Year in Review - 2026

The General Manager's Annual Report





Administration

- Hired and trained two new administrative staff, replacing two employees who resigned in the fall of 2025
- Supported the 2026 Community Survey, achieving a 35% response rate.
- Began quarterly mailing of Member Handbooks to new Sudden Valley residents.
- Implemented Rental Registration program, collecting information from 182 long-term rental properties and 48 short-term rentals.
- Moved SuddenValley.com to a new platform, updating content and streamlining the design for easier use.
- Implemented the trial of a new point-of-sale system.

Finance

- 2026 Financial Performance: Overall, 2026 has been a strong year.
  - Operational Net Income at the end of August was $728K, which is more than three times the net income at this time last year.
  - This strong performance is due to higher than budgeted revenue for the Marina and Golf Course, funds received from a legal settlement, as well as lower than expected spending on salaries, hazard tree removals, and legal expenses.
- We expect that Net Income will drop over the rest of the year, since most revenue is collected in the summer months, but we anticipate a healthy surplus at year end.
- The year-to-date collection rate is 96.9%, slightly lower than in 2025, but still 1.9% above budget.
- SVCA received an Unmodified (CLEAN) Opinion on the 2025 Year End Financial Audit Report.



Architectural Control

- The number of new construction projects is much lower than in previous years, but the number of exterior alterations is considerably higher.
- This could be a continuing trend, as existing homes age and the number of vacant lots decreases.

Category	2022	2023	2024	2025	2026
Exterior Alteration Requests	110	126	122	106	149
Tree/Vegetation Requests	47	58	58	42	51
Fence Requests	19	25	28	18	15
Variance Requests	11	24	42	33	30
New Construction Starts	22	27	35	21	9
New Construction Additions	NA	NA	5	1	6
New Construction Re-Approvals	NA	NA	1	30	8
New Construction Extensions	17	26	19	18	14
New Construction Changes	NA	29	49	36	28



Maintenance

Completed 400+ Maintenance requests: 85 Tree, 74 Road, 63 Parks, 157 Facilities, 11 Drainage, 11 Miscellaneous

Internal Projects Completed:

- Facilities and Park Maintenance
- Trash collection (twice a week,416 labor hours/yr.)
- Implemented 2025-2026 Snow Plan
- Mailbox and sign washing
- Firewise program (500+ labor hours)
- Roadside shoulder mowing (twice in all gates)
- CVC (culvert, and vegetation control)
- Minor road repairs (stop bar painting, pothole repair, road shoulder improvement, parking lot painting)
- Trail maintenance/ cleanup
- Reviewed 49 REPAs (Revocable Encroachment Permit Applications)

Outsourced Projects Completed:

- Pest Control at SVCA facilities
- Gutter cleaning (3 cleanings/year)
- Street Sweeping (twice/year)
- Asphalt resurfacing and striping
- Large scale culvert and drainage repairs
- Clubhouse air handler and heat pump replacement
- Area Z access bridge replacement



Golf Course

Golf revenue is on pace to set a record in 2026. Current projections are that revenue will finish about 9% above 2025 results and 6% above budget.

Several factors contributed to this exceptional year:

- **Favorable Weather:** A mild winter and exceptional weather throughout the golf season created excellent playing conditions and allowed for strong course utilization.
- **Membership Growth:** Membership revenue increased by 10%, providing a significant contribution to overall revenue growth.
- **Outside Events:** Revenue from outside events increased 23%, further strengthening golf's financial performance.
- **Customer Retention:** Many repeat players contributed to strong revenue



Turf Care

- Constructed three new forward tee boxes to improve player shot selection.
- Began a more scheduled top-dressing program of putting greens throughout the season.
- Improved sand storage area at Turf Care to receive and store more sand.
- Completed replacement of three mowers critical to the success of the operation and lower maintenance costs going forward.
- Applied over three hundred tons of sand on all fairways improving playability.
- Removed hazardous Fir tree on hole #14.
- Rebuilt Turf Care sod nursery to allow quick efficient repairs on all putting greens this season.
- Two bridges on the golf course reconstructed using steel beams replacing old wooden beams.
- Completed rehabilitation of Lake Louise dam headworks.
- Turf Care building remodel completed.
- Worked with volunteer golf club members improving golf course fixtures and furniture.
- Worked closely with golf shop to ensure that maintenance and project work was completed within the least possible disruption in play.
- Completed Sudden Valley Demonstration Garden at Welcome Center in conjunction with Whatcom Conservation District.

