



Contact Us

SUNSETMESA.ORG

EMAIL: SMPOABoard@gmail.com

For President put *President* in the subject line

For Treasurer put *Treasurer* in the subject line

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Architecture Committee: sunsetmesaac@gmail.com

Next Board Meeting: Visit sunsetmesa.org for details

Presidents Message by Seth Fonti, President

Community Momentum & Inflation Adjustment

The members of the Board would like to wish everyone in the community Happy Holidays and a Happy and Healthy New Year. As we close out the year and first six months of the current board's tenure – we have been focused on driving results based on our priorities communicated in July. In the first six months we are proud to share that we have been successfully pushing forward several key initiatives:

- **Successfully completed annual meeting & mail in election**
- **Continue to defend CC&Rs in lawsuit**
- **Passed clarified by-law language on MIG definition**
- **Launched pilot program on newly created 2 way radio network exclusive to Sunset Mesa**
- **Secured and distributed 100 NOAA emergency notification radios**
- **Moved forward with Flock camera system installation**
- **Brought back Annual Neighborhood Block Party, enhancing the attraction and fully self-funding the entire event through community donations and sponsorships**
- **Created and distributed attractive, sought-after merchandise to increase community pride and raise money for Association**
- **Moved Monthly Mesa newsletter distribution online**
- **Reduced third party legal spend vs. 1st half a year ago**
- **Created momentum on AC visit participation from community**

The ability to drive proactive outcomes for the community continues to reside with all of us as the residents of Sunset Mesa. Participation comes in many forms: the most impactful one which everyone can play a part in is paying their very modest annual dues. The Association has faced significant cost inflation across a range of areas, most notably insurance, which is vital to the sustainability of community governance. As such, the board in our December meeting voted unanimously to **increase annual dues \$25, from \$100 to \$125**. This is a very small increase off an already very low baseline, and averages out to about \$2/month. This increase will not cover the entirety of the cost inflation but will be a down payment on stabilizing our overall financial situation. In conjunction we will launch a concerted effort to engage homeowners to ensure all past due balances are paid. This will not be easy but it is an imperative for everyone in the community to participate - as a reminder, these dues support maintaining the community in the form you appreciate every day. Without governance, oversight, and defending the CC&Rs, our small enclave could fall victim to any number of unappealing fates. It is in everyone's best interest to ensure the strength, safety and sustainability of the community.

SMPOA Treasurer's Report

Summary SMPOA Financials for November 2022	
Banc of CA (BCA) — Business Checking	\$ 27,188
Stifel Investment	\$ 367,318
TOTAL SMPOA ASSETS	\$ 394,506
Block Party Donations	\$ 3,197
Dues	\$ 1,300
Merchandise Revenue	\$ 2,579
Other Block Party Revenue (Burgers, Ice Cream, Raffle)	\$ 371
TOTAL REVENUE	\$ 7,447
Transaction Charges: QuickBooks/VENMO Fees	\$ 16
In N Out	\$ 2,504
King Kone	\$ 887
TOTAL EXPENSES	\$ 3,406
NET OPERATING INCOME	\$ 4,041
Stifel Investment Portfolio Activity	
Income & Distributions	\$ 1,324
Unrealized Gain/Loss	\$ 2,983
NET CHANGE IN STIFEL PORTFOLIO	\$ 4,307

Net Operating Income for November 2022 was net positive \$4,041 as a result of Block Party revenue dues, and merchandise sales. As a reminder, given that we use cash accounting as opposed to accrual accounting for our reporting, we will continue to see Block Party expenses come through as they post. Remaining expected expense \$1,980.

There is no denying this event was a wild success both from an entertainment perspective as well as a financial one. It made me proud to be a part of this community. A major thank you to Kristina Pabst for her incredible leadership in making this party a reality. We have special gratitude to Cheri Bitar for her tireless trekking for donations across local businesses, Jessica Copenhaver for coordination, Arthur Chan for merchandise design and production, and Rick and Paulette Silver for on-site execution.

Other upcoming expenses expected to post in December/January: Tax review with accountant, merchandise cost of goods (\$1,980).

We will be sending out dues invoices towards the end of this month and beginning of January. As Seth noted in his President's Message, the Board unanimously voted to increase dues by \$25 or ~\$2/month to \$125. This increase is long overdue, having been approved years ago by prior Boards. Relative to other communities, it's miraculously low, and as Treasurer I remain grateful to the participating members of the community who enable us to continue operating in the small ways we can, in order to preserve and defend this incredible neighborhood.

Thanks to everyone.

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Around the Neighborhood

AC Report for November

- ❖ 18335 Clifftop Way - front remodel with minor balcony expansion / on the canyon side of Clifftop with no OVI - approved
- ❖ 18409 Kingsport Drive - solar panel story poles displayed / minimal elevation changed - approved

2023 SMPOA Meeting Schedule

Tuesday, January 10th, 7:30PM

Tuesday, February 7th, 7:30PM

Tuesday, March 14th, 7:30PM

Tuesday, April 11th, 7:30PM

Tuesday, May 9th, 7:30PM

Tuesday, June 6th, 7:30PM

ANNUAL MEETING

Targeting the weekend of June 10th

Your Sunset Mesa Realtor & Neighbor

Teresa LeGrove

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Sunset Mesa to Defend CC&Rs in Lawsuit

Homeowners, Mr. Alex Filler and Ms. Miriam Feygenson, sued the Association regarding the CC&Rs. Their lawsuit was initially filed in April 2021. The Association is being defended by its insurance carrier, who has retained legal counsel to represent it. The case is currently set for trial in 1Q2023.