

Sunset Plaza News

April 2016

Board of Directors

Jean Homan

jhoman500@comcast.net

President

Jody Matthews

jodymatthews@gmail.com

Vice President

Jim Jones

dilbert2001@gmail.com

Treasurer

Herb Stout

amherb2000@yahoo.com

Secretary

Tim Thaden

ttmobileman@gmail.com

Member at Large

Linda Hoffert

Member at Large

mylucy48@yahoo.com

Colleen Poole

Community Association
Manager

The Management Trust
15 Oregon Avenue #308
Tacoma, WA 98409
(253) 472-0825 phone
(253) 472-0628 fax'

[Colleen.Poole@](mailto:Colleen.Poole@managementtrust.com)

managementtrust.com

**After Hours Emergency
Number
206-726-2479**

<http://www.sunset-plaza.org/>

Some of the subjects brought up during the April board meeting.

Multi prong solutions to the wood peckers making holes in buildings, including consulting with business's that deal with the issue and diverting the birds to the ravine trees by enticements such as bird suet cakes.

Ideas for locking the cabana and pool after hours was discussed including purchasing automatic locks.

See upcoming community projects of more subjects.

Submit a classified ad to dshau1@aol.com with Sunset Plaza in the subject line.

Units for rent must be on the approved rental list.

For Rent This spacious unit is over 1,000 sq ft, 2 beds, 1.75 bath (all one level), dining room, kitchen w/dishwasher, utility room, includes

washer/dryer, fireplace, deck with exterior locking storage closet.

 [DSC02526.JPG](#)

 [DSC02527.JPG](#)

 [DSC02530.JPG](#)

 [DSC02532.JPG](#)

 [DSC02626.JPG](#)

 [DSC02628.JPG](#)

 [DSC02633.JPG](#)

Unit includes one assigned, covered parking space and there are several unassigned "guest" spaces available on a first come first serve basis nearby. Cats and Small dogs okay for additional cleaning deposit.

\$1,300 per month Contact Kim - via text or phone [253-905-7386](tel:253-905-7386) or email: kimknox7386@gmail.com

Upcoming Community Projects

Board looking at opinions to repair three non working lights by entrance.

Plans for a new bulletin board by the entrance.

Hot tub instillation could be complete by the end of May.

Non working cameras to be replaced.

Retaining walls to be repaired.

Tennis court to be pressure washed

Upcoming painting of Buildings K,J,H,I and G

Community Calendar

Board meeting the second Wednesday of the month at 6:30 in the rec room. All owners welcome.

Game night in the rec room at 6:30 PM to 8 PM Mon and Fri.

Recycling is not only good for the planet, it saves us money too.

Plastics, Paper, Aluminum

Recyclables that go into the blue bin do not need to be separated. These items may also be dropped off at the [Tacoma Recovery & Transfer Center](#).

Please rinse out bottles, jugs, jars, tubs, cans and other items that might have food residue.

Complaint Process

If you want to make a complaint of a Rules violation, please submit your complaint in writing by using the Complaint Form available in the Rec Center or by using the form on the Resources page of the website. <http://www.sunset-plaza.org/>

Send to TMT.

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Sunset Plaza News

May 2016

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Interested in Composting?

Buying the compost bin would be \$10 to \$20 each depending on number of participants. The compost bin would be placed in pea patch area if property. If interested contact Herb. amherb2000@yahoo.com

Some of the subjects brought up during the April board meeting.

Maintenance person: Tim Thaden will take a four month maintenance position as a vendor. He has acquired the certifications needed for the position.

Wood peckers: Multi prong solutions to the wood peckers making holes in buildings, including consulting US Animal Control and diverting the birds to the ravine trees by enticements such as bird food.

Automatic locks: Several companies are being contacted regarding automatic locks for the cabana and pool.

Dog area: The Health department has informed Sunset Plaza the off leash dog area needs to be moved or eliminated due to the potential of its fence enabling pool entrance by climbing it.

See upcoming community projects for more subjects.

New Board member needed

Tim Thaden is leaving the board due to his new position.

Submit a classified ad to dshau1@aol.com with Sunset Plaza in the subject line.

