

SPCA NEWSLETTER DECEMBER 2021

Please help save printing costs. Subscribe to the newsletter at newsSPCA@gmail.com (include your name, unit number, and email address)



Budget Complete Notice:

You will be receiving a budget complete notice from Management Trust that will also include various ways to pay your Homeowners Association fees. This year there will be no coupon book for those who pay with a check. In the "Memo" space, indicate why the check is being written.

The next Sunset Plaza Board Meeting is on January 24, 2022, at 6:30 PM. There is no December meeting. Join us online at Zoom.us Meeting ID: 846 0799 3543 Passcode: 953763

Gutter cleaning

Gutter cleaning will be done on January 19 & 20, 2022. Techs will be onsite from 8 – 5 each day. Owners will need to move any items on decks and patios away from the common area edge and more towards the buildings to avoid having them damaged. Vendors will be on ladders, decks and patios as needed to complete the cleaning, so owners may want to keep their blinds closed for privacy.

TRASH AND RECYCLING REMINDER

NO construction material is to be placed in the trash. Each owner is responsible for disposing of their construction materials at the appropriate dump. Please do not leave things in the trash enclosure that don't fit in the containers. Also, ALL CARDBOARD should be placed in the proper container located by the entry gate. Please check the items that you place in the recycle containers as we are seeing a lot of items that don't belong such as small lids, clam shell containers, plastic bags. If the containers are full, please don't stack things on top or pack above the full line. Holidays are ahead so we will probably have more garbage and recycling. Your cooperation in keeping our community clean is appreciated.



It's a marshmallow world in the winter
When the snow comes to cover the ground
It's the time for play, it's a whipped cream day
I wait for it the whole year round – Peter De Rose

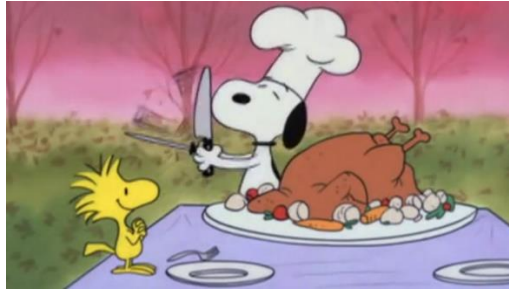
Stay warm and may the spirit of the holidays

be with you throughout the New Year!

SPCA NEWSLETTER NOVEMBER 2021

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11/2021 Newsletter for Sunset Plaza Homeowners Association



Budget Ratification Meeting:

The annual budget was presented by The Management Trust. 2022 Budget plans on 10% increase to cover insurance costs, 5% increase on landscape, and 2% increase on electricity, sewer, water, and trash GLs. After the budget is ratified, The Management Trust will send out the Budget Complete Notice. This serves as notice to all owners what their assessment will be in 2022.

Sunset Plaza Board Meeting on 11/22/2021 at 6:30 PM. Join Zoom Meeting:

<https://us02web.zoom.us/j/84148384274?pwd=U1RnUXdxZnpsdk84QjlvYzVMbnVtZz09>

Meeting ID: 841 4838 4274 Passcode: 525754

You can also attend by phone: +1 253 215 8782 US (Tacoma)

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Have a safe and Happy Thanksgiving!

SPCA NEWSLETTER OCTOBER 2021

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We have had a few sightings of wildlife on the property, namely an owl and some coyotes. Washington Bureau of Wildlife strongly suggests that **you keep dogs and cats indoors, especially from dusk to dawn.** Pets can be easy prey for coyotes. Being raised by humans leaves them unsuspecting once they leave the safety of your home.

The 9/21/2021 Summary of Meeting:

Bids in from Secure Pacific and Guardian have been received to include updates to current security system with addition to cameras in various areas of cabana, and new bullet cameras going down each road. More information to follow.

Pest Control is complete as of 9/14/21. The Management Trust had ivy cut so that Willard Pest Control could finish the job.

The proposed annual budget was presented and includes a number of increased expenses. 2022 Budget plans on 10% increase to cover insurance costs, 5% increase on landscape, and 2% increase on electricity, sewer, water, and trash, which leads to an increase of 6.65% on monthly assessment fees.

