



Agenda

Sudden Valley Community Association Architectural Control Committee

Date 09/17/2026

Time 5:00 PM

Location - Multi-Purpose Room "A"

Type of meeting: Request and Plan Review

Facilitator: Daniel Rodriguez, Chair

Committee Attendees:

Excused Absence:

Attendees:

Observers:

Item – 1	Approval of 09/17/2026 ACC Meeting Agenda
Item – 2	Property Owner Comments
Item – 3	Consent Agenda – Approval of the 09/03/2026 ACC Meeting Minutes
Item – 4	80A Windward Dr, G1, Ext Alt (Driveway)
Item – 5	46 North Point Dr, G1, Tree (Remove 1)
Item – 6	21 Longshore Ln, G1, Tree (Remove 2)
Item – 7	37 Longshore Ln, G1, Tree (Limb 2)
Item – 8	9 Par Ln, G1, Ext Alt (Retaining Wall)
Item – 9	16 Valley View Cir, G2, Const Change (Parking)
Item – 10	6 Nighthawk Cir, G2, Fence (Pet)
Item – 11	6 Nighthawk Cir, G2, Variance (Side Setback)
Item – 12	13 North Summit Dr, G3, Ext Alt (Paint)
Item – 13	22 Bingleaf Ln, G5, Const Change (Remove Tree) <i>Resubmission</i>
Item – 14	16B Grey Birch Ln, G13, Tree (Remove 1)
Item – 15	112 Sudden Valley Dr, G13, Ext Alt (Paint)
Item – 16	202 Harbor View Dr, G13, Tree (Remove 1)

**Meeting Called to Order 00:00 PM**

Item – 1	Approval of 09/17/2026 ACC Meeting Agenda	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 2	Property Owner Comments	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 3	Consent Agenda – Approval of the 09/03/2026 ACC Meeting Minutes	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 4	80A Windward Dr, G1, Ext Alt (Driveway)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 5	46 North Point Dr, G1, Tree (Remove 1)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 6	21 Longshore Ln, G1, Tree (Remove 2)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 7	37 Longshore Ln, G1, Tree (Limb 2)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 8	9 Par Ln, G1, Ext Alt (Retaining Wall)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 9	16 Valley View Cir, G2, Const Change (Parking)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 10	6 Nighthawk Cir, G2, Fence (Pet)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 11	6 Nighthawk Cir, G2, Variance (Side Setback)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 12	13 North Summit Dr, G3, Ext Alt (Paint)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 13	22 Bigleaf Ln, G5, Const Change (Remove Tree) <i>Resubmission</i>	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 14	16B Grey Birch Ln, G13, Tree (Remove 1)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:



Agenda

Architectural Control Committee
Date 09.17.2026

Page 4 of 5

Item – 15	112 Sudden Valley Dr, G13, Ext Alt (Paint)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 16	202 Harbor View Dr, G13, Tree (Remove 1)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Meeting Adjourned at 00:00 PM



Minutes

Sudden Valley Community Association Architectural Control Committee

Date 09/03/2026

Time 9:00 AM

Location - Zoom

Type of meeting:	Request and Plan Review
Facilitator:	Daniel Rodriguez, Chair
Committee Attendees:	Patric Zwolenski, Jo Jean Kos, Dan Vink, Terry Niblack, Matt Griscom
Excused Absence:	
Attendees:	Jerry Gangle, Kumiko Juker, Allen Helvajian
Observers:	David Shportko (Item 6), Boris Shantar (Item 7), Oleh Kharko (Item 8), Terri Young (Items 9), Levi Heeringa (Items 13 - 16), Ken Rutz (Item 20)

Item – 1	Approval of 09/03/2026 ACC Meeting Agenda
Item – 2	Property Owner Comments
Item – 3	Consent Agenda – Approval of the 08/20/2026 ACC Meeting Minutes
Item – 4	4 North Point Dr, G1, Tree (Remove 1)
Item – 5	5 Spinnaker Ln, G1, Ext Alt (Cameras)
Item – 6	7 Orchid Ct, G2, Const Change (Landing)
Item – 7	13 Deer Run Ln, G3, Tree (Remove 1)
Item – 8	22 Bigleaf Ln, G5, Const Change (Remove Tree)
Item – 9	34 Louise View Dr, G5, Const Change (Paint)
Item – 10	18 Clematis Ln, G5, Ext Alt (Retaining Wall)
Item – 11	18 Clematis Ln, G5, Variance (Side Setback)
Item – 12	2 Sweetclover Cir, G5, 1st Extension (New Home) <i>Six Months</i>
Item – 13	3A Kinglet Ct, G13, Ext Alt (Stairs)
Item – 14	3A Kinglet Ct, G13, Variance (Side Setback)
Item – 15	3B Kinglet Ct, G13, Ext Alt (Stairs)
Item – 16	3B Kinglet Ct, G13, Variance (Side Setback)
Item – 17	4 Sunnyside Ln, G13, Tree (Remove 3)
Item – 18	1 Sunnyside Ln, G13, Ext Alt (Sauna) Withdrawn by Homeowner
Item – 19	1 Sunnyside Ln, G13, Fence (Privacy)
Item – 20	40 Rocky Ridge Dr, G3, Ext Alt (Driveway)

