

# September 2022 Newsletter for Sunset Plaza Homeowners Association



## September Board Meeting Updates

The September board meeting concentrated on approving the budget for 2023. The current inflation rate at the end of August was 8.3%, and we are seeing the effect in renewal for services. Insurance expense has increased by 25%, however the sale of the rental allowed for prepayment of insurance, which saves a whopping \$9000 in interest if it had been paid in installments. Another large increase in the budget is landscaping expense, which added an additional 15% to cost. Given these increases, as well as others, the Board worked with TMT to keep the increase of dues to 7.63%. More information about the increase will be provided by TMT. Another benefit from the sale of the rental is the ability to increase funding to our reserve account, which will help off-set any further large expenses that happen as buildings and property age.

### POOL Committee

The pool is in need of some basic oversight, and we are hoping to form a pool committee to keep an eye on the pool throughout the year by checking chemical levels and noticing any improvements that are needed. If 5-6 people come forward, it will be a simple job to keep it maintained. Please contact Sue @ [suesunsetplazahoa@gmail.com](mailto:suesunsetplazahoa@gmail.com)

### Book Club

The HOA invites all to join a book club that will meet the first Thursday of the month, starting November 3 @ 6 pm in the community center. The first book to read will be ***Almost Everything: Notes on Hope*** by Anne Lamott. All are welcome. Contact Jackie: [jackiesunsetplazahoa@gmail.com](mailto:jackiesunsetplazahoa@gmail.com) with questions and ideas.

## Could You Qualify for a property tax reduction?

If you are a senior or disabled, did you know that you can apply for a property tax exemption or deferral? Property taxes are processed through the Pierce County Assessor. There are a couple of ways you can contact them. Phone 253-798-6111 (office hours are Monday - Friday 8:30am - 4:30pm) or you can log into their website. On the website,

Go to: <https://www.piercecountywa.gov/91/Assessor---Treasurer>

- Select: Property Tax Exemptions & Deferrals
- Select: Property tax deferrals

- Select: Senior Citizens & people with disabilities. You must be at least 61 and not exceed an income of \$52,741.
- If the property owner meets all the requirements, the Department of Revenue pays the taxes and special assessments to Pierce County on behalf of the taxpayer. The deferred amounts paid by the State become a lien and must be repaid to the State, plus interest, when the property ownership is transferred.

### Homeowners Insurance Reminder

Per Article 13.2 of The Sunset Plaza Condominium CC&Rs, all owners are required to provide a copy of your HO-6 Condo Owners Certificate of Insurance and to update your Association Manager each year the policy renews or if it ever changes. You may email the certificate to: [thetrustwa@managementtrust.com](mailto:thetrustwa@managementtrust.com) You may mail the certificate to: Sunset Plaza Condominiums c/o The Management Trust 6704 Tacoma Mall Blvd, Suite #111 Tacoma, WA 98409 We appreciate your cooperation in this matter.

The committee exploring cable expenses are still investigating the best deals possible. A survey will be going out that will ask how the community is utilizing services and what the majority would like in terms of cable and internet services.

**NEXT HOA MEETING will be October. 24, 2023 @ 6:30 pm.**



Celebrate **National Chewing Gum Day** on September 30th. Pop a bubble or freshen your breath with your favorite piece of chewing gum. Humans have used chewing gum for over 5,000 years!

*Happily we bask in this warm September sun, which illuminates all creatures...*

Henry David Thoreau

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

Sue Brown, President [suesunsetplazahoa@gmail.com](mailto:suesunsetplazahoa@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) | Kirk Sanfalippo MAL [kirk sunsetplazahoa@yahoo.com](mailto:kirk sunsetplazahoa@yahoo.com)

**Sunset Plaza Condo Association website:** [www.sunset-plaza.org](http://www.sunset-plaza.org)

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

You can also contact The Management Trust, using 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