The budget will be discussed and voted for approval at the next meeting on October 25 @ 6:30 p.m. Zoom meeting: <https://us05web.zoom.us> MEETING ID: 83210796157; PASSWORD: 50203

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Send an email to Jackie: jackiesunsetplazahoa@gmail.com if you want to be part of our second annual pumpkin carving contest. There will be a small prize for the most creative pumpkin. Send your Unit # and light your pumpkin on October 30th so a picture can be taken.



everything before it changes looks to be made of gold – Eudora Welty

Current Sunset Plaza Condo Association (SPCA) Board of Directors

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

Sunset Plaza Condo Association website: www.sunset-plaza.org
Please contact any board member for the password.

The Management Trust website: www.managementtrust.com

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

Don Westman, TMT Community Association Manager Don.westman@managementtrust.com

Phyllis Long, TMT Community Support Specialist 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>

SPCA NEWSLETTER

SEPTEMBER 2021

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The September Board Meeting, which will review the proposed 2022 budget, will be held virtually via Zoom on September 21th from 6:30-8:30pm.

Zoom.com or dial: 646-568-7788 Meeting ID: 816 2208 8379 Passcode: 047883

<https://us05web.zoom.us/j/81622088379?pwd=SFdVZW5TK29vdUc0a2hUdkRXOXV1dz09>



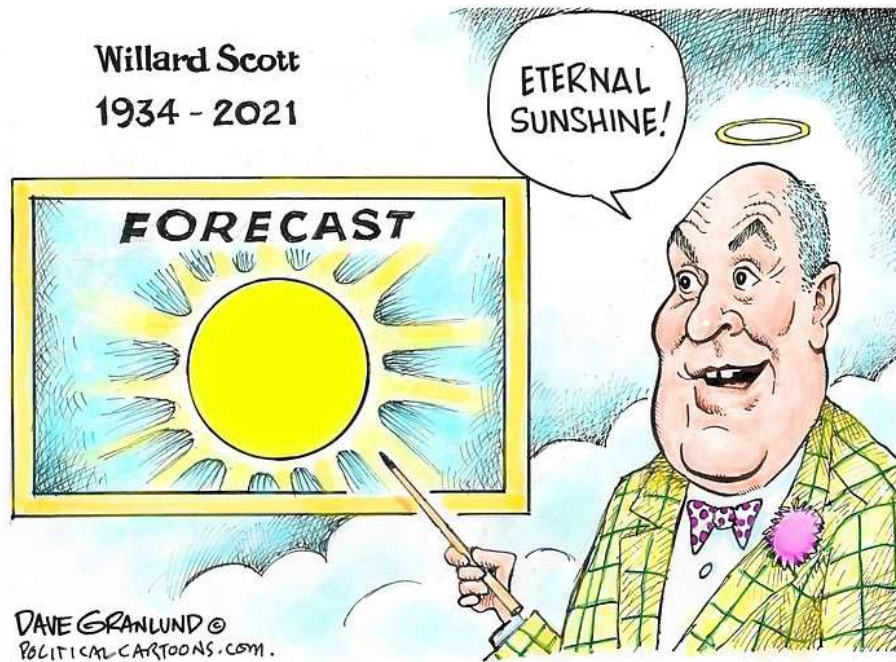
The **recycling bins** are picked up every Monday, so if the bin is full, please look for another less full one to add to. **Cardboard** has its own bin by the entrance gate – please break the cardboard down. **Trash pickup** is Monday and Friday. We can all be part of keeping our place looking its best.

We have had a number of **homeless** people around our gated community. Anyone concerned with activity is invited to call 311, or 911 if it is an emergency situation.

Sunset Plaza Homeowners Association Board - Summary of Aug. 23, 2021 meeting

President, Sue Brown has been the contact point for **welcoming new members** of the community. Sometimes it takes a while for information regarding new members is available but Vantaca, our new information portal, should make that happen sooner. If anyone hears of a new resident who has fallen through the cracks, please contact any board member to ask for outreach. It is the one way we have of ensuring that they are aware of Association rules and regulations. Speaking of **rules and regulations**, Jenika Burton continues to chair the rules committee, hoping to update and make information clearer for residents. Changes will be covered in an upcoming Board meeting. The committee to review the high amount of money paid to **Comcast** is still looking at the details and what might be the next step with negotiating with Comcast to reduce costs.