**Meeting Called to Order 9:06 AM**

Item – 1	Approval of 08/06/2026 ACC Meeting Agenda		Video 00:00:07 – 00:01:04
Comments:	Modify Item #8 from a Tree Removal Request to a Construction Change Request.		
Discussion:			
Action:	Approved	Motion: Jo Jean	Unanimous

Item – 2	Property Owners Comments	Video 00:01:07 – 00:01:29	
Comments:	None		
Discussion:			
Action:		Motion: N/A	

Item – 3	Consent Agenda – Approval of the 07/16/2026 ACC Meeting Minutes		Video 00:01:31 – 00:01:57
Comments:			
Discussion:			
Action:	Approved	Motion: Daniel	Majority (Patric abstains)

Item – 4	4 North Point Dr, G1, Tree (Remove 1)		Video 00:35:40 – 00:49:26
Comments:	The request to remove the tree because of a gas line is denied. The ACC would like to see an alternative		
Discussion:	routing analysis for the gas line.		
Action:	Denied	Motion: Dan	Unanimous

Item – 5	5 Spinnaker Ln, G1, Ext Alt (Cameras)		Video 00:49:31 – 00:50:09
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

Item – 6	7 Orchid Ct, G2, Const Change (Landing)		Video 00:33:07 – 00:34:34
Comments:			
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

Item – 7	13 Deer Run Ln, G3, Tree (Remove 1)		Video 00:34:42 – 00:35:15
Comments:			
Discussion:			
Action:	Approved	Motion: Terry	Unanimous



Item – 8	22 Bigleaf Ln, G5, Tree (Remove 1)		Video 00:02:04 – 00:16:50
Comments:	Resubmit and provide a Landscape Plan showing removal of nine (9) existing trees and replanting them at		
Discussion:	a ratio of 3:1 (e.g., 27 plants) using woody shrubs and small trees of at least 5' in height. Follow Whatcom County guidance for replanting in a watershed.		
Action:	Denied	Motion: Daniel	Unanimous

Item – 9	34 Louise View Dr, G5, Const Change (Paint)		Video 00:31:41 – 00:32:55
Comments:			
Discussion:			
Action:	Approved	Motion: Terry	Unanimous

Item – 10	18 Clematis Ln, G5, Ext Alt (Retaining Wall)		Video 00:50:28 – 00:53:53
Comments:	You may not use wood treated with creosote.		
Discussion:			
Action:	Approved	Motion: Matt	Unanimous

Item – 11	18 Clematis Ln, G5, Variance (Side Setback)		Video 00:50:28 – 00:53:53
Comments:			
Discussion:			
Action:	Approved	Motion: Matt	Unanimous

Item – 12	2 Sweetclover Cir, G5, 1st Extension (New Home) <i>Six Months</i>		Video 00:54:02 – 00:54:15
Comments:			
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

Item – 13	3A Kinglet Ct, G13, Ext Alt (Stairs)		Video 00:16:55 – 00:20:32
Comments:	Use only pressure treated wood. You may not use wood treated with creosote.		
Discussion:			
Action:	Approved	Motion: Terry	Unanimous

Item – 14	3A Kinglet Ct, G13, Variance (Side Setback)		Video 00:16:55 – 00:20:32
Comments:	Use only pressure treated wood. You may not use wood treated with creosote.		
Discussion:			
Action:	Approved	Motion: Terry	Unanimous



Item – 15	3B Kinglet Ct, G13, Ext Alt (Stairs)	Video 00:16:55 – 00:20:32
Comments:	Use only pressure treated wood. You may not use wood treated with creosote.	
Discussion:		
Action:	Approved	Motion: Terry Unanimous

Item – 16	3B Kinglet Ct, G13, Variance (Side Setback)	Video 00:16:55 – 00:20:32
Comments:	Use only pressure treated wood. You may not use wood treated with creosote.	
Discussion:		
Action:	Approved	Motion: Terry Unanimous

Item – 17	4 Sunnyside Ln, G13, Tree (Remove 3)	Video 00:55:55 – 00:58:35
Comments:		
Discussion:		
Action:	Approved	Motion: Terry Unanimous

Item – 18	1 Sunnyside Ln, G13, Ext Alt (Sauna)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:	Withdrawn by Homeowner	Motion:

Item – 19	1 Sunnyside Ln, G13, Fence (Privacy)	Video 00:58:51 – 01:03:45
Comments:	Resubmit with a site plan drawing showing the property line in relation to the fence and more specificity	
Discussion:	about the style, height, and color of the fence. Painting the fence blue is not approved.	
Action:	Denied	Motion: Terry Unanimous

Item – 20	40 Rocky Ridge Dr, G3, Ext Alt (Driveway)	Video 00:20:54 – 00:31:40
Comments:	Removal of the Maple tree is not part of this approval. Please complete and submit a REPA and pay the	
Discussion:	Tier 3 Remodel Fee of \$1,700.00 before starting any work.	
Action:	Approved	Motion: Dan Unanimous

Meeting Adjourned at 10:11 AM

RECEIVED

SEP 09 2026

**Sudden Valley Community Association
Exterior Alteration Request**

Item 4
Pg 1 of 2
G1

Street Address: 80A Windward Dr Bellingham WA 98229-7955 Div 12 Lot 87
Owner: Anne & Brent Willen
Mailing Address: 80A Windward Dr Bellingham WA 98229-7955
Phone: (206) 349-3568 Email: jojo@willen.co

**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.**

Please see attached map which details gravel application area.