Recreation

- Completed a full fitness equipment replacement with new Matrix equipment.
- Added new clubs and classes at the Community Center.
- Completed a successful pool season, including two in-service staff training sessions.
- Introduced new events, including Trivia Night, Open Mic Night, and the Spring Market.
- Hosted a successful Trunk or Treat with approximately 300 attendees and more participating trunks than last year.
- Filled all indoor vendor spaces for the upcoming Holiday Market.

Looking Ahead to 2027

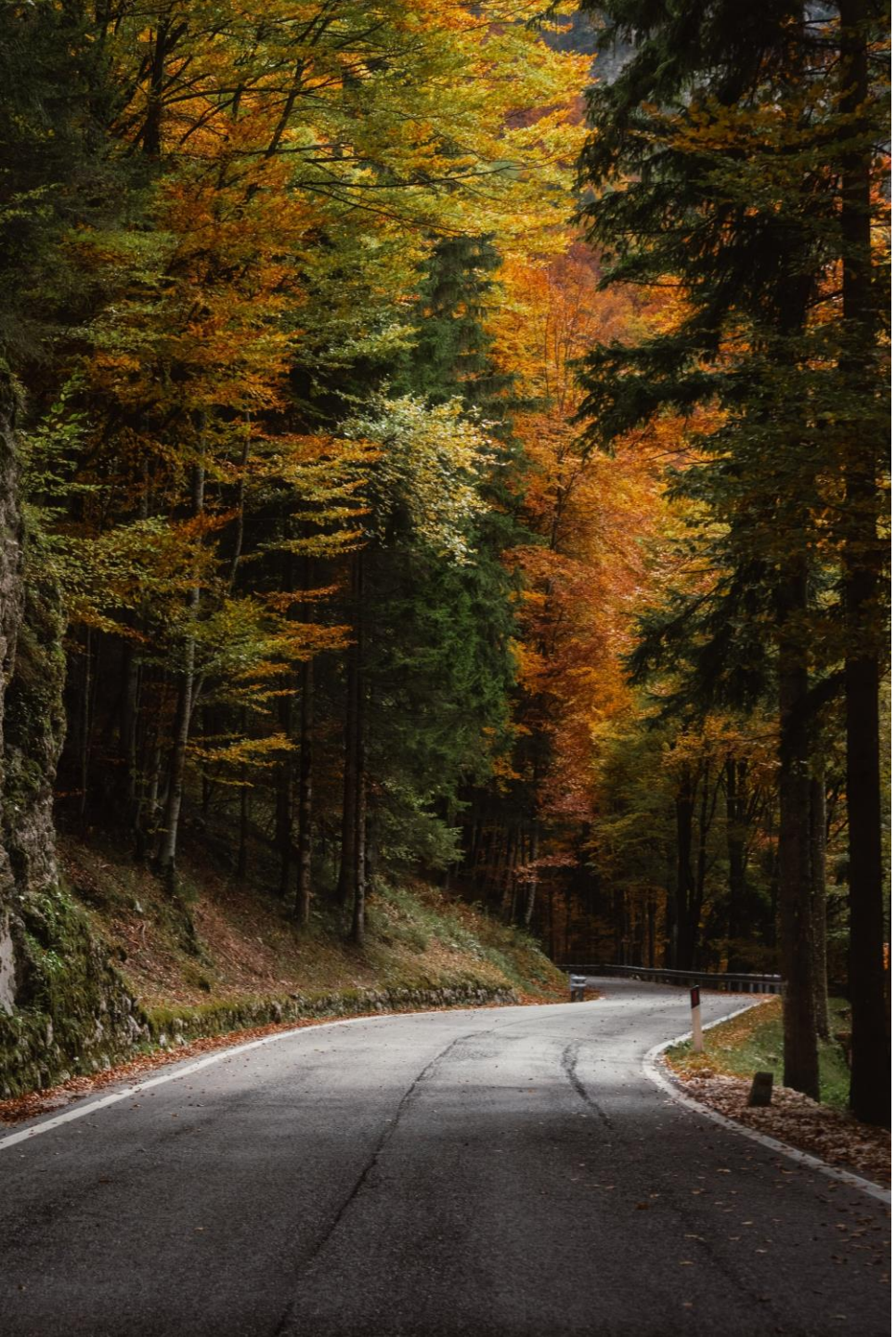
- Continue popular events such as Trivia Night, Valley Fair, seasonal markets, and more.