Management Trust reports that the **fire inspection** has been scheduled, more information to follow. The Management Trust has secured a contract with **Willard Pest Control** to help solve any problems residents are having with rodents. Please reach out to Management Trust if you are noticing any problems at your place or on our grounds. The camera system will be updated soon. There are bids out for carport lighting upgrades. Further upgrades are being explored for the cabana and pool area.



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SPCA NEWSLETTER

JUNE 2021

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The July Board Meeting will be held virtually via Zoom on July 26th from 6:30-8:30pm.

<https://us06web.zoom.us/j/83805447447?pwd=YVVpZFVJTExxSDhrcXg3bGlrTzhDUT09>

Meeting ID: 838 0544 7447 Passcode: 842873



Sunset Plaza Homeowners Association Board - Below is a summary of the minutes for June 28, 2021. Present at the meeting were board members Sue Brown; Jackie Uhlemann; Jenika Burton; Tom Ripley and Vickie Brown. Heather LaDue and Don Westman represented the Management Trust. There were an additional 4 community members present.

Financials – Financial reports by Management Trust have been reviewed and appear accurate. The Board will continue to seek ways to save money to meet the goal of being fully funded by the end of fiscal year. Management Trust reported that they applied and was granted funding through the payment protection grant for employees and will pass funds directly to Sunset Plaza HOA a portion of salaries paid on the HOA's behalf, approximately \$8000, which will help offset costs for this year.

Gully –Please continue to keep an eye out for poison hemlock and report to TMT if any is spotted.

Rules—There is interest in updating the association rules. Anyone interested in helping should consult the Board President.

ONGOING UPDATES

LED lighting in parking covers and camera updates are ongoing projects and the board is reviewing estimates to get the best quality for the best price. Meanwhile there have been reports of people experiencing auto break-ins and others trespassing in the area. Reminder that the best course when you see a problem is to reach out to the police either (if emergency) 911 or to report any crime or concerns @ 311. Also include TMT and Board members if there are ongoing concerns. Other emergency information is available at the kiosks.

The **recycling bins** are picked up every Monday, so if the bin is full, please look for another less full one to add to. Cardboard has its own bin by the front entrance – please break the cardboard down. Trash pickup is Monday and Friday. We can all be part of keeping our place looking its best.

Have a Happy and Safe Summer



Be a rainbow in someone else's cloud – Maya Angelou

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[https://kingcounty.gov/
services/environment/animals-
and-plants/noxious-weeds/
weed-identification/poison-
hemlock.aspx](https://kingcounty.gov/services/environment/animals-and-plants/noxious-weeds/weed-identification/poison-hemlock.aspx)

SPCA NEWSLETTER

JUNE 2021

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The June Board Meeting will be held virtually via Zoom on June 28th from 6:30-8:30pm. Please check the website or your email from The Management Trust for details.

In addition to the March Board Meeting, pertinent information will be collected and reviewed by the Board and then disseminated to the Community via the following mediums:

- Website
- Newsletter
- Email Blast
- Community Center Door
- Kiosk Postings

In February, TMT converted to a new resident web-portal software called Vantaca. An email was sent to resident emails on file with TMT on Feb 22. If you cannot access this new software by logging on to my.managementtrust.com with the username and password provided, please contact The Management Trust at thetrustwa@managementtrust.com to resolve.

Sunset Plaza Homeowners Association Board Meetings are still being held via Zoom every 4th Monday of the month. Below is a summary of the minutes for May 24, 2021. Present at the meeting were board members Teresa Topping; Sue Brown; Jackie Uhlemann; Jenika Burton; Tom Ripley and new member, Vickie Brown. Heather LaDue represented the Management Trust. There were an additional 13 community members present.

Financials –The Association is over budget in Legal due to a couple of owners issues, over budget in Plumbing & Repairs due to leaks in L bldg. and choosing not to file insurance claims. We discussed the possible need to prepare for future insurance issues, as the plumbing may be an ongoing problem for units, due to age of buildings.