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

We are seeking approval to add more gravel to our driveway as the current state has thinned out over

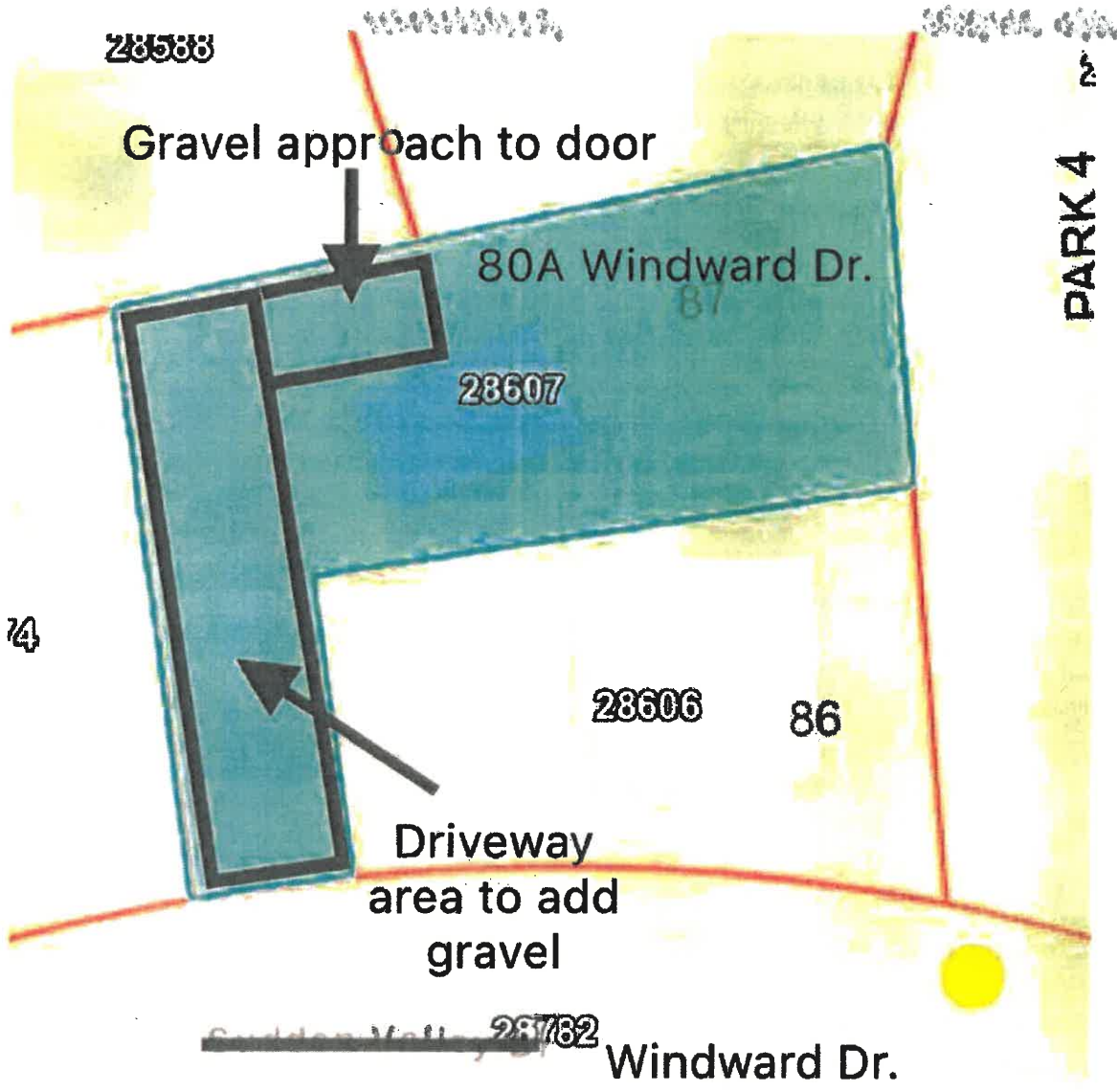
This request form in no way constitutes an approval from ACC. You MUST receive written approval before commencing any alterations.

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

Owner Signature:

Date:

9/9/26



Rec'd 09/03/2026
11:09 AM

Item 5
Pg 1 of 2
G1

Sudden Valley Community Association Tree/Vegetation Trimming and/or Removal Request

Street Address: 46 N. Point Drive, Bellingham WA 98229

Div 12

Lot 126

Owner: Francis Zhou and Kristine Lee

Mailing Address: 46 N. Point Drive, Bellingham WA 98229

Phone: 425-412-0025

Email: ~~francis@francislee.com~~

All trees must be clearly flagged (no spray paint) before applying.

