



— 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 J. Cherkas —**

As the real estate market continues to soar, we’ve all noticed many properties in the Sunset Mesa going through renovations. I ask you all to continue to be mindful of any construction projects that need prior approval by our Architectural Committee.

I urge all home owners to consider and obey height restrictions when planting trees and shrubs. In the 21 years I’ve lived in our lovely community, I’ve seen too many cute little trees planted. Fast forward 10-20 years as these trees mature, maintenance is paramount.

My suggestion, consider what you are planting will look like when fully grown. For what it’s worth, a tree is a tree. Most of which will need to be trimmed on a regular basis. Be proactive in terms of height restrictions that may interfere your neighbors ocean view. Not just now, but in the years to come.

Communication with your neighbors is the best way to ensure ocean views are maintained. A copy of the 2012 CC&R’S and Bylaws are available on our website. It is every homeowners responsibility in the Sunset Mesa to be familiar with our CC&R’S. Protecting and maintaining our ocean views is the primary reason I joined the SMPOA.

The Architectural Committee works on a continual basis to fairly evaluate the plans regarding new construction, remodeling, and repairs that have potential view implication from surrounding neighbors. The Homeowners Association is committed in continuing to keep our community an amazing place to live, raise a family, or retire while protecting our property values by enforcing these rules with even handedness and without favoritism.

I would like to introduce Arthur Chan as our new Board Member, replacing Imad Bitar. He will be handling the website management, along with other projects he is interested in developing. Those that know him realize he is a real goal oriented individual, and we welcome others to join in volunteering in helping him help the neighborhood. Imad, on behalf of the entire SMPOA Board, we thank you for your service.

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

Next Board Meeting: 04/04/2022 @ 7:30 pm via Zoom

**Treasurer’s Report as of February 28, 2022 —**

| Summary SMPOA Financials for M/E February 2022 |                   |
|--|-------------------|
| Banc of CA (BCA) — Business Checking           | \$ 46,412         |
| Stifel Investment                              | \$ 364,262        |
| <b>TOTAL SMPOA ASSETS</b>                      | <b>\$ 410,673</b> |
| Doc. Fees, Past & CY-2022 Dues Collection      | \$ 10,240         |
| <b>TOTAL REVENUE</b>                           | <b>\$ 10,240</b>  |
| QuickBooks Training                            | \$ 120            |
| QuickBooks Fees                                | \$ 134            |
| Legal Fees                                     | \$ 1,699          |
| Storage Fees                                   | \$ 2,880          |
| Printing Fees                                  | \$ 365            |
| <b>TOTAL EXPENSES</b>                          | <b>\$ 5,197</b>   |
| <b>NET OPERATING INCOME</b>                    | <b>\$ 5,043</b>   |
| <b>Stifel Investment Portfolio Activity</b>    |                   |
| Income & Distributions                         | \$ 750            |
| Unrealized Gain/Loss                           | \$ (1,436)        |
| <b>NET CHANGE IN STIFEL PORTFOLIO</b>          | <b>\$ (686)</b>   |

Summary of Financials

The community’s checking account had gross revenue \$10K for February given the continued 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 offset the \$10k in income (costs include: annual document storage expense, legal expenses, newsletter printing costs, invoice mailing expenses)

The community’s Association is facing some considerable inflationary headwinds due to elevated legal expenses and insurance costs. Open litigation with a Sunset Mesa homeowner regarding the CC&Rs, as well as increased risk across the Southern California market, has driven up insurance expenses considerably. This may possibly manifest in higher expenses for the community in light of the need and mission to defend the protections we have for our beautiful neighborhood.

As we’ve noted before, unfortunately, due to this lawsuit, substantial legal fees are expected over the next few months. This case is one of the primary drivers for

the financial headwinds facing the Association, its Members, and our financial resources. These costs manifest through direct legal expenses as well as the increased insurance costs mentioned above.

### Dues Status

Some news: over half the neighborhood has paid 2022 dues! A huge thank you to the Mesa 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:

- ~60% of us have paid our 2022 calendar year dues. Thank you!
- ~40% of community members have not paid yet.

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.

