

Ridge Reporter

2022 Summer Issue

**Kingsgate Ridge Manor
Condominiums**
12609 NE 145th Pl
Kirkland WA 98034

BOARD OFFICERS

President
Dave Galy

Vice President
Jody Buntzler

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Treasurer
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Danielle Govier

KRM Board Email
Board@krmcondos.org

KRM Website
krmcondos.org

Feedback
feedback.krmcondos.org

Questions
questions.krmcondos.org

ASSOCIATION MANAGEMENT

Best Management

3805 108th Ave NE #210
Bellevue WA 98004

Rikki Norris
Phone: 425 553 1297 x6
Cell: 425 686 0123

Tyler Weaver
Phone: 425 553 1297 x5
Cell: 425 786 4017

**Fire/Medical
Emergency**
911

After-Hours Emergency
425 941 7411

Upcoming Events:

- Monthly Meeting Board Meeting—Second Thursday of the month @ 6:00 pm
- Town Hall Meetings—Look for communications for future dates
- Summer Community Cleaning Friday July 8-10
- Playground Grand Opening—August Date

From the Board

Happy Summer to all our residents. Your elected Board Members have been working on projects big and small over the past several months. We would like to take this opportunity to talk about some of the items.

Beginning of August we are expecting the broken playground to be replaced with a new one. We are planning a playground opening celebration mid August. There will be an announcement with more details. We will be seeing bulletin boards and community maps being installed next to our mailboxes throughout the Summer.

We are invested in getting back to task with the Capital Project that must be addressed. We recently had a Town Hall that involved

- Evolution Architecture—our Project Designer and Manager
- Columbia Bank—our HOA financial institution and potential financing partner
- Rafel Law Group PLLC—our Legal Council advising on CC&Rs amendments

We are hopeful that you will consider our request to amend the CC&Rs to allow for lending. Our purpose in wanting this authority is to help every Homeowner be able to afford their portion of the project. We understand and expect we will need additional and detailed dialog on this topic. Please join us at our board meetings and townhalls!

Friendly Reminders

Airbnb—Please keep in mind, per our CC&Rs:

- Every lease must be at least 30 days or longer in duration.
- Every lease change requires a move in fee of \$125.
- Every new lease must be submitted to the management company for record keeping.

Fobs—Storage access & Parking Passes

- KRM has replaced keys for the storage units into a fob.
- Please contact Best Management to register and receive your fob via mail or direct pickup.
- Only one key fob is issued per unit.
- Please keep it safe, replacement fobs are \$50 each.
- Landlords can pass the fob to renters at their own discretion, but please inform Best PM of that arrangement.

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Summer is here! Please be mindful of the following:



Air Conditioners:

Per KRM rules

- Portable air conditioners are allowed in windows from May 1 through September 30 only.
- Air conditioners are NOT allowed to stick out of the window. Use a unit that doesn't go past the window screen.
- The air conditioners must not be attached in any way to the building exterior, including siding, sill or window frame. Any damage caused to the exterior will be the responsibility of the owner.
- No permanent air conditioners may be installed.



Smoking: Please be mindful when smoking. Please pick up your butts and be mindful of flicking ashes. We have had some reports of small fires. Smoking is prohibited in stairwells and enclosed common areas. Limited common areas (including decks and patios) are excluded from this restriction.

Parking: All vehicles must be registered with the management office and have a visible KRM sticker in the rear window. This includes renters—they can obtain a parking sticker once their lease or rental agreement has been submitted. Any unregistered vehicle left on the property for longer than 72hrs will be towed at the owners expense. No back-in parking by the buildings.

Playground: Recreational facilities are for the use of children of unit owners and registered lessees and guests only. No one under the age of 12 may use the recreational facilities without adult supervision. Playground hours are 10:00 AM to Dusk.

Do not feed the wildlife: Birds and squirrels take food up to our roofs and gutters, which causes damage and clogged drain pipes.

Summer Grilling: Grilling is permitted with propane grills only.

No charcoal, wood burning grills, smokers or fire pits. They are considered a fire hazard and are not allowed on KRM property.

Outside Water Usage: Watering plants & lawns is permitted if the sprinkler system doesn't reach No washing vehicles on site, there is a car wash 1/2 block away behind 7-11.

Community Activities



Local Farmers Markets—Summer Hours

Bothell: Country Village: Fresh Fridays
23718 Bothell Everett Highway, Bothell, WA 98021

Woodinville: Saturdays 9am-3pm
Woodinville City Hall Parking lot

Bothell: Yakima Fruit Market: Monday—Sunday 6am-8pm
17321 Bothell Way NE, Bothell, WA 98011

Juanita: Friday Market 3pm -7pm
Juanita Beach Park



Seafair Week Events

July 30 - **Torchlight Parade**
Downtown Seattle

August 5-7 **Seafair Weekend Festival**

- Genesee Park, Seattle, WA
- Air-show featuring the Blue Angles
- Hydroplane Races

More information and events at www.seafair.com