Requests will *not be considered if flagging is missing* OR if street address isn't clearly displayed on residence.

IMPORTANT NOTE: Within an individual's clearly distinguished property boundaries, routine maintenance can be performed and is encouraged **without** ACC permission. This includes the pruning of **dead branches** and those branches that are **6" or less in diameter**. Removal of those branches **may not exceed 30%** of the foliage density of an individual specimen. Small trees, branches and vegetation **10" or less in diameter and within 10' of a residential structure** may be removed without ACC approval.

**** Per Whatcom County Canopy Retention Regulation effective October 22, 2016 any significant tree being removed in Lake Whatcom Watershed requires county permit. Significant is defined as evergreen trees 12" in diameter or greater and deciduous 8" in diameter or greater. Any limbing 25% and under does not require a county permit. If a county permit is required for you proposed tree removal/ limbing request, please attach your approved county permit to this application. ****

1 Number of trees/shrubs

1 # Removal # Limbing

On the diagram below, please indicate the location of the road, property line, house, and each tree (numbered individually).

Type:

☐ Fir ☐ Cedar ☐ Hemlock
☐ Alder ☒ Maple ☐ Other

Check any that apply:

☒ Property or personal danger
☐ Dead/Diseased
☐ Leaning
☐ Roots exposed
☐ On a slope
☐ Creation/maintenance of view
☐ Replanting trees/shrubs

☐ Located on SVCA property

☐ Located on neighbor's property - *For trees that are on neighbor's property, written permission from the owner is required **prior** to submittal.*



Please refer to ACC Guideline 14.10 for more information. Please email to: office@suddenvalley.com

Give a full description, the reason for the requested action and diameter on each tree, and attach any additional information if needed:

The proposed project is the removal of one mature maple tree located in the front yard of the house. A certified arborist inspected the tree and determined that it has significant structural defects and a high likelihood of major stem failure. According to the arborist assessment, the tree is at risk of splitting into multiple sections, creating a potential hazard to the adjacent property, neighboring residences, vehicles, and pedestrians. The purpose of this project is to eliminate this hazard and reduce the risk of property damage and personal injury.
No grading or land disturbance is proposed as part of this project. The work will consist of carefully removing the maple tree using standard arboricultural practices while minimizing impacts.

This request form in no way constitutes an approval from the ACC or Whatcom County. You MUST receive written approval and an SVCA permit before commencing any work.

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

Owner Signature: KristineLee

Date: 08/30/2026



Rec'd 09/09/2026
12:25 PM

Item 6
Pg 1 of 2
G1

Sudden Valley Community Association Tree/Vegetation Trimming and/or Removal Request

Street Address: 21 Longshore Ln Div 21 Lot 011
Owner: Sara Wilson and Kevin Widoff
Mailing Address: 21 Longshore Ln, Bellingham WA 98229
Phone: ~~360-704-4304~~ Email: ~~sara@svca-il.com~~

All trees must be clearly flagged (no spray paint) before applying.

Requests will *not be considered if flagging is missing* OR if street address isn't clearly displayed on residence.

IMPORTANT NOTE: Within an individual's clearly distinguished property boundaries, routine maintenance can be performed and is encouraged **without** ACC permission. This includes the pruning of **dead branches** and those branches that are **6" or less in diameter**. Removal of those branches **may not exceed 30%** of the foliage density of an individual specimen. Small trees, branches and vegetation **10" or less in diameter and within 10' of a residential structure** may be removed without ACC approval.

**** Per Whatcom County Canopy Retention Regulation effective October 22, 2016 any significant tree being removed in Lake Whatcom Watershed requires county permit. Significant is defined as evergreen trees 12" in diameter or greater and deciduous 8" in diameter or greater. Any limbing 25% and under does not require a county permit. If a county permit is required for you proposed tree removal/ limbing request, please attach your approved county permit to this application. ****

2 Number of trees/shrubs
2 # Removal # Limbing

On the diagram below, please indicate the location of the road, property line, house, and each tree (numbered individually).

Type:

 Fir Cedar Hemlock
 Alder Maple 2 Other

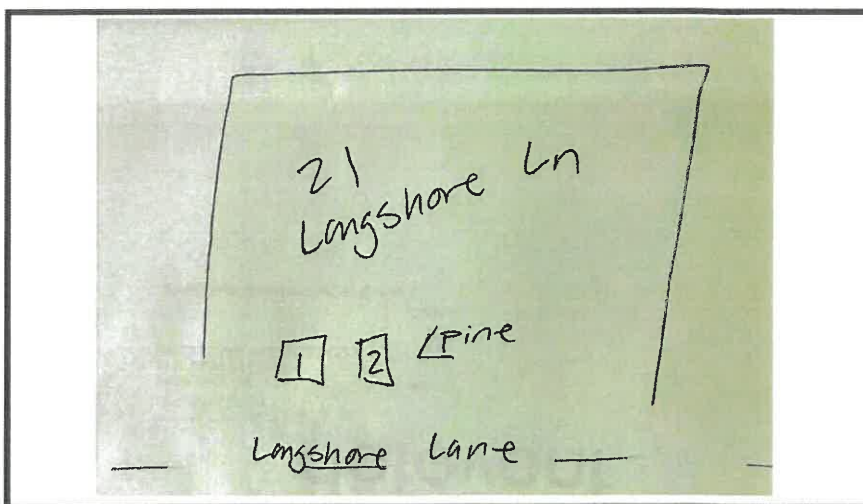
Check any that apply:

