



Kingsgate Ridge Manor Association

Winter
2026

The Official KRM Newsletter

Visit the KRM
Website @
www.krmcondos.org

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

Contact Seabreeze Management @

Joy Steele
joy.steele@seabreezemgmt.com
p. 425.655.7730

24 Hour Emergency Hotline

p. 800.232.7517



2026 Board Elections

Vote Now!

Kingsgate Ridge Manor (KRM) Association will elect three Board members at the annual meeting scheduled on February 19, 2026, 6:00 p.m. at the KRM Clubhouse and via Teams [Join the meeting now](#)
Meeting ID: 244 868 494 799 7; Passcode: Wf6N9Mn3

The Board is responsible for managing the affairs of KRM, including budgeting, planning and decision making. Six candidates are running for election and their candidate statements were included in the annual meeting notice and ballot, which you should have received in the mail. If you have not received your ballot, please email joy.steele@seabreezemgmt.com. Please vote by submitting your ballot and plan to attend the annual meeting.

Welcome Joy!

Welcome Joy Steele as KRM's new property manager. Joy joins the Seabreeze team with over nine years of property management experience. Joy started in the industry as a condo owner, then as a long-serving director on her condo board. We wish Chelsey the best in her next endeavors.

You can reach Joy at Email: joy.steele@seabreezemgmt.com or p. 425.655.7730.

Get Involved

Appearance & Maintenance Committee

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. Volunteer.

Director Brad Feigenbaum chairs the committee and welcomes you. Contact Brad at Brad@KRMcondos.org for information or to volunteer.

2026 Budget & Financial Report

The 2026 Budget was ratified at the owner ratification meeting on December 11, 2025. The HOA Monthly Assessments for 2026 remains unchanged. The approved budget is available at your KRM owner portal. A major expenditure for the exterior renovation project is anticipated to be decided in 2026.

Join us at the annual meeting on February 19, 2026, for the 2025 financial report by KRM Treasurer, Fred Saenz.

Be a Good Neighbor

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 to Seabreeze Management.

Landlords and Renters

Landlords are required to provide Seabreeze copies of Leases and tenant information (names, vehicles, pets). No Lease can be less than 30 days. A move-in fee of \$125 must be paid for new tenants. Landlords are responsible for providing tenants with a copy of the KRM Rules and Regulations. Moving hours are 8:00 am - 10:00 pm. Owners are responsible for tenant violations and fines.

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

Joy Steele

E: joy.steele@seabreezemgmt.com

P: 425.655.7730

KRM Board of Directors

E: Board@KRMcondos.org

Trash Disposal

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! Please do not dispose of furniture, junk or non-household trash 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.

Doggie Poop

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.

Parking

All vehicles (including renters) must be registered with the management office and have a visible KRM sticker in the rear window. Obtain parking stickers from Seabreeze Management. Vehicles must be maintained and registrations must be current. Parking in visitor spaces is limited to 72 hours. Back-in parking adjacent to buildings is prohibited. Violators will be towed.

Balcony/Patio Storage

Balconies and patios must be kept neat and free from clutter. Storage is not permitted. Only typical outdoor furniture is allowed. No Astroturf.

Smoking

Please be considerate when smoking and disposing of butts. Smoking is prohibited in stairwells and common areas. Odors from cannabis use that drift into hallways, other units, or common areas are considered a nuisance and must be abated by the unit residents. Owners are required to take appropriate measures to contain any odors within their own unit.

Winter Weather Tips

As temperatures drop, help prevent frozen pipes by keeping thermostats above 65 degrees, opening sink cabinet doors and letting kitchen and bath faucets drip. Use the Ice/Snow melt provided near the stairwells for walks/stairs. Be careful walking! Please be sure to look out for ice and be careful with your steps. Finally, drive slowly.