



— 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 Jon Cherkas —**

Having lived in this beautiful community we all call “home” for over 20 years now, I felt the need to give back. With my son Larry starting his first year at college, I am officially an empty nester with time to volunteer on the SMPOA Board.

My goal as President of the SMPOA is to listen, manage, communicate, and enforce our neighborhood’s CC&Rs.

I feel I’ve had a jump start in learning the intricacies of our neighborhood by observing the hard work and effort my wife Teresa put in as Treasurer of the Association from July of 2019 thru July of this year.

For my first message as President, I would like to share with you the following:

- You recently received two flyers — one from Ms. Natasha Roit & the other from Ms. Toshiko Honda, concerning matters related respectively to the CC&Rs & Architectural Committee. The Board is preparing a response to both matters that will be shared with the residents shortly.
- Some residents who are unsure who to contact on the Board for dues related issues, Getty cards, etc., please refer to the *Relevant Links & Emails* posted monthly at the top of this newsletter for your inquiries.
- With respect to the Getty cards, a reminder that only members in good standing are entitled to the card.

Lastly, a heartfelt *thank you* to resident volunteers who agreed to serve this year on the Board of Directors.

I am looking forward to representing & serving you all!

Thank you.

Last Board Meeting: 09/13/2021 @ 7:30pm via Zoom. Once approved, Meeting Minutes will be posted to the website: *“SMPOA Board -> Meeting Minutes”*

Next Board Meeting: 10/04/2021 @ 7:30 pm

**Treasurer’s Report as of August 31, 2021 —**

**Introducing Neil Hattem (Stifel Financial Advisor) —**

Neil Hattem has been a licensed broker since early 1979. He worked for ML Stern & Co. for 32 years before joining Stifel Financial in 2012. He currently manages approximately \$375 million in assets with roughly 75% of those assets invested in fixed income securities. He and his wife Barbara moved to Sunset Mesa in 2002.

The Stifel SMPOA assets are currently invested in a portfolio of short term, tax free and taxable municipal bonds with credit ratings of A or better. The key investment goal is capital preservation — minimizing risks while trying to achieve returns higher than current money market CDs and savings accounts.

To achieve this goal, investments are in short-term bonds or bonds with a longer duration but with a high fixed rate of return and a short call date to minimize risks in the event interest rates increase. Currently, the Stifel SMPOA investments have no exposure to the equity markets.

**Summary SMPOA Financials for M/E August 2021:**

<b>TOTAL SMPOA ASSETS</b>	<b>\$ 384,829.05</b>
Banc of CA (BCA) — Business Checking	\$ 19,439.00
Stifel Investment	\$ 365,390.05
<b>NET CHANGE IN STIFEL PORTFOLIO</b>	<b>\$ (14,088.48)</b>
Outflow to Banc of California	\$ (15,000.00)
Income & Distributions	\$ 1,925.22
Change in Securities Value	\$ (1,013.70)
<b>TOTAL CREDITS (Banc of California)</b>	<b>\$ 16,550.00</b>
Deposit from Stifel Investment	\$ 15,000.00
Deposit — Dues & Document Fees	\$ 1,550.00
<b>TOTAL DEBITS (Banc of California)</b>	<b>\$ 1,218.12</b>
Fox Hills Printing — Jul. & Aug. Mesa-Ge	\$ 270.12
Swedelson Gottlieb — Legal Services	\$ 948.00
<b>NET OPERATING INCOME</b>	<b>\$ 1,243.40</b>

## Total Assets for M/E August —

- Key changes in the SMPOA Assets value were driven by a \$15,000 deposit from Stifel (sales of bonds) to the Banc of CA (BCA). This was necessary to replenish the BCA business account in order to meet SMPOA's expenditures until CY-2022 dues are collected.
- Stifel portfolio with a M/E value of \$365,390.05:
  - *Net Cash Equivalents* of \$22,294.20 (6.1%), and
  - *Net Portfolio Assets* of \$343,095.85 (93.9%)

## Credits, Debits and Net Operating Income —

For this reporting period, 2 Credits & 3 Debits were posted to the BCA business checking account.

A positive SMPOA net operating income for M/E August was due to Stifel income/distribution and collection of dues/fees. Largest expenditure incurred for the month was for legal services associated with the SMPOA Litigation (Case No. 21STCV12618).

## September Emergency Preparedness Tips —



1. Sign up for emergency alerts thru [malibucity.org](http://malibucity.org) and [t-cep.org](http://t-cep.org)
2. Sign up for Los Angeles County Fire Department alerts via Twitter: [@LACoFDPIO](https://twitter.com/LACoFDPIO)
3. Get Ready by reading the [Emergency Survival Guide](#) that was delivered to your home in July.



## Architecture Committee (AC) —

Results of September 11, 2021 site visits:

Site	3825 Malibu Vista Drive
Issue	OVI — foliage at 18450 Kingsport Dr.
Status	OVI confirmed from pine tree at 18450 Kingsport Dr.
Site	3601 Shoreheights Drive
Issue	Construction / Fence
Status	No OVI caused by fence. OVI — trees from 3607 Shoreheights and 18307 Clifftop Way
Site	3543 Shoreheights Drive
Issue	OVI — Fence at 3601 Shoreheights Dr.
Status	No OVI caused by fence. OVI — trees from 3607 Shoreheights and 18307 Clifftop Way
Site	3803 Seahorn Drive
Issue	Construction / Front hardscape.
Status	Approved.
Site	3725 Seahorn Drive
Issue	Rear fence replacement
Status	Approved rear fence replacement providing it maintains original footprint.

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

Next Planned AC Site Visits: 10/02/2021

Your Sunset Mesa Realtor & Neighbor

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