

# SPCA NEWSLETTER MAY 2022

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**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>



## Summary of April Board Meeting

**Homeowners Forum** - Herb Stout is working to clean up the garden area and has asked that each assigned box be marked with a label that states unit # and a way to contact owner, either by e-mail or phone. Any boxes that appear to be unoccupied by 5/15/2022 will be available to other community members, and a waiting list will be made if there are more who wish to have a box. Janet Rudd brought concerns about the ivy growing on buildings. Don Westman from TMT reported that the ivy has been trimmed back and will grow back, removal being an expensive undertaking that can be considered if budget allows. Diane Martin thanked the board for their efforts to complete projects and keep community informed. She asked for an update in the plans for the community center and tennis courts. Sue Brown, president informed her that the welcoming community did a thorough spring cleaning of the community center, and a committee has been formed to spruce up the indoor area and add pickle ball to the tennis court. Tom Ripley asked for clarification regarding bank not removing automatic payments from homeowner's account. Don Westman explained that the bank had made the error and are working to fix it, which should be completed soon. Vickie Brown reported an overflow of cardboard and the ongoing concern of keeping the area clean. Don Westman reported that the cardboard could be picked up weekly instead of semi-monthly and all agreed that it would be a good idea.

**Financials** – Treasurer reviewed the financial report presented by TMT and found it to be sound. April financial report includes information as of 2/28/22. Available cash in operating account is \$365,418.23; reserve funds balance \$375,359.07. On average it is recommended that HOA put aside 15-40% of their total assessments towards reserves. Sunset Plaza funding has been on the lower side of that recommendation. The sale of the rental property will increase reserves. Growth in the reserve funds over the past year is \$123,000, leading the HOA to be on target to be fully funded.

**Committee Reports – Welcoming:** Earth Day event sponsored by the welcoming committee had about 30 community members in attendance and raffled plants, LED bulbs, along with other prizes, and presented all with recycle bag with helpful information. Kudos to building A with the highest turnout of residents. More bags are available to anyone who has not received one. The Welcoming committee will continue to give new residents a bag when they arrive.

**Rules:** The Rules are in final draft and will be presented to the community for feedback. Then the Board will vote after the review and feedback has been completed.

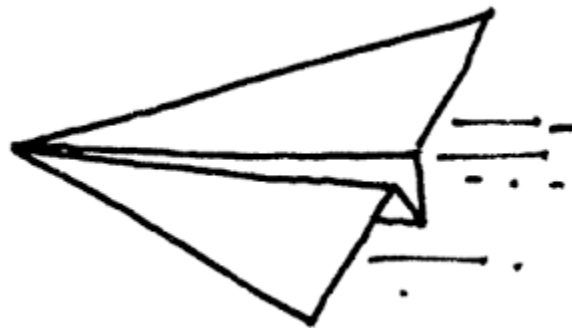
**Comcast:** Don reported that the TVs in the main and exercise room are now working. More information about options with Comcast are still to come. The contract with Comcast is up in 2025, but Comcast would like a new contract before that date. More information is needed to make a decision about the contract.

**NEXT HOA MEETING** scheduled for 5/23/2022 at 6:30 p.m. The meeting will remain virtual but some people are meeting in the community center as a group and calling in together. Please see sunset-plaza.org or the email from TMT for login information.

**Updating Community Center:** A committee has been formed to look at updating the Community Center. We want to remove broken and outdated appliances and furniture, paint, replace flooring, update bathrooms, and ??? *We need your input!* Please let us know what is important to you, and how you would like to be able to use the community center. On Sunday, June 5 from 2-3 pm come to the community center and view drawings of possible plans, and talk to the committee. If you can't attend this meeting, please send your ideas to Sue Brown (m.suebrown@gmail.com).

**Request from TMT:** If it is determined that you will need to have the building water shut off for work to be done in your building, you must notify the Association Manager at TMT at least two weeks in advance of the work that needs to be done. This will allow enough time for you to be informed of the appropriate process and to notify all residents in your building.

**May 26th is National Paper Airplane Day:** The history of the paper airplane is not known precisely but it would have been in existence once after the invention of paper around **500 BCE**, long before airplanes were invented.



*It is always seems impossible until it's done.* Nelson Mandela

**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)

**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

## Submitting requests of various types in the Vantaca Portal:

Sign in to [My.managementtrust.com](http://My.managementtrust.com)

Select:

- My Items
- Submit a Request (you will see 2 tabs "General Request" and ARC requests)
- Select "General Request"
- Scroll down to "Choose a Request Type)
- Choose your option (for violations or other items not on the drop down, choose "General Question"
- Subject-Example of a work order: *Cut in Chain link fence*
- Please provide a detailed description: (Complete with as much info as possible without being too wordy.) Example: *There is a cut in chain link fence; east side of building "N"; include address; looks like someone has accessed the HOA property.*
- Attach document to help describe your request (you can attach photos of damaged fence etc.)
- Submit form

If you submit a work order you should get an email from TMT with your service request #. These items will all show up in your "My Items" section