☒ Property or personal danger
☐ Dead/Diseased
☐ Leaning
☐ Roots exposed
☐ On a slope
☐ Creation/maintenance of view

☐ Replanting trees/shrubs

☐ Located on SVCA property

☐ Located on neighbor's property - *For trees that are not on the applicant's property, written permission from the owner is required **prior** to submittal.*



Please refer to ACC Guideline 14.10 for more information. Please email to: office@suddenvalley.com

Give a full description, the reason for the requested action and diameter on each tree, and attach any additional information if needed:

Please see attached for proposal, diagram and photos

This request form in no way constitutes an approval from the ACC or Whatcom County. You MUST receive written approval and an SVCA permit before commencing any work.

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

Owner Signature: Sara Wilson

Date: 9/9/26

Request for Approval – Tree Removal

I am requesting ACC approval for limited tree removal on my property at 21 Longshore Lane.

The work will be performed by a professional tree contractor using proper pruning cuts and appropriate pruning practices.

1. Removal of Two Small Unhealthy Trees

The contractor has identified two small trees in the front yard that are not healthy and recommends their removal.

Removal of these trees is requested because their poor condition creates a greater likelihood of decline and potential branch or tree failure. Removing unhealthy trees will eliminate that potential hazard while allowing the surrounding healthy vegetation to remain.

Because these are small, unhealthy trees, their removal is also intended to avoid unnecessary intervention in the larger, established trees on the property.



Rec'd 09/08/2026
3:25 PM

Item 7
Pg 1 of 2
G1

Sudden Valley Community Association Tree/Vegetation Trimming and/or Removal Request

Street Address: 37 Longshore Lane Div 21 Lot 19
Owner: Deborah and Michael Davolio
Mailing Address: 37 Longshore Ln, Bellingham, WA 98229
Phone: ~~206-444-4444~~ Email: ~~206-444-4444~~

All trees must be clearly flagged (no spray paint) before applying.

Requests will ***not be considered if flagging is missing*** OR if street address isn't clearly displayed on residence.

IMPORTANT NOTE: Within an individual's clearly distinguished property boundaries, routine maintenance can be performed and is encouraged **without** ACC permission. This includes the pruning of **dead branches** and those branches that are **6" or less in diameter**. Removal of those branches **may not exceed 30%** of the foliage density of an individual specimen. Small trees, branches and vegetation **10" or less in diameter and within 10' of a residential structure** may be removed without ACC approval.

**** Per Whatcom County Canopy Retention Regulation effective October 22, 2016 any significant tree being removed in Lake Whatcom Watershed requires county permit. Significant is defined as evergreen trees 12" in diameter or greater and deciduous 8" in diameter or greater. Any limbing 25% and under does not require a county permit. If a county permit is required for you proposed tree removal/ limbing request, please attach your approved county permit to this application. ****

2 Number of trees/shrubs
Removal x # Limbing

On the diagram below, please indicate the location of the road, property line, house, and each tree (numbered individually).

Type:

 Fir 2 Cedar Hemlock
 Alder 1 Maple Other

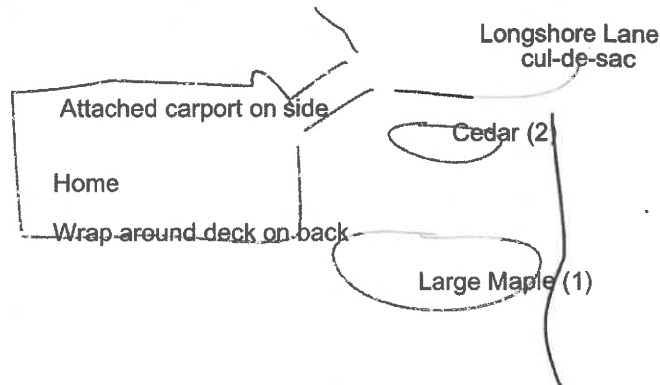
Check any that apply:

☒ Property or personal danger
☒ Dead/Diseased
☒ Leaning
☒ Roots exposed
☐ On a slope
☐ Creation/maintenance of view
☐ Replanting trees/shrubs

☐ Located on SVCA property

☐ Located on neighbor's property - *For trees that are not on the applicant's property, written permission from the owner is required **prior** to submittal.*

Davolio, 37 Longshore Lane, Gate 1



Please refer to ACC Guideline 14.10 for more information. Please email to: office@suddenvalley.com

Give a full description, the reason for the requested action and diameter on each tree, and attach any additional information if needed:

Seek to structurally trim two trunks of a large maple (five trunks total), all 12+ in. in diameter. These two trunks have significant deadwood, disease, and significant baring on the backsides. These are both within 12 ft of our deck w/ large branches hanging over our deck and roof. Examined by County FireWise Consultant and by S.I. approved arborist. See attached photo drawn taken by John, The Arborist in a quote to structurally trim two of the trunks to reduce danger to property, safeguard health of remaining tree. Tree 2: Trim branches of large cedar removing overhanging roof and carport.

