



— Relevant LINKS and EMAILs —

Website: [sunsetmesa.org](http://sunsetmesa.org)

Board: [SMPOAboard@gmail.com](mailto:SMPOAboard@gmail.com) addressed to the:

- **President:** Put *President* in “Subject.” Line
- **Treasurer:** Put *Treasurer* in “Subject.” Line

Architecture Committee: [sunsetmesaac@gmail.com](mailto:sunsetmesaac@gmail.com)

**President’s Message by H. Gould, Vice President —**

Is it your turn to volunteer your services for the benefit of your neighborhood and the homeowner’s association that works to maintain-the peace, tranquility, safety, and values of your neighborhood? Do you have communication and organizational skills you can commit for your neighbors? The SMPOA needs a new editor and publisher for our newsletter the Sunset Mesa-Ge to replace Paulette Silver who has graciously taken on those responsibilities since 2017. Please respond to the Board at [SMPOAboard@gmail.com](mailto:SMPOAboard@gmail.com) if you would be willing to work on this important project.

The Board is forming a committee to work on CC&R renewal and Bylaw changes and is seeking volunteers. We expect the Committee to be formed by the end of July or earlier, and to start its work in September. We already have volunteers, but welcome additional members.

As our temperatures shoot up into the seventies as I am writing this message, and the Super Bowl is set for this Sunday with millions of people around the world watching, we again realize how fortunate we are to live in this magical place. Please help keep the Mesa the haven it is and support your neighbors who volunteer their time and energy on your behalf on the Board and related committees.

**Arthur Chan as New Board Member —**

Your Mesa Board is proud to announce that Arthur Chan has joined us as the newest Board Member! Arthur not only brings his magnetic enthusiasm for building community engagement but a wealth of digital marketing knowledge to our group of volunteers. If you ever take a morning walk around the neighborhood, you may recognize Arthur’s driveway as the exciting non-profit grassroots Mesa bootcamp which occurs on certain weekday mornings on Wakecrest. Rumor has it that it’s one of the most effective weight loss programs on the westside.

Arthur, his wife Olga, and his daughter Audrey, happily have been living in Sunset Mesa under the direction of their very talented dog Piper since 2015. Many residents in the Mesa are lucky enough to call them great friends and if we know Arthur, they will welcome many more with open arms.

Arthur’s energy and creativity will be a welcome addition especially as he embarks on his first project to enhance our Sunset Mesa website! A big thank you to Arthur for joining the team and warm welcome from all the volunteers on the Board.

Last Board Meeting: 02/07/2022 @ 7:30pm via Zoom. Once approved, Meeting Minutes will be posted to the website: **“SMPOA Board -> Meeting Minutes”**  
 Next Board Meeting: 03/07/2022 @ 7:30 pm via Zoom

**Treasurer’s Report as of January 31, 2022 —**

Summary SMPOA Financials for M/E January 2022	
Banc of CA (BCA) — Business Checking	\$ 41,369
Stifel Investment	\$ 364,948
<b>TOTAL SMPOA ASSETS</b>	<b>\$ 406,316</b>
Doc. Fees, Past & CY-2022 Dues Collection	\$ 21,521
<b>TOTAL REVENUE</b>	<b>\$ 21,521</b>
QuickBooks Fees	\$ 134
<b>TOTAL EXPENSES</b>	<b>\$ 134</b>
<b>NET OPERATING INCOME</b>	<b>\$ 21,387</b>
<b>Stifel Investment Portfolio Activity</b>	
Income & Distributions	\$ 1,843
Unrealized Gain/Loss	\$ (2,069)
<b>NET CHANGE IN STIFEL PORTFOLIO</b>	<b>\$ (226)</b>

Summary of Financials

The community’s checking account had positive net income of \$21K for January given the proactive participation of members paying their annual dues and those members who have addressed their past due balances – many thanks!

- \*Spam Alert\* Your invoice email may be in the spam section of your email (ours was!)

