - When Candy Chutes Became a Thing

The decorations game has been ramping up for a couple of years, but this strange year saw more trick or treaters than usual and incredible engagement by neighbors.



Photo Credit: Hannah Bloomberg



Neighborhood Shout-Out to Jillian Pyle!

Jillian coordinated with neighbors on Facebook to show which homes were planning to participate in Halloween on the Wingate map – a brilliant move that motivated many neighbors to make treat bags and other fun for the kids. Thank you Jillian!





A Different Kind of July 4



The annual July 4 parade this summer was smaller and more socially distanced than usual, but no less festive. We look forward to a return of the post-parade picnic next year. Thanks as always to Cyndi Giles for organizing the parade!

2020 marked the last year that fireworks are legal in Snohomish County. There were some beautiful fireworks displays all over the place for this last hurrah.



New Neighbors!

Welcome to new homeowners who moved into Wingate in 2020!
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.

Darren & Alicia Solberg (Division 3 - Lot 14)
Anthony Sison & Jillian Pyle (Division 3 - Lot 36)
Ryan & Dani Sprouse (Division 4 - Lot 40)
Bo-ying Fu (Division 3 - Lot 51)
Brian Taylor & Teresa Tilton (Division 1 - Lot 17)
Hyun Jung Kim & Ji Hoon Lee (Division 2 - Lot 12)

Yousok Jung & Stephanie Kang (Division 4 - Lot 30)
Amy McCrary & Michael Place (Division 1 - Lot 10)
Lieng Ta Chong & Khi Tchieng Tchong (Division 1 - Lot 24)
Samuel Turin & Emma Letourneau (Division 3 - Lot 48)



Is it Time to Update the Wingate Covenants?

Covenants were prepared for each of the five divisions of Wingate more than 40 years ago. As time goes by and the Covenants grow more out of date, we'd like to start a discussion about getting them consolidated and updated.

Some of our issues with the Covenants as written:

- Instead of one common document for all of Wingate, there are five very similar documents organized by the original construction phases of the neighborhood. All five Covenants are heavily focused on building restrictions because they were written during development of the neighborhood.
- Some conditions of modern life are not well addressed by the Covenants. Home rentals, home businesses, and vehicle parking could all benefit from clarification now.
- Some Covenant restrictions have become outdated. Prohibited conditions such as out-buildings and the keeping of some poultry, both of which are allowed by the County, have become accepted norms in the neighborhood and should be recognized as such in the Covenants.

More information will be provided on this proposal when the annual HOA dues Statement is sent out in January. We welcome your input and ideas! You can also contact any board member or email WingateHOA@gmail.com.

Your HOA Dues At Work

In 2020, 118 of 201 families paid annual dues to cover landscaping, insurance and other costs to the community. Thanks for your support!

Wingate has a new landscape contractor (Avid Landscape Design and Development) for the front entrances. In addition to regular clean-up and vegetation management of the entrances, your dues have gone towards pruning the cherry tree that was causing the east entrance sign to tilt forward as well as removal of diseased shrubs and trees at the west entrance. Extended pruning was also done at the west entrance to improve eastward visibility for vehicles departing Wingate.



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.



5106 136th St SW, Edmonds 98026

MLS#:	1687803	Status:	A	List Price:	\$799,950
Area:	740	Stat Dt:	11/09/2020	Sold Price:	
Sub Prop:	Residential			SqFt:	3,340
Beds:	4	Baths:	2.75	Lot Size:	.610 ac/26,572 sf
Style Code:	12 - 2 Story			Price/SF:	\$239.51
Community:	Wingate			Project:	Built On Lot
Yr Built:	1976	DOM:	7	Bldg Info:	7
		Firepics:	3	CDOM:	7
Cov Prk:	3	Tax Yr:	2020	Tax ID:	00643800003000
Ann Tax:	\$6,923				
School Dist:	Mukilteo				
NWMLS SOC:	2.50				
View:	Territorial				

Marketing Remarks: Nw Contemporary in the heart of Wingate & Mukilteo Schools. This home sits on a private corner lot adorned in spectacular evergreen & fruit trees. The oversized 3 car garage has a large workshop space and additional room, additional parking for your RV or boat. The home has been extensively remodeled top to bottom & is set up for a perfect mil or extended living. The master suite is over 500 square feet with a stunning master spa bathroom with private deck. Custom finishes adorn the interior.