This request form in no way constitutes an approval from the ACC or Whatcom County. You MUST receive written approval and an SVCA permit before commencing any work.

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

Owner Signature: Deborah Davolio **Date:** 09/04/26



RECEIVED

SEP 08 2026

Item 8
Pg 1 of 3
G1

**Sudden Valley Community Association
Exterior Alteration Request**

Street Address: 9 Par Lane Div 32 Lot 9
Owner: Patric & Suzi Zwolenski
Mailing Address: 9 Par Lane, Bellingham, WA 98229
Phone: [REDACTED] Email: [REDACTED]

**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.**

Attached are photos of the current area and a drawing
of the proposed work.

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

Reduce and level the slope of the existing flower bed in the back yard using existing soil to create a more level planting area.

Place a 40-60 foot retaining wall using Diamond D Blocks to separate the flower bed from the grass. The retaining wall will be tapered
in 4 sections from 3.5 feet to 2 feet as per the diagram. Work will be performed by Green Earth Landscapes.

***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: Patric M. Zwolenski Date: 9-7-2026



Rec'd 08/31/2026
9:57 AM

Sudden Valley Community Association Construction Change Request

Item 9
Pg 1 of 1
G2

Street Address: 16 VALLEYVIEW CIRCLE, SUDDEN VALLEY. Div 07 Lot 051

Owner: SALEEM MUMTAZ JAFFER

Mailing Address: 284 MABERRY LOOP, LYNDEN WA 98264

Phone: _____

Email: saleemjaffer@gmail.com

3092016787

**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:

This is a request for approval for the temporary quarry spall parking pad to remain in place for the new owners to continue its use.

As mentioned in Nick's email, the similar temporary pad remains in place at 8 Valley view Circle and 10 Valley view circle.

There is over \$1000 in quarry 3" rock material that was brought in to form the pad and it would seem a waste to haul it away or relocate

The rock surface. I seek the ACC panel's approval for our request so that the new owners may have access as well.

Thank you. Respectfully, Saleem Jaffer

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: SALEEM JAFFER Date: AUG 31 2026