Gully –Poison Hemlock is wilting but is still there. Kristina Loper volunteered to help. Please keep an eye out in the gardens, as it has been spotted there, and avoid contact with the plant.

Rules—There is interest in taking a look at rules and updating them. Five owners showed interest in serving on the committee. Others who want to help should contact the Board President.

Newsletter – Jackie and Alan Uhlemann volunteered to get the newsletter out.

Anyone interested in receiving through e-mail, send your name, unit # and email address to: newsSPCA@gmail.com. Newsletters will also be available at kiosks throughout the community. They will no longer be delivered to individual units.

LED lighting in parking covers is an ongoing project and the board is reviewing estimates in order to get the best quality for the best price. This is an important project, as it adds to the security of the property. The Board is still reviewing Camera estimates, in order to find the most efficient and affordable addition to security.

TMT contract is being renewed on a month to month basis. The new contract is effective July 1, 2021 and can be dissolved at any time, by either party, with 60 days notice..

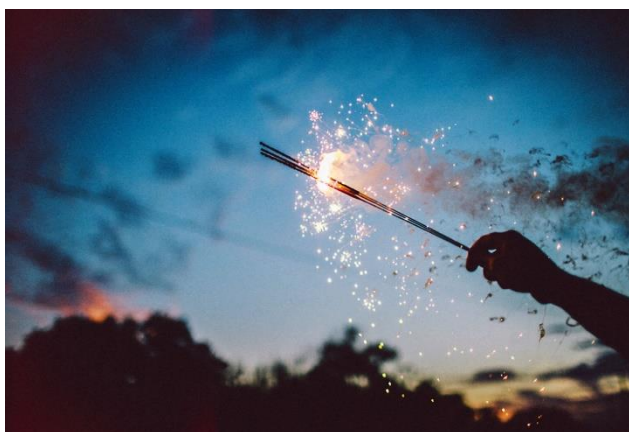
Teresa Topper resigned as Board President as of June 7, 2021. She will be missed by all, and we wish her much happiness at her new home. Sue Brown is the new Board President. Sue has been an active member of our community for a number of years, and we appreciate her commitment to SPCA. Vickie Brown was appointed to the Board to fill the empty position. We welcome her and appreciate her willingness to join. Vickie moved to Sunset Plaza in June of 2020 and works as an RN at Tacoma General. Teresa will resign officially as President on June 7th, 2021. Sue volunteered to fill the President role ; Jenika volunteered to assume the role of Secretary. The Vice-president position is open at this time. Jackie will continue as Treasurer.

CONCERNS AND UPDATES

The pool is open and people have found ways to make it work by reserving time for themselves and their family members. The sign-up sheets are on the Community Center, facing the pool. Thanks all for helping to make it happen.

Have a fun and safe 4th of July!

Please remember that people and pets can be disturbed by loud noises.



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SPCA NEWSLETTER

MARCH 2021

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Due to COVID-19 PHASE II restrictions, the March Board Meeting will be held virtually via Zoom on Mar. 22nd from 6:30-8:30pm. Please use the call-in number 253-215-8782 and meeting ID 913 0633 3794 to attend by phone or log on to Zoom to attend virtually.

In addition to the March Board Meeting, pertinent information will be collected and reviewed by the Board and then disseminated to the Community via the following mediums:

- Website
- Newsletter
- Email Blast
- Community Center Door
- Kiosk Postings

Call for SPCA HOA Board Members

In our upcoming annual MARCH 2021 SPCA Board meeting, new Board members will be elected from among community residents. Those interested in making a difference during a 2-year term should contact any current Board member for details. Be involved in making decisions about the property, learn what it takes to maintain our community, and have a say in the budgeting process!

Recap of Community Activities

Current SPCA projects, the management company report, and financials are posted to the website <https://www.sunset-plaza.org/>.

On Feb. 15, Finnmark was on-site for gutter cleaning to mitigate gutter overflow waterfalls. Contracted services include:

- Gutter inspections and cleaning of buildings A-N / All Carports
- Snaking all downspouts
- Blowing off debris from the rooftops
- Re-spiking loose gutter
- Disposing of all debris offsite for Sunset Plaza

Mar. 02, Finnmark was back on-site to mitigate follow-on issues in A and I building gutters.