5307 133rd St SW, Edmonds 98026

MLS#:	1642155	Status:	S	List Price:	\$635,000
Area:	740	Stat Dt:	09/22/2020	Sold Price:	\$635,000
Sub Prop:	Residential			SqFt:	1,604
Beds:	3	Baths:	1.75	Lot Size:	.680 ac/29,621 sf
Style Code:	10 - 1 Story			Price/SF:	\$395.89
Community:	Wingate			Project:	Wingate Div 3
Yr Built:	1976	Lot #:	51	Bldg Info:	Built On Lot
		DOM:	6	CDOM:	6
Cov Prk:	2	Firepics:	2	Tax ID:	00643800005100
Ann Tax:	\$5,991	Tax Yr:	2020		
School Dist:	Mukilteo				
View:	Territorial				

Marketing Remarks: Impeccably maintained & updated rambler in the coveted Wingate community on a peaceful & private 2/3 acre. This Alexa enabled smart home features large vinyl windows, gas furnace, wood composite deck, vaulted ceilings, wood-burning fireplace + insert, custom cabinets, newer appliances, carpet, trim, doors, interior/exterior paint, water heater, insulation, 40-year roof & gutters/downspouts. The fully-fenced backyard backs to a 200-acre greenbelt with hiking trails. Near Picnic Point Park Beach!



4305 114th St SE, Everett 98208

MLS#:	1631909	Status:	S	List Price:	\$637,950
Area:	740	Stat Dt:	10/01/2020	Sold Price:	\$642,000
Sub Prop:	Residential			SqFt:	2,442
Beds:	4	Baths:	2.5	Lot Size:	.160 ac/6,970 sf
Style Code:	12 - 2 Story			Price/SF:	\$262.90
Community:	Wingate			Project:	Built On Lot
Yr Built:	1998	DOM:	11	Bldg Info:	11
		Firepics:	1	CDOM:	11
Cov Prk:	3	Tax Yr:	2019	Tax ID:	008371000035
Ann Tax:	\$6,905				
School Dist:	Everett				
View:	Territorial				

Marketing Remarks: Exquisite home in quiet cul de sac w/ sought after privacy in fully fenced back yard. Enjoy Snohomish sunsets from deck overlooking open space. Mstr plus 2 bns AND a huge bonus/br



5213 133 St SW, Edmonds 98026

MLS#:	1665295	Status:	S	List Price:	\$675,000
Area:	740	Stat Dt:	10/20/2020	Sold Price:	\$710,000
Sub Prop:	Residential			SqFt:	1,840
Beds:	3	Baths:	1.75	Lot Size:	.720 ac/31,363 sf
Style Code:	13 - Tri-Level			Price/SF:	\$385.87
Community:	Wingate			Project:	Wingate Div 3
Yr Built:	1976	Lot #:	48	Bldg Info:	Built On Lot
Dues:	\$6	DOM:	2	CDOM:	2
Cov Prk:	2	Firepics:	2	Tax ID:	00643800004800
Ann Tax:	\$0	Tax Yr:	2020		
School Dist:	Mukilteo				
View:	Territorial				
Cmty Feat:	CCRs				



13511 51st Ave W, Edmonds 98026

MLS#:	1630805	Status:	S	List Price:	\$839,950
Area:	740	Stat Dt:	10/02/2020	Sold Price:	\$850,000
Sub Prop:	Residential			SqFt:	2,898
Beds:	5	Baths:	2.75	Lot Size:	.960 ac/41,818 sf
Style Code:	16 - 1 Story w/ Bsmnt.			Price/SF:	\$293.31
Community:	Wingate			Project:	Built On Lot
Yr Built:	1976	DOM:	22	Bldg Info:	22
Dues:	\$6	Firepics:	2	CDOM:	22
Cov Prk:	2	Tax Yr:	2020	Tax ID:	00643800003600
Ann Tax:	\$6,164				
School Dist:	Mukilteo				

Marketing Remarks: A perfect blend of a remodeled luxury home on .97acre & private backyard retreat w/ cascading waterfall. The main home, 2898 sq ft, 5 bd, 2.75 updated bths comes w/ Workshop & ADU. Open



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.

[Meetings canceled until further notice due to Covid.](#)

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

[8 change forms received and approved YTD 2020. Change Forms since the previous newsletter:](#)

- [Moore \(tree removal over next 3 years\)](#)
- [Harrison \(tree removal >10" diameter\)](#)

Wingate Board

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

As of this month, Nick Blattner has decided to step down from his role as Wingate HOA President but will stay on as a board member. Frank Koegler will take over as President and the Vice-President role will remain unfilled for the time being. Nick has worked awfully hard in service of this neighborhood - we thank you!



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. [Canceled in 2020 due to Covid.](#)

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. [Rescheduled to August 2020 and then canceled due to Covid.](#)

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. [Post-parade picnic canceled due to Covid in 2020](#)

2020 organizer Cyndi Giles

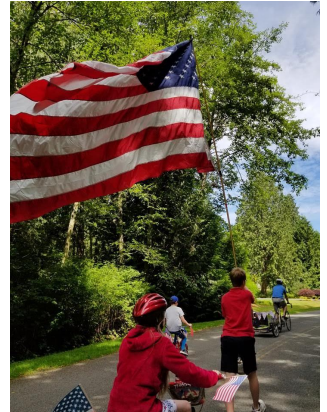


Photo credit to Debbie Fagala

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. [Canceled in 2020 due to Covid.](#)



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](#)