



# Wingate Home Owners Association

Spring 2011

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

## Annual Garage Sale

**Saturday June 4 9 AM—4 PM**



Marie Townsend and Jennifer Flugleberg are organizing this year's sale.

Ads will be posted in local papers and at the entrances prior to the sale day.

## 4th of July Parade and Picnic

### 11:00 AM—Parade

Starts at the West entrance on Sunday, July 4th

Decorate bikes, strollers and/or yourself and enjoy our community tradition.

### 12:00 PM—Picnic/Block Party—in the 47th Ave

W cul de sac. From the east entrance, take your first right on 137th. 47th is the first street on your right and will be blocked off to traffic during the picnic. If you drive, park on 137th.

If you've attended the neighborhood picnic in the past couple of years, you know what a welcoming and fun time it is. Come at noon or so; bring your beach chairs/blankets and a side dish or something sweet to share. We'll grill hot dogs and provide dishes and fixin's as well as games for the kids.

Come visit with your neighbors!

Thanks to Leah Stillwell for organizing the parade and picnic!



## Homeowner's Meeting Recap

Thanks for participating in the March 9 annual homeowner's meeting. Here's a recap.

- **Budgets.** The budgets for last year and this year were approved by the membership.
- **New board members.** Welcome to new board members, Steve Altabef and Roger Sanford. And thanks again to Marie Townsend and Tamra Bradford for their service to the neighborhood.
- **Proposed Changes.** Heated discussion was held on proposed new Articles of Incorporation and Bylaws for the neighborhood. Though a vote was taken, a quorum, by the standard of the existing Bylaws was not achieved.

## Stump Grinding Service

If you have a stump to grind, talk to your neighbor. Barry Livingston [206-351-8873](tel:206-351-8873)

## What's Next for Proposed Articles and Bylaws?

The inability to achieve a quorum at the recent homeowner's meeting was a good example of the issue many of us have with the existing 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. Here are the next steps that we propose.

- The draft Articles and Bylaws and a list of comments to date will be posted on the Wingate web at <http://www.wingatehome.org/WingateHOA-Bylaws.html>. (Summary of proposed changes on the next page)
- If you have proposed changes to these documents, please submit them by June 30 to [WingateHoa@gmail.com](mailto:WingateHoa@gmail.com). You can also send comments by mail to 5309 134th Place SW.
- The documents will be updated, taking all input into account. New drafts will be posted on the web; we'll also send a written notification to all homeowners.
- Another homeowner's meeting will be scheduled for the Fall so that we can vote on the revised documents.

## Summary of the Proposed Bylaw Changes

Bylaws 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 **20%** of dues-paying families represented in person at the homeowner's meeting or by proxy through mail/email. This was originally proposed as 10%, but many neighbors argued that it was too low.

## 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 Roster Still Coming Soon

Mailing of the updated Wingate roster has been delayed this year. Thanks for your patience while we make final updates.

It will be mailed to dues-paying members later this month.

## 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

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