



# Sudden Valley Community Association Architectural Control Committee

Date 09/13/2024  
Time 9:50 AM  
Location Zoom

## Agenda

**Type of meeting:** Request and Plan Review  
**Facilitator:** Daniel Rodriguez, Chair  
**Committee Attendees:**  
**Excused Absence:**  
**Attendees:**  
**Observers:** Nancy Hammons (Items 2 & 3)

<b>Item – 1</b>	Approval of 09/12/2024 ACC Meeting Agenda
<b>Item – 2</b>	23 Spring Rd, G3, Construction Change (Windows)
<b>Item – 3</b>	23 Spring Rd, G3, Extension & Re-Approval

**Meeting Called to Order 00:00 AM**

<b>Item – 1</b>	Approval of 09/12/2024 ACC Meeting Agenda	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

<b>Item – 2</b>	23 Spring Rd, G3, Construction Change (Windows)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

<b>Item – 3</b>	23 Spring Rd, G3, Extension & Re-Approval	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

**Meeting Adjourned 00:00 AM**



Rec'd 9/9/2024  
3:56 PM

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G3

Letter from Nancy Hammons (Tri Capital) to the ACC  
RE: 23 Spring Rd Construction Change Request

Dear ACC,

I would like to apologize to the committee for any confusion and misunderstanding on my part. I always intended to do something with space above the garage. I have been making inquiries to other design companies to figure out what would be best since the county denied me the right to put the windows in without extensive engineering and cost. However, I know something needs to be done with the wall above the garage. I was always going to do something.

My permit was about to expire. I was trying to follow the rules to get an extension so that I can complete this project. I knew I needed to come before the committee with any changes that I might make to the appearance. I am asking for an extension at this time to continue to get the work done.

The driveway and storm water are underway and there are large open holes. This all needs to be completed before October 1 and before the rains start. As it sits, the water run off from the roof, gutters and foundation drains will run down the street. It sits on an unsafe site if left unattended. Subcontractors are in demand, and I could have them walk off the job if it doesn't restart soon.

In the interest of time, I am asking for a special Architectural Control Committee meeting to be called so that work can continue. I would like to propose that I put in the windows to be installed following the engineer's recommendation (Construction Change Request attached). However, if the costs are too prohibitive, I would like to put in faux windows, which essentially would look the same but not be functioning windows. The siding behind the windows would be removed so that they appear to like all the rest of the windows on the front of the house. Before any decisions are made, I will return to the committee for approval of the final request prior to any work being completed.

Again, I would like to apologize for my mistakes, and I will work closely with the administrative staff to complete this project following all the rules and requirements.

Respectfully,

Nancy Hammons

## Sudden Valley Community Association Construction Change Request

Street Address: 23 Spring Rd Div 19 Lot 16 F17  
Owner: Tri Capital  
Mailing Address: 4397 Scola Dr., Frndale WA 98248  
Phone: 360-305-4070 Email: ismom@msn.com

Requests will not be considered unless the street address is clearly displayed on the residence.  
Please note that in the week(s) following request submittal, ACC members may visit and review property.

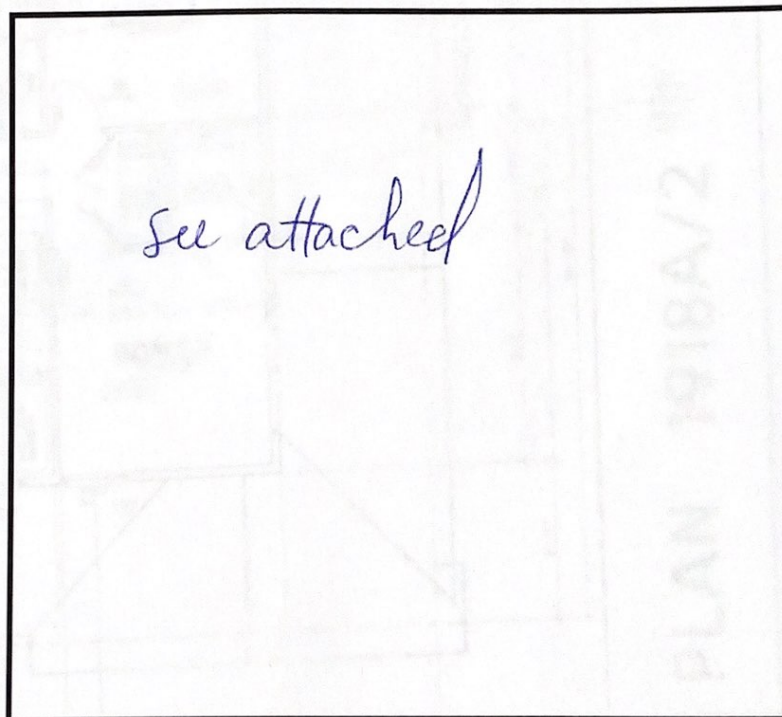
**Requested for:**

- Existing home
- New construction

**The change would affect:**

- Exterior appearance
- Drainage/Erosion control
- Open space & Lot coverage
- Setbacks to property line
- Structure height

Please refer to ACC Guidelines  
14.2 and 14.11 and for more  
information.