RETAINING WALL CONCEPT

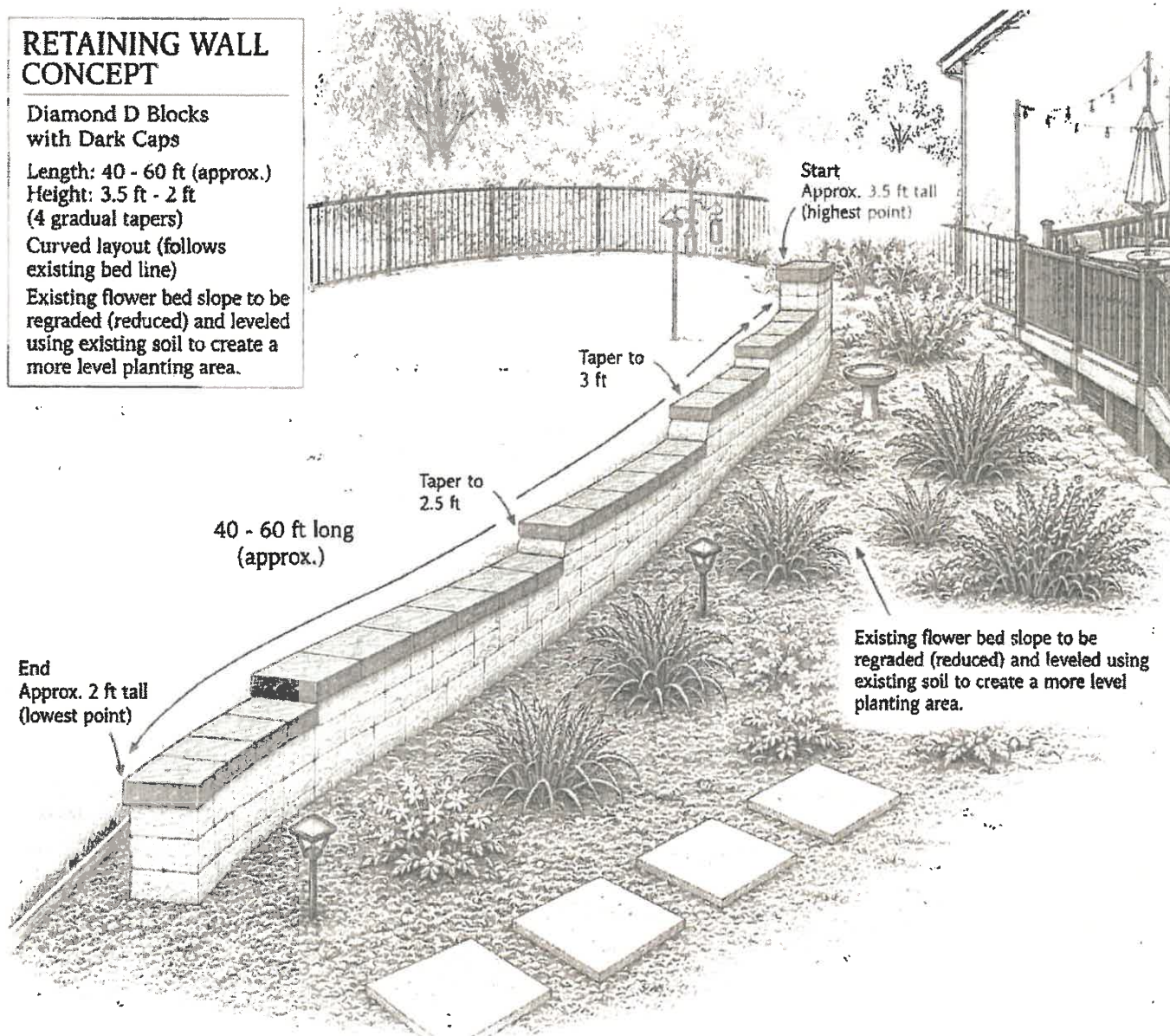
Diamond D Blocks
with Dark Caps

Length: 40 - 60 ft (approx.)

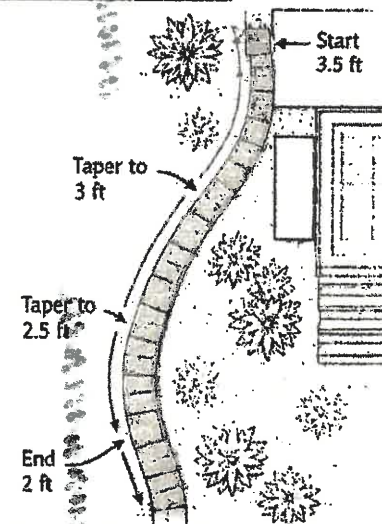
Height: 3.5 ft - 2 ft
(4 gradual tapers)

Curved layout (follows
existing bed line)

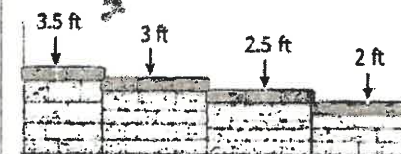
Existing flower bed slope to be
regraded (reduced) and leveled
using existing soil to create a
more level planting area.



PLAN VIEW (TOP DOWN)

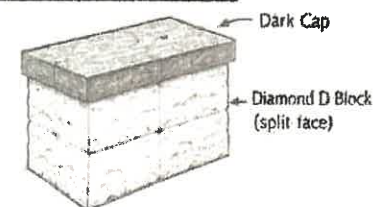


SIDE PROFILE (4 TAPER SECTIONS)



Wall will follow a curved layout and progressively
taper from approximately 3.5 ft to 2 ft in height.

DIAMOND D BLOCK DETAIL



Rec'd 09/10/2026
8:01 AM

Sudden Valley Community Association Fence Request

Item 10
Pg 1 of 2
G2

Street Address: 6 Nighthawk Circle Bellingham WA 98229

Div20

Lot62

Owner: Riley McClenaghan

Mailing Address:

Phone: 360-926-3231

Email: ~~redacted~~

**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.**

Intended use: ☐ Privacy ☐ Protection ☒ Pet Enclosure
Fence type: ☐ Split Rail ☐ Wood and Wire ☐ Vegetative Hedge ☐ Other

On the diagram below, please indicate the road, property line, house, fence outline with dimensions, and any proposed vegetative screening (may attach larger sketch if needed).

Installation of a 5-foot-tall pressure-treated wood and black welded-wire fence to create a secure enclosed yard area. The fence will consist of 4x4 posts and horizontal framing with black welded-wire (hog wire) panels. Hardware will be black to coordinate with the wire panels and existing exterior features. Posts will have a simple, clean finish without decorative post caps. The open wire-panel design is intended to maintain visibility and minimize the visual impact of the fence while providing a secure dog enclosure.

(see attached photo)

**Corners of the proposed fence MUST be staked prior to submittal.
Please refer to ACC Guideline 14.6.9 for more information.**

Give a full description, additional considerations, and attach additional information if needed:

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.

