



Wingate Home Owners Association Autumn 2011

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

Special Home Owners Meeting on October 12

Serene Lake Elementary School Library, 7:00 PM

The purpose of this special meeting is to take comment and vote on proposed updates to the Bylaws and Articles of Incorporation.

Proposed revisions to these governing documents are posted on the Wingate web for review and comment. The September 7, 2011 draft posted on the web incorporates all feedback from neighbors and is posted at <http://www.wingatehome.org/WingateHOA-Bylaws.html>

Your Vote is Needed

At least 101 households (the quorum set by the original 1985 Bylaws) are needed to vote on the proposal.

Options for voting:

- Email WingateHoa@gmail.com or any board member before the October 12 home owners meeting *include your name, address and vote of yes, no or abstain.*
- Mail or hand your vote to any board member (addresses on back). A ballot was mailed to all Wingate residences in September and is also provided with this newsletter.
- Vote in person at the home owners meeting. Because of the difficulty in achieving a quorum, we strongly encourage voting prior to the meeting.

If you have already voted, thank you!

Comparison of Current and Proposed Bylaws

Existing Bylaws	Proposed Bylaws
<p>Association members are all Wingate families.</p> <p><i>Impact: A family can choose to not contribute dues but still affect how the dues paid by others are used.</i></p>	<p>Association members are families that have contributed dues for the calendar year.</p> <p>\$50 dues are still voluntary.</p>
<p>Quorum is 50% of the membership (101 families).</p> <p><i>Impact: Typical attendance at homeowner's meetings is 15-25 families. As a result, Wingate has <u>never</u> been able to achieve a quorum.</i></p>	<p>Quorum is 20% of the membership (dues-payers).</p> <p>Typically, about half of Wingate families contribute yearly dues. A quorum would therefore generally be about 20 families.</p>

The inability to achieve a quorum at the March homeowner's meeting was a good example of the issue many of us have with the existing Wingate Bylaws. Amazingly, we know of no time that a quorum of 101 homeowners has ever been achieved in the history of Wingate. Over 30 years, all good things that this organization has ever achieved were done without complying with this basic rule for the association. This needs to change. We all want to follow the rules, but the rules need to be achievable.

Wingate is Not Your Typical Homeowner's Association

Wingate is an association in name only since membership is voluntary and no enforcement authority is named. In true homeowner's associations, the organization can place a lien on your home if you don't pay your dues. Our association serves more as a social club that helps promote community through shared activities and services that benefit the whole. We think everyone should be a member, but we can't force it.

Annual meetings serve as a vehicle for sharing information and taking care of the business of running a club, such as budget and elections.

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>

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