### Past Due Balances:

- Over 210 members have accounts showing past due balances totaling ~\$127k
- We will be reaching out individually to those members with past due balances who may not be aware. Given the large number of members and us being volunteers, it may take some time.
- 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

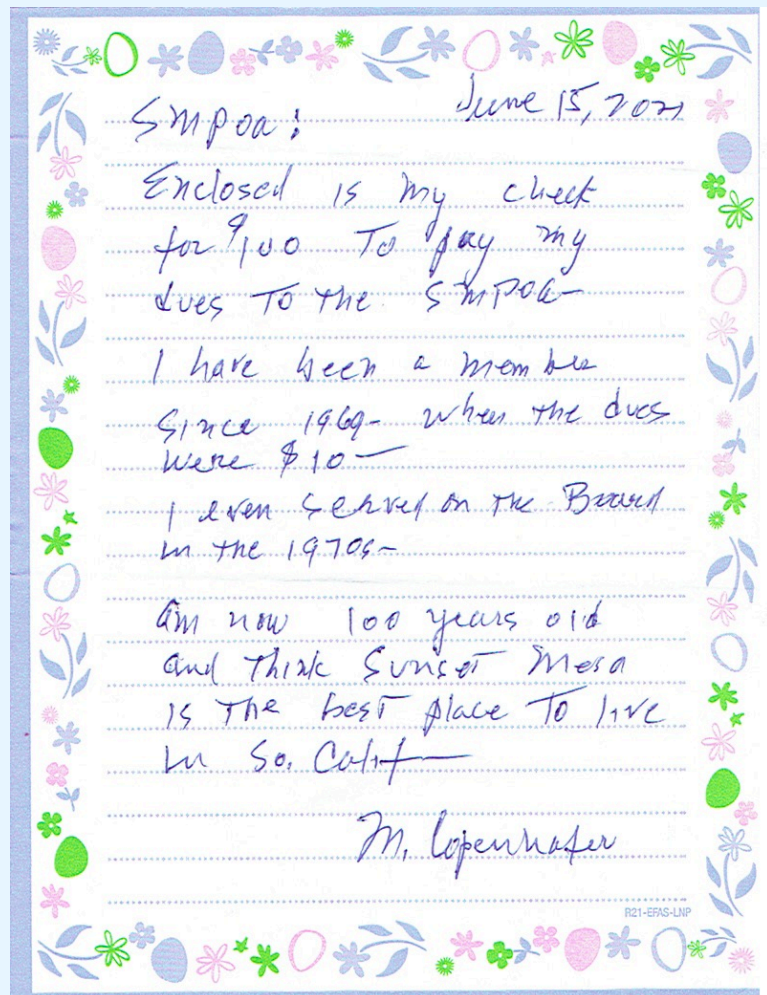
We would love to hear from you with ideas, comments, questions in support or expansion of the above! Please email [smpoaboard@gmail.com](mailto:smpoaboard@gmail.com)

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.



Let this letter, from a long-time Mesa resident, serve as an inspiration to be current with your dues...



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## Architecture Committee — March 5, 2022 Site Visits

|        |   |
|--------|---|
| Site   | 3728 Castlerock Rd.   |
| Issue  | Construction at 3728 Castlerock Rd. is the remodeling of an existing grandfathered in backyard pergola and view deck. The 3728 Castlerock homeowner replaced railing with agreed upon glass and the pergola covering was trimmed back to satisfy OVI concerns.  |
| Status | Construction was approved after adjustments were made to accommodate 3710, 3716, 3722 Castlerock uphill neighbors.  |
| Site   | 3616 Shoreheights Dr.   |
| Issue  | OVI from side and backyard trees.   |
| Status | OVI Confirmed   |
| Site   | 3633 Malibu Vista Dr.   |
| Issue  | Front / Backyard hardscape remodel.   |
| Status | N/A — Visit not required  |
| Site   | 3847 Malibu Vista Dr.   |
| Issue  | Rear OVI due to fruit trees in the side yard.   |
| Status | OVI confirmed   |
| Site   | 3753 Malibu Vista Dr.   |
| Issue  | OVI issues from 3864 Malibu Vista both for proposed construction and trees causing OVI.   |
| Status | OVI confirmed. We requested homeowners speak to each other to resolve issue.  |
| Site   | 3652 Oceanhill  |
| Issue  | Proposed solar panel installation. Story poles indicating where the solar panels will need to be installed before approval can be granted. Coordination with 3648 Oceanhill will need to be confirmed.  |
| Status | LOD pending.  |
| Site   | 3864 Malibu Vista Dr.   |
| Issue  | Proposing an addition and remodel on the street side of their property as indicated with story poles. As the story poles are currently displayed an OVI seems to be present. Engaging affected neighbors regarding this remodel was suggested prior to any LOD. |
| Status | OVI present. Not approved.  |
| Site   | 3648 Oceanhill  |

|        |   |
|--------|---|
| Issue  | Solar Panels — Needs to install story poles to indicate where panels will be therefore approval is pending those site lines. Also, <ul style="list-style-type: none"> <li>• 18131 Kingsport has installed rooftop air conditioning ducting which cause a slight OVI.</li> <li>• 18131 also has back and side yard trees causing OVI.</li> </ul> |
| Status | OVI confirmed.  |

