



# Kingsgate Ridge Manor Association

October 2025

## The Official KRM Newsletter

### KRM Board & Officers

*Dave Galy, President*

*Jody Buntzler, V. Pres.*

*Fred Saenz, Treasurer*

*Vince Lau, Secretary*

*Brad Feigenbaum, At-Large*

*Gabe Henderson, At-Large*

*Ken Sam, At-Large*

Visit the KRM  
Owners' Portal @  
[www.krmcondos.org](http://www.krmcondos.org)

### Contact Seabreeze Management

Chelsey Hawkins  
[chelsey.hawkins@seabreezemgmt.com](mailto:chelsey.hawkins@seabreezemgmt.com)

p. 425.541.8065



## 2026 Board Elections

### Call for Applications

Kingsgate Ridge Manor (KRM) Association will elect three Board members at its upcoming Board election in the first quarter of 2026. The Board is responsible for managing the affairs of KRM, including budgeting, planning and decision making. You can make a difference by submitting your application to become a director. Notices and applications will be mailed in the next few weeks. Please watch for your ballot and remember to vote in the Director election.

## Appearance & Maintenance Committee

### Get Involved

KRM has a new Appearance & Maintenance Committee! The committee's mandate is to improve the appearance and maintenance of our community and is open to all owners. You can get involved and contribute. Director Brad Feigenbaum chairs the committee and welcomes you. Contact Brad at [Brad@KRMcondos.org](mailto:Brad@KRMcondos.org).

## Trash, Trash, Trash!

### Help us keep it clean

We have a problem with trash caused by dumping furniture/junk and over filling the trash areas. KRM is spending thousands of *your* dollars on hauling, cleaning and disposing of excess trash. Not only is this problem unsightly, it's unsanitary! KRM has rules against dumping furniture/junk and failing to properly dispose of trash in the dumpsters. Please do not dispose of furniture or junk in KRM dumpsters or leave trash outside dumpsters. Please inform your tenants of these rules and report violators. You can report violations anonymously to Seabreeze Management or the Board. Email: [chelsey.hawkins@seabreezemgmt.com](mailto:chelsey.hawkins@seabreezemgmt.com)

## Where do I find it?

### KRM Owners' Portal

Did you know that you can access your KRM account at [www.krmcondos.org](http://www.krmcondos.org)? You can also pay assessments and check your *account* balances. In addition, you can find KRM documents and information, including KRM Financial Statements, Budget, CC&R Declaration, Bylaws, Reserve Study, Meeting Agendas, Meeting Minutes, Owner Notices, KRM Rules & Regulations, Clubhouse Rules, Owner forms and much more.

# FAQ Assessment Ratification

## Misinformation and Falsehoods

There is misinformation circulating about the recent actions taken to ratify the 2023 & 2024 Budgets through a special assessment. On September 23, 2025, a meeting was held to ratify the special assessment and provide owners with information about the special assessment. Fifty owners participated in the meeting and Board members addressed questions. The special assessment was ratified in accordance with RCW 64.90.525(1), (3).

### ***What was the purpose of the 2023 & 2024 Budget Ratification and Special Assessment?***

During the budgeting processes in 2023 and 2024, KRM's Board approved and mailed budget packages and notices to all owners. KRM collected assessments, paid expenses and made reserve allocations in 2023 & 2024 based on those budgets. Due to oversight during the approval process, KRM failed to hold a budget ratification meeting as required by RCW 64.90.525(1); as a result, the 2022 approved assessments continued through 2023 & 2024. Over 99.5% of Owners paid assessments in 2023 & 2024 based on those budgets, resulting in overpayments of assessments and a budget deficit of approximately \$250,000. On August 14, 2025, the Board (4 of 5 members present voting in favor, one against) adopted resolutions to ratify the 2023 & 2024 budgets and approve the Special Assessment. 99.5% of Owners owed no additional payment; the remaining owner(s) are required to pay their fair share.

