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*TMT Association Manager*

Cindy Sinanian

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# Sunset Plaza Condominium NEWSLETTER

March 2019

## NEW ASSOCIATION MANAGER

Our new Management Trust (TMT) Community Association Manager is Cindy Sinanian. Cindy has been with TMT since November, working out of their new Tacoma office. Cindy is a licensed real estate broker who spent 28 years as a project manager for Boeing. She has held multiple board positions for large condo properties such as ours. She is also a homeowner and real estate investor who owns a number of rental properties around WA State. We look forward to a productive relationship!

## COMMUNITY MEETING

**SAVE THE DATE:** Our Annual Community Meeting is scheduled for March 20<sup>th</sup>, at 6:30. **Please note this is a week later than our meetings are normally scheduled.** We anticipate having to fill two to four vacant board positions, so please consider volunteering to serve your community, and/or come to vote!

## NEW SIGNAGE COMING SOON!

The new signs for our residence buildings have been received. These are supplemental signs indicating building, street address, and unit numbers for each stairwell. We are working with Sharkey to have them installed as weather permits. In addition, design has been approved for a map to be located inside the entry to the property. We are also having the sign company develop signs for the exterior of the Community Center and new street signs for North Skyview Place and North Skyview Lane. After this, pool and tennis court rules and other sign needs will be investigated.

## NEW KEYS (and your responsibilities)

The Community Center, pool, and exit gates have all been rekeyed. About half the residents have gotten their new exit gate/Community Center keys. If you do not have your new key, please make arrangements with Phyllis Long ([phyllis.long@managementtrust.com](mailto:phyllis.long@managementtrust.com)) to get it.

TMT Association Manager  
Phone and Address

425-897-3400 X 3485

6704 Tacoma Mall Blvd  
Suite 111  
Tacoma, WA 98409

**After Hours Emergency**  
**253-472-0825**  
**425-897-3400**

[WWW.SUNSET-PLAZA.ORG](http://WWW.SUNSET-PLAZA.ORG)

With the key, comes responsibility! Please remember that under our rules, **the Community Center building is not open for use after 10:00 pm, or before 9:00 am.** The only exception under the rules is for use of the **exercise equipment**, located in the exercise room. Residents who have obtained an **after-hours key** (which requires paying a deposit and signing an agreement) may access the Community Center after hours for the sole purpose of using the exercise equipment. No one is allowed to use any other portion of the facilities, including the social room, the hot tub, the sauna, the shower, the pool or the tennis courts, outside of normal open hours. **All of those facilities are closed from 10:00 pm until 9:00 am, whether locked or not.** In addition, non-residents (including former residents, former owners, and owners whose units are rented) are **STRICTLY PROHIBITED** from using any common area amenity unless accompanied by a legal resident.

## LIGHTS OUT

TMT is aware of the electrical and lighting issues around the complex, which include no lighting around Buildings G, H, and I, and various stairwells, street lamps, and carports. In some cases expired ballasts are to blame. In other cases, a variety of electricians have been unable to determine the cause. TMT is working with Tim and the electricians to figure it out. In the meantime, Tim installed **temporary** battery operated lights to get by until the problem is resolved.

## BUDGET RATIFIED

The 2019 Budget was ratified at our public meeting on December 18, 2018. TMT has sent out the new HOA dues coupon books based on an increase of approximately 3.5%. If you have not received your books, or you think your dues were raised by more than 3.5%, please contact TMT for clarification.

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**DID YOU KNOW?** “Each owner **MUST** obtain additional insurance [to the HOA’s Master Policy] at the Owner sole expense for that Owners Apartment as contemplated pursuant to RCW 64.32.220, 64.32.010(1), and 64.34.532 (64.34.352) Each Owner is required to provide a copy of such individual insurance to the Board within thirty (30) days of issuance.” (Section 13.2, page 21 & 22, 1998 Amended and Restated Condominium Declaration) **In other words, you MUST carry homeowners insurance. It’s the law in Washington State. And you must provide the HOA board/TMT with a copy of the policy.**

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