

# SPCA NEWSLETTER FEBRUARY 2022

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## Summary of January Board Meeting

**Financials** – Jackie presented November financial report. Available cash in operating account is \$44,470.59; reserve funds balance \$330,497.34. Expenses for water and sewer continue to climb, as well as legal expenses higher than usual. Rental property is ready for sale and has had a lot of interest by prospective buyers. The funds received from the sale will help fund reserve accounts for long term projects.

## Committee Reports

**Gully:** As-builts have been prepared by Soundview and presented to the city for review and to answer any questions. Review of gully finds it 100% in compliance. Continued need for eliminating invasive species.

**Welcoming:** There have been 11 new owners since August, new brochure for homeowners is in process. Thank you to **Nellie Bell**, who volunteered to be on the committee. All members of the community are welcome to help with the committee, whether owner or renter.

**Rules:** Review is in progress and will be presented for vote at a future meeting.

## TMT Management Report

### On-going projects include:

**Cameras** - Guardian Security approved to do the project. Contract approved and vendor has completed most of the project and waiting for more material to complete.

**LED Conversion:** contract in place and work has begun to replace lighting in carports, fix bridge lights, and will check entire property for any electrical problems.

**Fire Alarm Update** – vendor has been approved and more information to follow.

**Leaks:** Mento group will be investigating for possible leaks, more information to follow.

**Privacy Units:** there is a need to repair damage from dry rot, in order to protect the integrity of buildings. Bids in progress.

**Governing Doc Amendments:** As we refine/restate governing documents, we will need to prepare a strategy for gathering signatures for approval, as a super-majority is needed in order to change them. One important element is the change in state rules that now allow virtual board meetings, and how best to address that to meet both state law and any requirements by insurance or original documents.

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***Human kindness has never weakened the stamina nor softened the fiber of a free people.***

Franklin D. Roosevelt

Management Trust can help you find repair and maintenance people that they recommend and are also insured and bonded, including any handyman services or other projects. See their flyer located on kiosks, and posted on the website [www.sunset-plaza.org](http://www.sunset-plaza.org). You can make a service request by calling 425 897 3400, by e-mailing [TMTT@managementtrust.com](mailto:TMTT@managementtrust.com), or go to [trust360.managementtrust.com](http://trust360.managementtrust.com).

Questions about anything TMT handles? You can now text “trusty” 844 387 8785 any time or day. They will get back with you as soon as they are able. See flyer on the website.

**Current Sunset Plaza Condo Association (SPCA) Board of Directors**

Sue Brown, President [m.suebrown@gmail.com](mailto:m.suebrown@gmail.com) | Jenika Burton, Secretary [jenikasunsetplazahoa@gmail.com](mailto:jenikasunsetplazahoa@gmail.com)  
Jackie Uhlemann, Treasurer [jackiesunsetplazahoa@gmail.com](mailto:jackiesunsetplazahoa@gmail.com) | Tom Ripley MAL [tjripley@icloud.com](mailto:tjripley@icloud.com)  
Vickie Brown MAL [vbrown1211@aol.com](mailto:vbrown1211@aol.com)

**Sunset Plaza Condo Association website:** [www.sunset-plaza.org](http://www.sunset-plaza.org)  
Please contact any board member for the password.

**The Management Trust website:** [www.managementtrust.com](http://www.managementtrust.com)

For quickest response when contacting The Management Trust, use the email [thetrustwa@managementtrust.com](mailto:thetrustwa@managementtrust.com) and include Sunset Plaza, your name and Unit #.

Don Westman, TMT Community Association Manager [Don.westman@managementtrust.com](mailto:Don.westman@managementtrust.com)

Phyllis Long, TMT Community Support Specialist [thetrustwa@managementtrust.com](mailto:thetrustwa@managementtrust.com) Phone: 253-472-0825 x3480

After Hours Emergency Number: 425-897-3400

**SPCA Facebook:** This group is for current residents and owners only, so you'll need to share your unit number for verification.

Join today! <https://www.facebook.com/groups/SunsetPlazaTacoma>