Units for rent must be on the approved rental list.

Upcoming Community Projects

There are plans for a new bulletin board by the entrance.

Hot tub installation held up due to permit issues.

Retaining walls to be repaired.

Tennis court to be washed.

Upcoming painting of Buildings K,J,H,I and G.

Community Calendar

Board meeting the second Wednesday of the month at 6:30 in the rec room. All owners welcome.

Game night in the rec room at 6:30 PM to 8 PM Mon and Fri.

Swimming pool to open Memorial Day weekend.

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Sunset Plaza News

July 2016

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Some of the subjects brought up during the July board meeting.

Work Requests: As there is no on site manager at this time, submit work requests directly to Colleen Poole at the Management Trust by email or phone. Contact information on Left column.

New treadmill in exercise room

FHA Financing approved for Sunset Plaza: The approval provides more financing options for buyers.

Wood peckers: The Department of Fish and Wild Life has been consulted regarding the wood pecker problem. Placing streamers on the buildings was one of the solutions suggested.

Trees for possible removal discussed

Blue Berries: The suggestion of planting blue berries was brought up. Your thoughts? Come to the next board meeting to provide your input new bulletin board by the entrance.

New bulletin board by the entrance completed

Submit a classified ad: Something to sell/ wanted to buy? Service offered or wanted? Submit ad to dshau1@aol.com with **Sunset Plaza** in the subject line.

Units for rent must be on the approved rental list.

Upcoming Community Projects

Hot tub instillation still in progress.

Community Calendar

Board meeting the second Wednesday of the month at 6:30 in the rec room. All owners welcome.

Game night in the rec room at 6:30 PM to 8 PM Mon and Fri.

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Sunset Plaza News

August 2016

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Vice President

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Treasurer

Mitchell Mayon

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Secretary

Linda Hoffert

mylucy48@yahoo.com

Member at Large

Charles Joy

1147suzi@gmail.com

Grounds Person

Colleen Poole

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Sunset Plaza Board member opening!

Herb Stout is leaving the board and at least one new member is needed. If interested contact Colleen Poole or a board member. Contact information on left side of page.

Some of the subjects brought up during the August board meeting.

Hot tub: The hot tub installer reported at the meeting that it was 85% plumed and needed the city inspector to approve it before it could be opened for use. Doors the hot tub room to be kept locked, if you see it unlocked contact Colleen or a board member.

Painting and replacing dry rot: We are in year two of three years to paint and replace dry rot in all the buildings.

Budget meeting: The budget meeting will be on the cabana on Thursday September 22 at six in the evening. All owners are invited.

Bylaw amendment: An amendment was approved to make the required quorum for the annual meeting 25% of the owners.

Work Requests: As there is no on site manager at this time, submit work requests directly to Colleen Poole at the Management Trust by email or phone. Contact information on Left column.

Recycling: Please place glass only, no bags, in glass recycling bins. By complying with city rules we can hold costs down and ensure the city will pick up the recycling.

Submit a classified ad to dshau1@aol.com with **Sunset Plaza** in the subject line.

Units for rent must be on the approved rental list.

Upcoming Community Projects

The garbage compacter needs to be replaced. Colleen will look into what options are available.

Community Calendar

The Board meeting is the second Wednesday of the month at 6:30 in the rec room. All owners welcome.

Game night is scheduled in the rec room at 6:30 PM to 8 PM Mon and Fri.

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Sunset Plaza News

September 2016

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Two new Board members

Welcome to Sunset Plaza's new board members. Mitch Mayon and Charles Joy. Thank you Mary Beth for volunteering to take the meeting notes.

Some of the subjects brought up during the September board meeting.

Hot tub: Structural work is currently being done. When work is completed one more construction inspection will be required. Complications to project completion due to age of the old tub and new codes.

New garbage compacter to be ordered.

The decision to order a compactor was made after a discussion of the merits of the possible two choices and the need to make a decision now based on the age and condition of the current compactor.

Budget meeting: The budget meeting will be at the cabana on Thursday September 29th at 6 p.m. in the evening. All owners are invited.

Concerns for dogs left in cars.