### ***Was the 2023 & 2024 Budget Ratification and Special Assessment legal?***

Yes. Section 18.3 of KRM's Declaration authorizes special assessments and Section 3.2 of KRM Bylaws permits the Board to take actions authorized by law. RCW 64.90.525(3) states that the Board, at any time, may propose a special assessment, effective only if the Board follows the procedures for ratification of a budget described in RCW 64.90.525 (1) and the unit owners do not reject the proposed assessment. RCW 64.90.525(1) requires the Board to provide a copy of the special assessment to all the unit owners (August 22) and set a date for a meeting of the unit owners (September 23) to consider ratification of the special assessment. Unless a majority of the votes in the association reject the special assessment at the meeting, the special assessment is ratified, whether or not a quorum is present.

### ***Was it necessary to have a law firm provide an opinion on the Special Assessment?***

No. There is no legal requirement to obtain a legal opinion for a special assessment. One Board member motioned for the Board to engage legal counsel to review the process; however, the motion was not seconded or approved. Instead, the Board considered the analysis provided by a Board member with legal experience (in his capacity as a Board member) on the special assessment process and requirements under Section 18.3 of KRM's Declaration and RCW 64.90.525(3) to approve the special assessment. Under RCW 24.03A.495(3)(a), in discharging the duties of a director, a director may rely on information, opinions, reports, or statements, if prepared or presented by officers, employees, or volunteers of the association whom the director reasonably believes to be reliable and competent in the functions performed or the matters presented. On August 14, 2025, the Board (4 of 5 members present voting in favor, one against) adopted resolutions to approve the Special Assessment.

### ***Why didn't KRM return of the overpayments?***

KRM collected assessments, paid expenses and made reserve allocations in 2023 & 2024 based on the budgets. Returning the overpayments would require withdrawing funds from KRM's reserve account. Based on the KRM Reserve Study prepared by an outside consultant, KRM's reserve was only 36% funded (at January 1, 2025) and would be reduced if overpayments were refunded. In anticipation of a needed building exterior project, the Board determined that holding the overpayments in reserve, through the special assessment, would be in the best interests of the association and its owners and reduce overall administrative cost.

### ***Why is someone claiming there was illegality, malfeasance, lack of transparency and censorship surrounding the 2023 & 2024 Budget and Special Assessment?***

These anonymous claims are unfounded and without merit. There was no illegality or malfeasance. The Board relied on advice from its management company and legal advisor for the 2023 and 2024 budgeting process. The failure to ratify the 2023 & 2024 budgets was an oversight and, upon discovery, the Board took prompt action to correct the problem. The process complied with KRM's Declaration/Bylaws and Washington law. All owners received notices and fifty owners participated in the ratification meeting, where there was an open forum. All funds are accounted for in KRM's financial statements, which are audited by independent accountants.



# Kingsgate Ridge Manor

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## Do you know the Rules?

### KRM Rules and Regulations

KRM Rules and Regulations are available on the KRM portal. All residents (owners and tenants) are required to comply with the Rules. The Rules are designed to improve quality of life at KRM and cover a variety of areas, including trash disposal, storage on decks/balconies, rental reporting and requirements, architectural approval requirements (remodeling-improvements), parking rules, window covering and air conditioner restrictions, pet leash and waste disposal rules, noise restrictions, smoking restrictions, clubhouse rules and other items. Violation of the Rules can result in owner fines and potential legal action. Please review the Rules and inform your tenants of their obligations to comply with the Rules. You can report violations of the Rules to Seabreeze Management: call (425) 541-8065 or email [chelsey.hawkins@seabreezemgmt.com](mailto:chelsey.hawkins@seabreezemgmt.com)

## Questions, Comments, Suggestions?

Let us know

Monthly Board meetings are normally held at 6:00 pm on the second Thursday of each month. Owners are welcome to attend the general session and participate in the Owners' forum portion of the meetings. Contact us to receive meeting notices or with your questions, comments and suggestions.

## Contact us:

### Seabreeze Management Company

Chelsey Hawkins

E: [chelsey.hawkins@seabreezemgmt.com](mailto:chelsey.hawkins@seabreezemgmt.com)

P: (425) 541-8065

### KRM Board of Directors

E: [Board@KRMcondos.org](mailto:Board@KRMcondos.org)

## Doggie Poop

### Please Be Responsible

Pet owners are responsible for keeping dogs leashed and for cleaning up and disposing of pet waste. Pet stations and disposal areas are located throughout the complex. Please keep your pets leashed and properly dispose of waste.