Review of 2026 Capital Projects -- CRRRF

These projects account for $2,195,047 in obligated funds



CRRRF Projects	Approved Budget	$ Spent	Balance	Status
Facilities:				
Austin Creek Bank Repair	$ 34,585	$ 18,537	$ 16,048	In Progress
Turfcare Building Remodel	$ 125,446	$ 371,221	$ 8,584	Complete
Clubhouse HVAC	$ 214,114	$ 206,250	$ 7,864	Complete
Golf Bridge Repair - #1 & #4	$ 59,056	$ 59,056	$ -	Complete
Marina Tennis Court Refurbishment	$ 385,460	$ 29,775	$ 355,685	In Progress
Marina Security Upgrade	$ 19,318	$ 19,318	$ -	Complete
Marina Signage (from 2025)	$ 15,000	$ 1,937	$ 13,063	In Progress
Directional Signage (from 2025)	$ 20,000	$ 4,466	$ 15,534	In Progress
Off-Leash Dog Park Improvements	$ 70,067	$ 11,522	$ 58,545	In Progress
Marina Playground Design & Permitting	$ 24,376	$ 13,618	$ 10,759	In Progress
Barn 6 Design & Permitting	$ 253,924	$ 83,783	$ 170,141	In Progress
Barn 6 Demolition	$ 462,072	$ -	$ 462,072	In Progress
Clubhouse Renovations	$ 23,697	$ 23,404	$ 292	Complete
Equipment:				
Turfcare Tractor Replacement	$ 48,048	$ 48,048	$ -	Complete
Turfcare Equipment Replacement	$ 232,506	$ 232,506	$ -	Complete
Driving Range Equipment Replacement	$ 22,378	$ 22,378	$ -	Complete
Fitness Center Equipment Replacement	$ 125,000	$ 58,961	$ 66,039	In Progress
Security Vehicles Replacement	$ 60,000	$ 58,840	$ 1,160	Complete
Total Budgeted	**$ 2,195,047**	**$ 1,263,620**	**$ 1,185,786**	



Review of 2026 Capital Projects -- Roads

Roads Projects	Approved Budget	$ Spent	Balance	Status
Design/Permits for 2026 Projects	$ 41,888	$ 41,545	$ 343	Complete
Area Z Access Bridge/Culvert #4 Replacement	$ 1,219,468	$ 608,555	$ 610,913	In Progress
On Call Engineering	$ 44,995	$ 46,671	$ 9,587	In Progress
Fast Response - Roads & Drainage	$ 95,613	$ 5,005	$ 90,608	In Progress
Ditches, Culverts, & Swales (CVC)	$ 155,546	$ 112,896	$ 42,650	In Progress
Potholes & Minor Road Repairs	$ 39,370	$ 35,843	$ 3,527	In Progress
Bridge Inspections	$ 6,976	$ 6,976	$ -	Complete
2026 Road Repairs	$ 428,714	$ 428,713	$ 1	Complete
Culverts 22 & 24 Design & Permitting	$ 167,497	$ 47,778	$ 119,719	In Progress
Total Budgeted	**$ 2,200,067**	**$ 1,333,982**	**$ 877,348**	

These projects account for $ 2,200,067 in obligated funds