Several concerns were voiced for dogs left in cars in the parking lot. It is not permitted to leave dogs in cars in the Sunset Plaza parking lot. Also it was mentioned that there is an automatic fine for not picking up and properly disposing of your dog's waste.

Work Requests. As there is no on site manager at this time, submit work requests directly to Colleen Poole at the Management Trust by email or phone. Contact information on Left column.

Submit a classified ad to dshau1@aol.com with **Sunset Plaza** in the subject line. Text only please. Units for rent must be on the approved rental list.

Upcoming Community Projects

Two dead or dying trees to be removed.

Community Calendar

Budget Meeting is Thursday, September 29th at 6 p.m. in the cabana.

Board meeting the second Wednesday of the month at 6:30 in the rec room. All owners welcome.

Game night in the rec room at 6:30 PM to 8 PM Mon and Fri.

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Sunset Plaza News

October 2016

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Vice President

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Some of the subjects brought up during the October board meeting.

Rain Gutters: Rain gutters to be kept clear. It is everyone's responsibility to help keep the drains clear of leaves and other debris.

Woodpeckers: A suggestion to place a couple of bird houses in the gully was made. There is a plan to use streamers, balloons and a spray deterrent next year.

Amendment to Management Agreement: The board voted to accept an amendment to the management agreement that would clear the way for the hiring of an onsite maintenance manger. There will be an opportunity for owners to provide input as to job responsibilities for an onsite manager.

Rock Retaining Walls: Several walls need to be replaced or shored up. Any rocks that can be will be salvaged.

Hot Tub: Replacement of hot tub still in process. The need for a new heater for the sauna was discussed.

Work Requests. As there is no on site manager at this time, submit work requests directly to Colleen Poole at the Management Trust by email or phone. Contact information on Left column.

Thank you Mary Beth for volunteering to take the meeting notes

Submit a classified ad to dshau1@aol.com with **Sunset Plaza** in the subject line. Text only please. Units for rent must be on the approved rental list.

Upcoming Community Projects

Dead or dying trees to be removed.

Rain gutters to be evaluated.

Walkway to be repaired.

Community Calendar

Board meeting the second Wednesday of the month at 6:30 in the rec room. All owners welcome.

Game night in the rec room at 6:30 PM to 8 PM Mon and Fri. Every one is welcome.

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Sunset Plaza News

November 2016

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Some of the subjects brought up during the November board meeting.

The budget was ratified:

Manager position to be decided at the March annual meeting: Tim to continue to work as a contractor in the mantaince position until the annual meeting. Residences will have an opportunity to provide input about the position at that time.

Snow and ice Removal Company to be contracted: To be used on as needed basis.

Hot tub installed, almost ready for use: Two coats of gray cement sealent need to be painted on the floor and a door hung on the equipment closet.

Electrician to check front gate light and carport light:

Sauna to get a new heater: There will also be a cleaning of the sauna before the new heater is installed.

The Department of Ecology to do soil testing: The testing to be in common areas of Sunset Plaza grounds.

Thank you again Mary Beth for volunteering to take the meeting notes

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Upcoming Community Projects

Dead or dying trees to be removed.

Rain gutters to be evaluated.

Walk way to be repaired.

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December 2016

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Some of the subjects brought up during the December board meeting.

Only normal household waste to be disposed of in garbage containers. No construction materials or appliances. The dumping of appliances on grounds was reported. This affects the monthly dues for everyone. Anyone found dumping appliances or construction materials will be subject to a financial penalty.

There was an increase in sewer bill. Colleen will look into the reason for the increase.

Hot tub installed, almost ready for use: The hot tub needs a new heater in addition to two coats of gray cement sealant on the floor.

Sauna's heater here and will be installed. The sauna has been cleaned.

Tree maintenance has been completed.

Roof Replacement to begin in 2017. Starting date will be weather dependent.

Thank you Mary Beth for volunteering to take the meeting notes

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Upcoming Community Projects

Retaining wall replacement rocks can be dyed for better esthetics.

Rain gutters to be evaluated.

Community Calendar

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Cardboard recycling bin just inside property entrance.

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