



*Happy Thanksgiving*

# The Wyngate Newsletter

Wyngate Townhomes Home Owners Association

## CHANGE IS HERE

### New Management Company and New Address to Send Fees

The **Welch Agency** has replaced FCS as of December 1st and residents are asked to send their HOA fees to our new management company. A letter from the Welch Agency is forthcoming, introducing themselves to Wyngate residents.

NOVEMBER 2008

#### SPECIAL POINTS OF INTEREST:

- **Change is here:** New management company.
- **More Changes:** New Landscaping and snow removal contractor
- **Spare Change:** A little extra info

**Beginning December 1st please make checks payable to:**

WYNGATE HOA  
P.O. Box 12155  
Ogden, Utah 84412

**NOTE: HOA fees increase as of Jan 1, 2009 to \$155.00**

Wyngate Contact: Brian Morse  
Office phone: 801-399-5883

NEXT HOA MEETING  
**Thurs. Nov. 20th, 6 PM**  
**South Jordan Community Center**

*"It's your investment we're*

### Fast & Furious

This newsletter was put together in some haste to try to meet a deadline.

The December issue will have a lot of extra information. Such as,

1. The Parking Policy,
2. Wingate's new website ([www.wyngatehoa.com](http://www.wyngatehoa.com))
3. Details about the new board and the compensation policy
4. What new hurdles we face.
5. Newsy stuff and hopefully a smile or two.

The Welch Agency will be providing more transparency for our community than we were getting from FCS, primarily in regards to the HOA finances. Instead of having our banking done in the great state of Georgia the HOA board will be able to review financial transactions on a daily basis with a bank here in the great state of Utah. The HOA board is establishing an account at the America First Credit Union just west of us.

Another important criteria in our selection was communication. The previous board looked for a management company that would be more communicative as part of their search criteria. After an in-depth search, checking out references and with the Better Business Bureau, Welch was selected.

So far that selection is working well and we are looking forward to a long and cordial relationship with Welch. We anticipate The Welch Agency will be attending the next

#### MORE CHANGES

In case you haven't noticed we have a new Landscaping and Snow Removal Contractor. We are welcoming aboard **Miller Landscaping**. The process in selecting a new contractor was very enlightening and we are pleased to have substantially reduced our landscaping costs.

We had a total of 5 competing bids. Miller provided the best value for the money, are much more experienced than any other bidder, more established and local. Don Miller, the owner, also gave us a bid with enough information that we had a pretty good idea of what we were getting. Here again, as with the Welch Agency, the board wanted as much transparency and communication as we could get.





# The Wyngate Newsletter

Wyngate Townhomes Home Owners Association

South Jordan,

Website: Wyngatehoa.com

## NOVEMBER 2008

### REPORT OF ANNUAL SEPTEMBER HOA MEETING

The annual HOA meeting was held at the Taylorsville Library where the room was filled to capacity. This well attended meeting addressed 3 central issues. The lawyer for the Wyngate HOA, John Richards conducted the meeting after opening comments from Dave Caruso, the outgoing Board Vice President. Those 3 issues were and results are:

1. Board Recall: After a discussion of the recall petition, 106 ballots were cast and counted by FCS. The results were 103 against recalling, 3 in favor of recalling the board.
2. Compensation for sitting board members: This issue was tabled with the understanding a policy would be in place by the next monthly HOA meeting in October. The new policy was developed and implemented at the October HOA meeting. The policy will be included in an accompanying documents package of the December newsletter. You can review this policy on the HOA website at [www.wyngatehoa.com](http://www.wyngatehoa.com) under the Resource Center tab in the Governing Documents section.
3. Election of new board members: The following 4 individuals were elected to the board. Because the library was closing the new board members could not immediately meet to select officers. Officers were selected at a Sept. 20 working board meeting.
  - Jeff Leavitt, President (former general board member, re-elected)
  - Neils Knudsen, Vice President (new board member)
  - Linda Dahle, Secretary (new board member)
  - Jessie Nuttall, General Board member (new board member)
  - Dave Jones continues as a sitting board member and retains his position as the HOA treasurer.

**NEXT HOA MEETING**  
**Thurs. Nov. 20th. 6 PM**  
**South Jordan Community**  
**Center**

The new board wishes to extend a hearty "Thank you" to the residents of the Wyngate community for their participation in this very important meeting. We now have a fully staffed Board of Trustees with direction from the community heard loud and clear.

## SPARE CHANGE

### "ICE MELT"

There are about 18 bags of "ice melt" compound left over from last winter stored at the swimming pool. Residents are welcome to bring a container to get some for their homes. It will be available on a first-come-first-serve-until-it's-gone basis.

Or, call Brian Morse at the Welch Agency and arrange a time.

You can contact Brian at:

(801) 399-5883

OR, if you see Dave Jones or Neils Knudsen wandering around button-hole 'em and they will be glad to help you out. Also, you can call Neils at 253-6887. This number is just for the ice melt.

### SPORTS TV

Check it out sports fans. The Mountain sports channel is available on channel 51. You can watch an awful lot of Mountain West college sports here.

- 46 football games
- 87 men's basketball games
- 48 women's basketball and volleyball games, inclusive of all eight championship basketball games
- Telecasts featuring tennis, baseball, softball, volleyball, track & field, and swimming & diving

**Also**, Channel 73, Fox Sports Network, carries Jazz basketball that isn't broadcast on KJZZ TV