On Feb 22, TMT converted to a new resident web-portal software called Vantaca. An email was sent to resident emails on file with TMT on Feb 22. If you cannot access this new software by logging on to my.managementtrust.com with the username and password provided, please contact The Management Trust at thetrustwa@managementtrust.com to resolve.

Mar. 01, McCleod Construction was on-site to patch approximately 30+ flicker holes identified for repair.

Mar 04, Armento Group was on-site to conduct a plumbing investigation. The contracted service is a plumbing investigation to develop a further intrusive investigation plan of aging buildings to mitigate unseen plumbing issues. Areas inspected were the Community Center and individual units in L, C, and D buildings.

The community Master Policy insurance renewal is due by March 18, 2021. The Board is working with TMT to complete by the given deadline.

The Board continues to engage with Tacoma Fire Dept personnel to figure out the best way forward with the required community fire alarm system retrofit.

Gully Update

On Mar. 04, SS Landscaping installed the above-ground irrigation in the Gully rehab site. The Gully rehabilitation project is now complete. The next phase is 5-year monitoring by Soundview Consultants (SVC) as required by the City of Tacoma (CoT).

Gully Legal Remedy: Board members continue to transfer all relevant data to our attorney for a preliminary assessment of our claim. The cost of review is estimated not to exceed \$5k.

A Friendly Note from Our Maintenance Man Eddie

Eddie is here as our on-site maintenance technician every M/W/Th/F and works at another TMT property on Tuesdays.

Garden Group

Georgina Rossie has decided to step down from leading the Garden Group. Thank you, Georgina, for your hard work and willingness to volunteer in Herb's absence. It is much appreciated!

Our previous community garden manager Herb Stout will return to the community and resume duties sometime between April-August 2021.

SS Landscaping Update

Sunset Plaza has been added to the SS Landscaping Portal. We can now let the landscapers know weekly what things need to be addressed on their Wednesday visits!

The Board needs **YOUR** help by sending landscaping requests/concerns to TeresaSunsetplazaHOA@gmail.com, or requests can be put in the plastic holder on the Community Center front door. Please be as specific as possible in your request (ex: trimming is needed in the ivy in front of 'A' building across from the mailboxes).

Resident requests for the week must be sent by **6 pm on Mondays** so the request can be loaded into the portal and reviewed. The SS Landscaping Manager will review and approve on Tuesdays; the request will then be put on the site job list for the Wednesday visits.

ANNUAL MEETING

Per Sunset Plaza's governing documents, we need 25% of the Association represented at the Annual Meeting each year. This means we need approximately 41 units represented. Reaching this target of 25% community representation can be done by 1. Attending the ZOOM meeting **OR** 2. Filling out a proxy form and mailing back to TMT **OR** 3. Filling out a proxy form and handing it to a current Board member.

IF YOU KNOW YOU WILL NOT BE ABLE TO ATTEND THE MEETING, PLEASE COMPLETE #2 OR #3 ABOVE AS SOON AS YOU RECEIVE YOUR MAILED PACKET FROM TMT.

RULES REVIEW

The Sunset Plaza Board of Directors would like to put together a Rules Committee to review and update our Rules/Regulations and, ultimately, to enforce Sunset Plaza community rules.

We are looking for 4-6 people who are interested in a 1-year commitment to review our current rules, research both WA state condo laws and how other Associations might handle rules, discuss different perspectives, draft rule verbiage, and present to the community and the Board of Directors for final approval.

Once the rules are approved by the Board, the Rules Committee will turn their attention to the enforcement of the rules.

If you are interested, please contact any Board member or the Board President Teresa Topping by sending an email to missflyer2017@gmail.com

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Board meetings occur on the 4th Monday of every month!

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Teresa Topping, President missflyer2017@gmail.com

Brooke Picone, Vice President brookesunsetplazahoa@gmail.com

Sue Brown, Secretary m.suebrown@gmail.com

Jackie Uhlemann, Treasurer jackieu@midnightsong.com

Jenika Burton, MAL jenikasunsetplazahoa@gmail.com

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SPCA NEWSLETTER

FEBRUARY 2021

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In addition to the February Board Meeting, pertinent information will be collected and reviewed by the Board and then disseminated to the Community via the following mediums:

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Recap of Community Activities

Current SPCA projects, the management company report, and financials are posted to the website <https://www.sunset-plaza.org/>.

