



— Relevant LINKS and EMAILs —

Website: sunsetmesa.org

Board: SMPOAboard@gmail.com addressed to the:

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

Architecture Committee: sunsetmesaac@gmail.com

President's Message by Ed Weitzer —

The SMPOA Board has been active on many fronts this past month.

- The **Emergency Preparedness Committee** along with LA County District 3, unincorporated LA County representative Tessa Charnofsky successfully distributed Emergency Survival Guides on July 17 to every house in Sunset Mesa, in addition to the Virtual Fire Drill that occurred online on August 12. This information is extremely helpful, so keep it handy and stay prepared for all potential emergencies in addition to the upcoming fire season.

For two weeks in a row, we had fires behind us in Tuna Canyon that crested over the ridge into Topanga Canyon. These fires have prompted much concern from our residents, along with those in Malibu and Topanga. A new LA County initiative that will be soon voted into formal statute will allow the LA Sheriff West Hills Division to enforce no overnight camping or illegal homesteading in the canyons surrounding Sunset Mesa.

As you read this, active enforcement by dedicated teams will humanely provide alternative housing vouchers and living accommodations for those who have set up encampments deep into the canyons. Those that refuse to leave will be cited and arrested if non-compliant with the demand to vacate.

Homeowner Miles Mogulescu has spearheaded the representation of our neighborhood on this effort. Anyone interested in helping him can leave a message at smpoaboard@gmail.com with “Miles Mogulescu” in *Subject* line.

- **LA Sheriff Department** has become more aggressive in enforcing the PCH parking regulations to aid our efforts to reduce the risk of fire from illegal overnight parking, camping, fireworks, and cooking along the highway.

Please call the LA Sheriff West Hills Station non-emergency line at (818) 878-1808 if you see dangerous parking, illegal camping in/around the

hillsides of our neighborhood or to report illegal fireworks.

- The SMPOA board continues, through our **Architectural Committee**, to respond to issues related to CC&R violations. As the board has consistently done since 1965, we ask all parties involved in complaints regarding ocean view interference, privacy or nuisance issues, conformity of design, and most commonly, overgrown trees/shrubs and fences to work things out in a spirit of neighborly cooperation first. We urge all homeowners to be responsive to the request of their neighbors with fairness and an open mind to rectify potential problems before they escalate. The CC&Rs and By-Laws clearly state what can and cannot be built, modified, or maintained for the best interest of all homeowners in Sunset Mesa. Please visit the website to access a complete copy of the restated 2012 CC&Rs and By-Laws.

Thank you and have a great rest of the summer!

Last Board Meeting: 08/09/2021 @ 7:30pm via Zoom. Once approved, Meeting Minutes will be posted to the website: **“SMPOA Board -> Meeting Minutes”**

Next Board Meeting: 09/13/2021 @ 7:30 pm

SMPOA Litigation —

SUNSET MESA PROPERTY OWNERS ASSOCIATION, INC. adv. FILLER, et al., Case No. 21STCV12618 (filed April 1, 2021)

The SMPOA Board continues its defense in the above mentioned lawsuit complying with initial interrogatory phase. Updates will be posted to the Mesa-Ge as they occur.

For a brief overview as to the scope of this litigation, please refer to the July Issue of the Sunset Mesa-Ge.

Treasurer's Report as of July 31, 2021 —

- Necessary changes to the bank signature cards have been handled to reflect the transition to Imad Bitar as the new SMPOA Treasurer.

- While the CC&Rs/ByLaws require 2 signatories on SMPOA checks — President & Treasurer, the Banc of CA informed the association that they no longer offer this service (the bank representative also implied that few, if any banks, offer this service).

Summary SMPOA Financials for M/E July 2021:

TOTAL SMPOA ASSETS	\$ 383,585.65
Banc of California — Business Checking	\$ 4,107.12
Stifel	\$ 379,478.53
NET CHANGE IN STIFEL PORTFOLIO	\$ (237.15)
Income & Distributions	\$ 467.75
Change in Securities Value	\$ (704.90)
TOTAL CREDITS (Banc of California)	\$ 0.00
No Credits for the Month of July	\$ 0.00
TOTAL DEBITS (Banc of California)	\$ 3,171.34
Doggy Bags	\$ 169.34
Legal Services — Litigation	\$ 3,002.00
NET OPERATING INCOME	\$ (3,408.49)

Total Assets for M/E July Consists of:

- The Banc of California business checking account, and
- The Stifel portfolio with a M/E value of \$379,478.53 consisting of: *Net Cash Equivalents* of \$6,481.03 (1.71%) and *Net Portfolio Assets* of \$372,997.50 (98.29%) invested mainly in short/long term *Fixed Income-Muni* bonds.

Credits, Debits and Net Operating Income —

For this reporting period, no Credits & 2 Debits were posted to the Banc of California business checking account.

The SMPOA net operating income for M/E July was negative driven by the change in Stifel portfolio value and debits exceeding credits. The largest expenditure incurred for this month was for legal services associated with the SMPOA Litigation (Case No. 21STCV12618).

◆ We currently have 333 dues paying members. ◆

Architecture Committee (AC) —

Results of August 7, 2021 site visits:

Site	18450 Kingsport Dr.
Issue	OVI — Trees & Foliage from: <ul style="list-style-type: none"> • 3905 Malibu Vista Drive • 3913 Malibu Vista Drive • 3920 Malibu Vista Drive • 18459 Coastline Dr. • 18452 Wakecrest Dr. • 18447 Wakecrest Dr.
Status	OVI Confirmed as viewed from 18450 Kingsport Dr. LODs not yet written and delivered to homeowners causing the OVI.

For more information or to Request a Site Visit, go to:
Architecture Committee -> The Committee
Architecture Committee -> Contact Us

Next Planned AC Site Visits: 09/11/2021

Your Sunset Mesa Realtor & Neighbor

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