Give a full description of the request and attach any additional information if needed:

Change front of house from original plan of  
3 windows above garage to the new proposal of  
2 windows above garage. Windows to be  
3x5 and installed in center side by side. See attached  
drawings.

*This request form in no way constitutes an approval from ACC. You MUST receive written approval before commencing any alterations.*

Submission of this form provides notice for the ACC to visit the property during reasonable hours.

Owner Signature: [Signature]

Date: 9/8/24

# 23 Spring Rd

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As approved - Item 17 on 08.17.2023



As built



As proposed - Windows are 60" high by 36" wide. The space above the garage is 20' wide by 10' high. Windows will be centered approximately 7' on both sides of the windows and 3' up from the lower band.

See photos next page.

Will use same windows as windows used in the back of the house.



## Faux Window Specifications

Same specifications as the real windows except there will be reflective film on the glass so it will look dark and reflect light back just as real windows do naturally. Siding will be removed and the windows will be attached to the sheeting so they will appear to be installed.

If faux windows are used there will be three windows as originally approved.

Rec'd 8/16/2024  
7:09 AM

Resubmission - Denied at the 09.05.2024 ACC Meeting

Item 3  
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G3

### Sudden Valley Community Association Extension and Re-Approval Request

Street Address: 23 Spring Ct Div 19 Lot 16917  
Owner: Traci Caporal  
Mailing Address: 4397 Senia Dr Dordale  
Phone: 360-305-4070 Email: 15mon@msn.com

Requests will not be considered unless the street address is clearly displayed on the residence.  
Please note that in the week(s) following request submittal, ACC members may visit and review property.

**Requested for:**

- Extension
- Re-approval

**The change would affect:**

- Start date
- Completion date

Please refer to ACC Guideline 14.8 for more information.



Give a full description of the request, a detailed timeline, and attach any additional information if

needed: an Extension to Oct 2024. We are waiting on back order Garage door & Counter tops. Also need to complete driveway & landscape. Due to missing deadlines for ACC meetings also request waiver of fines. My email for instructions went to Junk mail & I didn't see instructions for request until Aug 15 and too late to ask for extension.

ACC Admin Note: This will be their first extension.  
Started 9/5/2023.

*This request form in no way constitutes an approval from ACC. You MUST receive written approval before commencing any alterations.*

Owner Signature: [Signature] Date: \_\_\_\_\_

AC Staff Comments: \_\_\_\_\_

The Whatcom County permit number is **SFR2023-00141**.

8/20/2024 **Per Sheena Boychuk** from Whatcom County Planning and Development Services, the permit expiration date is 4/20/2026.



Whatcom County  
Planning and Development Services  
5280 Northwest Drive  
Bellingham, WA 98226  
Phone 360-778-5900  
Inspection 360-778-5902  
epermits@co.whatcom.wa.us

# Permit

Permit Number: **SFR202**

Permit Type: **Building (Residen**

Single Family Resident

Work Classification: **New Con**

Issue Date: **08/0**

Permit Status: **Issued**

*Need Plan's on s.te*

### Inspections

Inspection Type	Inspection Card (call inspections in the order they appear below)
<b>Standard Inspections</b>	<b>Contractors, please call or schedule your inspection in this order</b>
Pre-Construction (Res)	
Erosion Control (PLBS)	
Footings	<i>DE 7/22/23</i>
Stemwall	<i>DE 9/27/23</i>
Underfloor	
Rough Frame & Roof	<i>DE 6/21/24</i>
Rough HVAC	<i>DE 6/21/24</i>
Rough Plumbing	<i>DE 6/21/24</i>
Shear Nailing	<i>DE</i>
Shear Nailing	<i>DE 12/21/23</i>
Insulation - Ceiling	
Insulation - Floors	
Insulation - Walls	
Stormwater Facility	
Final Health - OSS	
Final Health - Water	
Final Building	

*Roof Sheeting ok DE 12/1/23*