On Jan 15th, TMT forwarded the Board signed contract for \$2200 from Finnmark to schedule gutter cleaning to mitigate gutter overflow waterfalls. Contracted services include:

- Gutter inspections and cleaning of buildings A-N / All Carports
- Snaking all downspouts
- Blowing off debris from the roof tops
- Re-spiking loose gutter
- Disposing of all debris offsite for Sunset Plaza

On Jan 26th, Reliable Electric fixed the SPCA community bridge and rose garden lights.

On Feb 2nd, TMT forwarded the signed agreement for the plumbing investigation on to the Armento Group for scheduling. The contracted service is for a \$2k plumbing investigation to develop a further intrusive investigation plan of aging buildings to mitigate unseen plumbing issues.

The Board has requested TMT begin the Master Policy insurance renewal as of Jan 4th. A follow-up reminder was sent to TMT on Feb. 6th.

The Board continues to engage with Tacoma Fire Dept personnel to figure out the best way forward with the required community fire alarm system retrofit.

Due to increased vandalism against the maintenance tech golf cart, the Board is currently reviewing options for a golf cart shed. Estimated price is anywhere from \$2500-\$5k.

Gully Update

The Gully Rehab Project's next phase is the installation of the above-ground irrigation by SS Landscaping in March 2021.

Gully Legal Remedy: Board members continue to transfer all relevant data to our attorney for a preliminary assessment of our claim. The cost of review is estimated not to exceed \$5k.

A Friendly Note from Our Maintenance Man Eddie

Eddie is here as our on-site maintenance technician every M/W/Th/F and works at another TMT property on Tuesdays.

Garden Group

Wouldn't you love to have home-grown tomatoes? If you start from seed, now is the time to start so they'll be ready to transplant in May.

If you had a plot last year, please confirm you want to keep it. If you are new to the Community or to gardening and would like a plot please let me know as well by emailing Georgina Rossi Gdr2768@gmail.com.

SS Landscaping Update

Sunset Plaza has been added to the SS Landscaping Portal. We can now let the landscapers know weekly what things need to be addressed on their Wednesday visits!

The Board needs **YOUR** help by sending landscaping requests/concerns to TeresaSunsetplazaHOA@gmail.com, or requests can be put in the plastic holder on the Community Center front door. Please be as specific as possible in your request (ex: trimming is needed in the ivy in front of 'A' building across from the mailboxes).

Resident requests for the week must be sent by **6 pm on Mondays** so the request can be loaded into the portal and reviewed. The SS Landscaping Manager will review and approve on Tuesdays; the request will then be put on the site job list for the Wednesday visits.

MAKING ARCHITECTURAL CHANGES TO YOUR UNIT

There are both Sunset Plaza Condominium Homeowners Association (SPCA) and City of Tacoma rules and regulations that must be followed when planning renovations to your unit.

A hard copy of our Homeowners Association rules and regulations is available in the SPCA Community Center; a digital copy can be found on the SPCA community website under the "Resources" tab <https://www.sunset-plaza.org/resources>. (See Section 203 of the Rules document.) The required Architectural Change Request form is also available in the Community Center and on the web.

A partial list of activities that require SPCA approval include, among others: replacement of exterior windows and doors, any heating/cooling system that will require a penetration in an exterior wall or roof and/or will need an exterior condensate drip line, and any work that will impact interior walls. (NOTE: If you plan to eliminate, move or create an interior wall, an opinion from a structural engineer may be required at your expense.) Upon consultation with a structural engineer, one finds out that enclosing the porches of the 2nd and 3rd floors is not structurally sound and cannot be done. Although some units in the SPCA community have enclosed porches, they were built decades ago and are 'grandfathered in'. No new porch enclosures on the 2nd and 3rd floors are allowed regardless of what a realtor may have said.