Go to [sunsetmesa.org](https://www.sunsetmesa.org) for more info or to request a visit:  
**Architecture Committee -> The Committee**  
**Architecture Committee -> Contact Us**

Next Planned AC Site Visits: 04/02/2022

## Emergency Preparedness —

### THE TIME TO PREPARE FOR EMERGENCIES IS NOW!

The situation in Ukraine reminds us that life can change in a heartbeat. Similarly, in Sunset Mesa, an earthquake or a wildfire could threaten our comfortable existence on very short notice. Are you ready to evacuate yourself, your family and your pets? Do you know what you would take and where you would go? How will you even know when it's the right time to leave? These questions are a lot easier to answer today than they will be when you're anxious!

For suggestions on what to pack, ahead of an evacuation, and what to grab at the last minute, please see the Nov. 2021, Dec. 2021 and Jan. 2022 editions of the Sunset Mesa-Ge. More comprehensive lists can be found in the hard copy L.A. County Emergency Survival Guide that was delivered to your doorstep, last July, and at [fire.lacounty.gov/emergency-disaster-preparedness-safety-tips/](https://fire.lacounty.gov/emergency-disaster-preparedness-safety-tips/)

This month's spotlight topic is how to get information and alerts of a disaster that might affect you, and how to decide when it is time to leave the Mesa.

### TAKE ACTION IMMEDIATELY WHEN WILDFIRE STRIKES

#### Information, Updates and Alerts

Depending on the behavior of the fire, we could be without electricity, cable, landline or cell service, so it is wise to have several different sources from which to receive advisories.

#### Television and radio

The LA County Sheriff's Dept. will broadcast messages via television stations and radio. The latter (hand-crank or transistor with extra batteries) will come in handy if the electricity or cable are not working. Try radio stations KNX 1070AM and KFI 640AM. Remember that your car radio may be a good back-up.

## Sign up for disaster alerts

**Alert LA County** is a mass notification system that will contact residents through phone messages, text messages and email. To register, go to: [www.lacounty.gov/emergency/](http://www.lacounty.gov/emergency/), scroll to the bottom of the page, and click on the *Sign Up for Alert LA County* triangle. The website will also list shelter locations and other survival information.

## Telephone use

Limit to emergencies and necessary family notifications, to reduce the strain on the system.

## When to Evacuate

Consider leaving as soon as evacuation is recommended – even if voluntary – by emergency personnel; you do not need to wait until it is mandatory. This will help you avoid being caught in fire, smoke and/or road congestion. Remember the 2018 Woolsey Fire in western Malibu, when it took some residents six hours to escape via PCH, due to bumper-to-bumper traffic. As time goes on, during an emergency situation, departing cars from the Mesa could be trying to feed into an already congested PCH.

Leaving early gives your family the best chance for survival. It also frees up firefighters to easily move around the neighborhood, and to focus on fighting the fire, rather than on rescue situations.

## Where to go?

You may be directed to a temporary staging area to wait until it is safe to go home, or you may need to go to a low-risk area, such as a friend or relative's house. Make a plan, ahead of time, so that all members of your residence know where to meet.

**N**ext month:  
*Assessing the safety of remaining at home after an earthquake.*

## Sunset Mesa-Ge Editor & Delivery Coordinator

\*\*\*!! Needed Now !!\*\*\*

As of June 1, 2022, I am officially stepping down from my current responsibilities of the Sunset Mesa-Ge Editor.

I want to thank everyone throughout the years that have helped and supported the monthly production and delivery of the Sunset Mesa-Ge.

It is vitally important to our SMPOA, that a volunteer or volunteers step up NOW to fill this position prior to June 1, 2022. The Sunset Mesa-Ge is a mandated communication by the SMPOA to inform members of the activities that are being addressed by the Board, and other community information.

This job can be performed by a single person or a few people to coordinate information and delivery. Basic organizational skills and basic computer skills are needed. I have been working in conjunction with Imad Bitar, who has the computer skills I lack, but together we get the job done, and so can you.





As of June 1, 2022, both Imad and myself will no longer be responsible for the Sunset Mesa-Ge, which means we need our replacement for continuity of the mandated communication to our members.

We will be happy to help instruct and answer questions during a transition period, but this job is not very difficult, and it is only once a month.

Please grab a friend / partner and volunteer to continue the publications that have been enjoyed since 1965.

All volunteers, please contact me at [jamsilver@aol.com](mailto:jamsilver@aol.com); Subject: *Volunteer Mesa-Ge*

Please contact me as soon as possible.

  Thank you!    
Paulette Silver