



Wingate Homeowners Association

Spring 2021

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

Spring Is In The Air!

Our neighborhood is starting to come back to life, just as the trees are getting their buds and daffodils and tulips are springing up! It's wonderful to be out of lockdown and seeing neighbors taking walks in the sunshine or Spring rain. Yard projects are in full swing and so fun to see what everyone is doing with their gardens!



Photo: 5602 138th Pl SW

Wingate Neighborhood Garage Sale Is On!

This year the neighborhood garage sale will be happening on Saturday, May 15th. The Board is advertising on facebook, Nextdoor, and the Mukilteo Beacon. This is the same weekend as the Mukilteo garage sale, so we are hoping for a good turnout! So clear out your garages, closets and cabinets!



Neighbors Helping Neighbors

Sadly, we had some graffiti at the East Entrance. This was addressed by the Board and a homeowner in the neighborhood offered to remove the graffiti for free. A huge thank you to that homeowner. The West Entrance had a fence panel topple over and new homeowners, Teresa and Brian, offered to repair the panel for only the cost of materials. West Entrance is looking good!



Anything else need attention and repair around the neighborhood? Fences and trails that border your property are the homeowners responsibility, but if you are unable to do the repairs, please reach out to the Board and we might know of a neighbor that is willing to help WingateHOA@gmail.com.



Neighbors Helping Neighbors Continued...

Thank you to Dave, Paul, other neighbors and the VanNess's for repairing the trail from 47th Ave. W to the Serene Lake Elementary. A generous neighbor donated the gravel and neighbors pitched in to get the trail from wet to dry!



We love teamwork and neighborly love!!!





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.



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5307 133rd St SW, Edmonds, WA 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	Lot #:	51	Project:	Wingate Div 3
Yr Built:	1976	DOM:	6	Bldg Info:	Built On Lot
		Fireplcs:	2	CDOM:	6
Cov Prk:	2	Tax Yr:	2020	Tax ID:	0064380005100
Ann Tax:	\$5,991				
School Dist:	Mukilteo				
View:	Territorial				
Cmty Feat:	CCRs				

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!



5213 133 St SW, Edmonds, WA 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	Lot #:	48	Project:	Wingate Div 3
Yr Built:	1976	DOM:	2	Bldg Info:	Built On Lot
Dues:	\$6	Fireplcs:	2	CDOM:	2
Cov Prk:	2	Tax Yr:	2020	Tax ID:	0064380004800
Ann Tax:	\$0				
School Dist:	Mukilteo				
View:	Territorial				
Cmty Feat:	CCRs				

Welcome to your {DREAM HOME} in the sought after Wingate subdivision. Where YOUR backyard backs to 200-acre Greenbelt w/hiking trails! Pride of ownership shines through this Pristine home! New windows, doors, freshly painted interior {NEW ROOF} GreatRoom & Rec room. Kitchen boasts 8' Island, slab granite, upgraded appliances, tile floor & slider to impeccably maintained grounds w/ deck, patio, hot tub, fire-pit, outbuildings & RV parking!Near Picnic Point Park Beach! 1 year Home Warranty included



5106 136th St SW, Edmonds, WA 98026

MLS#:	1687803	Status:	S	List Price:	\$799,950
Area:	740	Stat Dt:	12/18/2020	Sold Price:	\$799,950
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	DOM:	11	Project:	Built On Lot
Yr Built:	1976	Fireplcs:	3	CDOM:	11
		Tax Yr:	2020	Tax ID:	0064380003000
Cov Prk:	3				
Ann Tax:	\$6,923				
School Dist:	Mukilteo				
View:	Territorial				

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.



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.



13511 51st Ave W, Edmonds, WA 98026

MLS#: 1630805	Status: S	List Price: \$839,950
Area: 740	Stat Dt: 10/02/2020	Sold Price: \$850,000
Sub Prop: Residential	Baths: 2.75	SqFT: 2,898
Beds: 5	Style Code: 16 - 1 Story w/Bsmnt.	Lot Size: .960 ac/41,818 sf
Community: Wingate	Yr Built: 1976	Price/SF: \$293.31
Ann Tax: \$6,164	DOM: 22	Project: Built On Lot
School Dist: Mukilteo	Fireplcs: 2	CDOM: 22
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 lay-out w/all new granite & glass tile kitchen, w/flexible living, dining & casual eating. New SS appl, carpet paint washer dryer. Master w/walk-in closet & bth opens to expansive new deck. Downstairs: 2 bds, bth, entertainment rm, wet-bar. Attached via bridge & deck ADU/MIL adds 419 sqft has .75 bth & kitchenette	Tax Yr: 2020	Tax ID: 00643800003600

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</i> (2019-2021) Frank Koegler 13707 47th Ave. W (425) 412-3996 frank-koegler@comcast.net	<i>At Large</i> (2020-2022) Nick Blattner 13224 51 st Pl W (425) 743-4696 nick@brownsbaygroup.com	<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

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](#)