Additionally, for 2nd and 3rd floor units, all bedrooms and living rooms must be carpeted and hallways with hard surfaces must have runners with padding. If replacing windows, the new windows must be the same style and color as the existing windows. **If you are unsure as to whether the project you are contemplating requires approval, please check with the Board before proceeding with your plans.**

Finally, SPCA Buildings built during Phase I of the property (Buildings A-G and the Community Center) were completed in 1980 and likely contain asbestos. Asbestos is not harmful unless disturbed. Possible asbestos areas include sub-flooring and ceilings. Any desired work in an original part of the building requires asbestos testing (and abatement measures if found Asbestos-positive) that must be submitted with the ACC for review.

The City of Tacoma Department of Planning and Development Services manages the Building Code requirements for projects. The primary goal for the building code and the mission of those who assist homeowners is to ensure that dwellings remain safe for habitation and are structurally sound.

It is the homeowner's responsibility to determine if the work they are considering requires a building permit AND to seek Board approval. The Board is not responsible for seeking you out to make sure you are doing everything correctly. Your contractor may help in making this decision, but it is in the best interest of the homeowner if they research this aspect of their project directly with the City of Tacoma's personnel. Permit and contact information can be found at: <https://www.tacomapermits.org>. Please note, all L&I (labor and industry) improvements such as plumbing, electricity and structural engineering, require final inspection from the City of Tacoma.

SPCA monthly February Board Meeting will be held virtually via Zoom on Feb. 22nd from 6:30-8:30pm. Please use the call-in number that will be provided and posted around the community to attend by phone or log on to Zoom to attend virtually. Board meetings occur on the 4th Monday of every month!

Current Sunset Plaza Condo Association (SPCA) Board of Directors

Teresa Topping, President missflyer2017@gmail.com

Brooke Picone, Vice President brookesunsetplazahoa@gmail.com

Sue Brown, Secretary m.suebrown@gmail.com

Jackie Uhlemann, Treasurer jackie.u@midnightsong.com

Jenika Burton, MAL jenikasunsetplazahoa@gmail.com

Sunset Plaza Condo Association website: www.sunset-plaza.org

Please contact any board member for the password.

The Management Trust website: www.managementtrust.com

Heather LaDue, TMT Community Association Manager thetrustwa@managementtrust.com

Phone: 425-897-3485

Phyllis Long, TMT Community Support Specialist 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>

SPCA NEWSLETTER

JANUARY 2021

Please help save printing costs. Subscribe to the newsletter at newsSPCA@gmail.com (include your name, unit number, and email address)

Due to COVID-19 PHASE I restrictions, the January Board Meeting will be held virtually via Zoom on Jan. 25th from 6:30-8:30pm. Please use the call-in number 253-215-8782 and meeting ID 938 9157 2148 to attend by phone or log on to Zoom and use meeting ID 938 9157 2148 and passcode 052165 to attend virtually.

In addition to the January Board Meeting, pertinent information will be collected and reviewed by the Board and then disseminated to the Community via the following mediums:

- Website
- Newsletter
- Email Blast
- Community Center Door
- Kiosk Postings

Recap of Community Activities

Current SPCA projects, the management company report, and financials are posted to the website <https://www.sunset-plaza.org/>.

SS Landscaping installed a cedar split rail fence on Dec 19th in the Gully rehab site.

During the Dec. 28th SPCA Board meeting, a rep. from the Armento group spoke about the plumbing and building envelope study. He explained the potential ~\$20k for building envelope study, and \$2k plumbing investigation is to develop a further intrusive investigation plan of aging buildings to mitigate unseen damage.

Guardian was on-site to inspect and provide maintenance for the front gate on Dec 30th to prevent it from sticking open.

On Dec 31st, the SPCA community bridge and rose garden lights went dark. Reliable Electric has been called to assess and fix as of Jan 4th.

Coupon books were late due to USPS; therefore, no late fees will be assessed for Jan. 2021.

The Board has requested TMT begin the Master Policy insurance renewal as of Jan 4th.

The Cub Scouts picked up ~11 Christmas trees for disposal on Jan 6th. Thank you, Tom Long, for acting as the POC for pickup!

On Jan 8th, two new dog waste stations were installed on the property; one is located at the end of E-building, and the other is located behind the A-building fire lane.