February expenses of \$5K will offset a portion of the income (costs include: document storage, legal expenses, newsletter printing costs, invoice mailing expenses)

Unfortunately, substantial legal fees are expected over the next few months due to a lawsuit brought against an Architectural Committee decision (see below for additional detail). Litigation and legal expenses remain the primary headwind for the Association, its Members, and our financial resources. These costs manifest through direct litigation costs as well as increased insurance costs.

## Dues Status

A huge thank you to the community members who have paid their dues. We are hoping to be able to use a portion to support an event for the community. We are also working to source local benefits for residents and owners – if anyone would like to volunteer to help with this, we would be grateful and heartily welcome it! Please email our [smpoaboard@gmail.com](mailto:smpoaboard@gmail.com) address and direct it to the Treasurer

### Current Year Dues:

Almost half the neighborhood has paid calendar year 2022 dues! Again, a grateful thanks to everyone who has completed this so far. If you have not received an invoice, please contact [smpoaboard@gmail.com](mailto:smpoaboard@gmail.com) and direct your question to the Treasurer.

- As of 2/13/22, our community collection is at 46%:
  - +\$22K in dues has been paid across ~220 members
  - (\$25K) in dues remains outstanding, across ~250 members (54%)
  - (\$1K) in advertising revenue remains outstanding across 3 advertisers
  - (\$1K) in escrow demand document fees remains outstanding across 2 sales

### Past Due Balances:

- As of 2/13/22, approximately 44% of our neighborhood has past due balances (prior to 2022).
- This translates to ~212 owners with account balances totaling \$128K
- If you are aware of a past due balance and believe it to be incorrect, please email [smpoaboard@gmail.com](mailto:smpoaboard@gmail.com) and direct your questions to the Treasurer. We are happy to jump on the phone or email and review/correct the information with you!

## Financial goals

The Board's financial goals continue to be as follows – establish a checking account balance to:

1. Support the primary purpose of the board which is defending the CC&Rs and supporting homeowners' ability to preserve the equity of each property
2. Establish a regular community event for owners and residents
3. Improve the website to better serve the neighborhood and increase communication

We would love to hear from you with ideas, comments, questions in support or expansion of the above! Please email [smpoaboard@gmail.com](mailto:smpoaboard@gmail.com)

As a reminder, our Stifel account is intended for urgent use only – we make every effort to preserve it for the community for when an urgent situation may arise.

The volunteers serving on the Board work hard to uphold the mission of our beautiful neighborhood: to protect and defend the CC&Rs which ultimately are what help to **protect the equity value of your home**. This has been successful for over 60 years given the participation of each member in the community in contributing to the harmony of Sunset Mesa. It unfortunately is now at risk in light of the lawsuit that is challenging interpretations of the CC&Rs.

The category of costs for legal fees involve both on-going legal advice to the Board on procedural issues and legal advice related to a lawsuit filed against the Board by two homeowners with respect to a CC&R issue and their request to add a new additional structure in the back of their home. The Board has utilized the services of Swedelson Gottlieb to provide it with confidential legal advice regarding the lawsuit and other matters. That firm, specifically David Swedelson, has substantial experience in representing homeowner associations in a variety of contexts. In the Treasurers' Report printed in the Mesa-Ge, these costs or debits are itemized as "Swedelson Gottlieb--Legal Services

Sadly due to the litigation noted above regarding the Mesa's CC&Rs, there have been significant downstream impacts on expenses, specifically elevated operating costs for the Association to continue to exist in its current form.

## Architecture Committee – Feb. 5, 2022 Site Visits

Site	18421 Coastline Dr.
Issue	Front construction remodel.
Status	Homeowner not home. No determination made.
Site	3713 Seahorn Dr.
Issue	Front and backyard hardscape.
Status	Current phase of the hardscape approved. Future pergola will require a separate site visit and approval at a later date.
Site	3728 Castlerock
Issue	Construction
Status	AC approves construction providing 3710, 3716, 3722 Castlerock sign off on the adjustments made from 12/4/21 site visit.

Next Planned AC Site Visits: 03/05/2022



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