A French drain was installed behind H-building on Jan 8th by SS Landscaping to help mitigate flooding in low-lying, H-building patios.

The Board approved a bid on Jan 11th for \$2200 from Finnmark for gutter cleaning to mitigate gutter overflow waterfalls.

On Jan 11th, the Board reviewed a bid from Reliable Electric for complete electrical inspection and evaluation of **all** buildings and carports for ~\$13k.

The Board held a 2021 Reserve Study Meeting on Jan 11th to discuss potential 2021 Reserve Projects.

Gully Update

The Gully Rehabilitation Project completed its winter planting phase as required by the City of Tacoma (CoT) and is now holding until Mar 2021 to install the above-ground irrigation by SS Landscaping.

Gully Legal Remedy: Board members continue to transfer all relevant data to our attorney for a preliminary assessment of our claim. The cost of review is estimated not to exceed \$5k.

A Friendly Note from Our Maintenance Man Eddie

Eddie is here as our on-site maintenance technician every M/W/Th/F and works at another TMT property on Tuesdays.

Welcoming Committee

Anyone interested in joining the Welcoming Committee, please email Sue Brown at m.suebrown@gmail.com

Communications Committee

Anyone interested in joining the Communications Committee, please email Teresa Topping at missflyer2017@gmail.com

SS Landscaping Update

Sunset Plaza has been added to the SS Landscaping Portal. We can now let the landscapers know weekly what things need to be addressed on their Wednesday visits!

The Board needs **YOUR** help by sending landscaping requests/concerns to TeresaSunsetplazaHOA@gmail.com, or requests can be put in the plastic holder on the Community Center front door. Please be as specific as possible in your request (ex: trimming is needed in the ivy in front of 'A' building across from the mailboxes).

Resident requests for the week must be sent by **6 pm on Mondays** so the request can be loaded into the portal and reviewed. The SS Landscaping Manager will review and approve on Tuesdays; the request will then be put on the site job list for the Wednesday visits.

Garden Group

It's a new year, and it is never too early to start planning for this upcoming growing season. Our Sunset Plaza community garden is located at the far end of the property, off of Skyline Place (not Drive).

If you are a current plot owner, take a look and see if it still meets your needs; take the time to clean it up and prep for this year.

If you do not currently have a plot but would like one, please let me know. There are maybe 2 spots left for new plots if that's necessary. Contact Georgina Rossi at gdr2768@gmail.com for more information.

HOA Dues Payment Options

The 2021 HOA books were late in January, garnering a few questions about payment options. There are several ways to make your dues payment:

1. Send your check with account number referenced to:
Sunset Plaza C/O The Management Trust
PO Box 97975
Las Vegas, NV 89193-7975
2. Pay online at www.managementtrust.com *Please note this is a 3rd party processor, so there are fees involved and is either:
a. debit/credit \$1.50 plus 3% of your assessment or **b.** bank/e-check \$1.50
3. Sign up for ACH Direct debit by accessing the form on our website under Resources ->Forms, and email directly to ARTMT1@managementtrust.com

Rules Reminder

Residents are responsible for taking old furniture and other large items to the Tacoma Recovery & Transfer Center. They are not to be left at garbage enclosures or near the compactor by the front gate. Large, discarded items go to the "dump" that is co-located at the Tacoma Recovery & Transfer Center. There is a \$20 minimum fee and Tacoma residency is verified through a driver's license review upon entry.

Additionally, cleaners, household hazardous waste, rechargeable batteries, and fluorescent lightbulbs are not accepted for curbside garbage or recycling in Tacoma and must be taken to a recycling location.

Drop-off recycling is also available to Tacoma residents for free at the Tacoma Recovery & Transfer Center, 3510 S Mullen Street (a full list of other locations is available at tacomarecycles.org).

The medium-sized tan cardboard bin at the front gates in the no-parking zone is for CARDBOARD ONLY.

PLEASE BREAK DOWN ALL BOXES BEFORE DISCARDING.

We pay a fee every time the cardboard bin is emptied. Breaking down boxes reduces the number of times we must call for collection and pay the fee! ***Being mindful of these things helps to keep our HOA fees in check.***

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