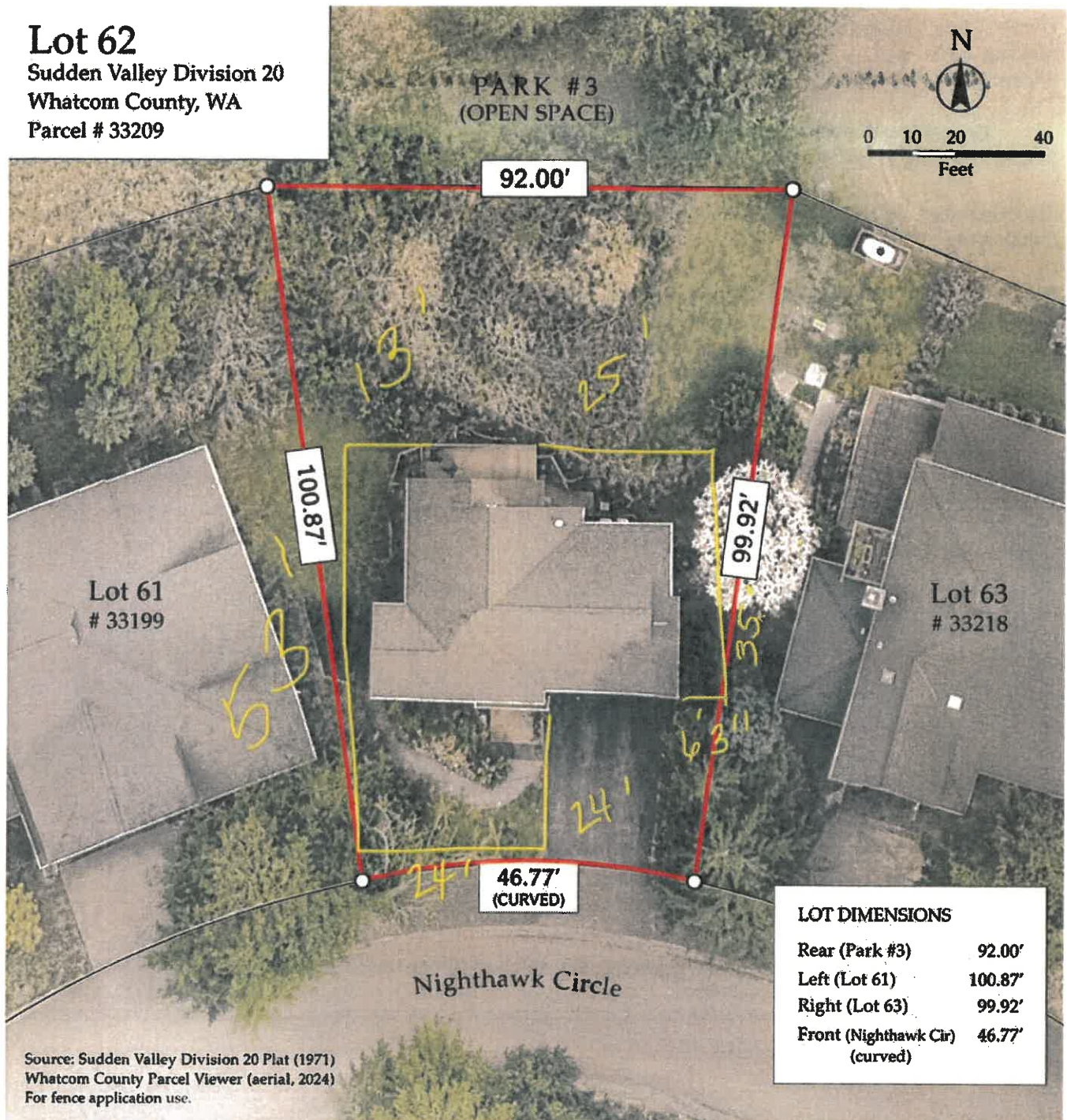
Owner Signature: Riley McClenaghan

Date: 09/09/2026

AC Staff Comments:

Lot 62

Sudden Valley Division 20
Whatcom County, WA
Parcel # 33209



Rec'd 09/10/2026
8:01 AM

Sudden Valley Community Association Variance Request

Item 11
Pg 1 of 1
G2

Street Address: 6 Nighthawk Circle Bellingham WA 98229 Div 20 Lot 62
Owner: Riley McClenaghan
Mailing Address: _____
Phone: (360) 928-3231 Email: rlmccleatfso@gmail.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:

- ☐ New construction
☒ Existing home
☐ Other

The variance would affect:

- ☐ Exterior appearance
☐ Drainage/Erosion control
☐ Open space & Lot coverage
☐ Tree/Vegetation removal
☒ Setbacks to property line
☐ Interior living space
☐ Structure height

**Please refer to ACC
Guideline 14.8.12 for
more information.**

I am requesting a setback variance to allow the proposed fence to be located along the applicable property line.

Because the usable yard between my home and the neighboring property is limited in width and constrained by the existing site configuration, maintaining the standard 5-foot setback would substantially reduce the functional enclosed yard area. This would create a practical difficulty in using the property for its intended residential purpose, including providing a safe and usable enclosed pet area.

The proposed fence will be approximately 5 feet tall and will consist of pressure-treated wood framing with black welded-wire panels. Its open design will maintain visibility, reduce visual impact, and avoid the appearance of a solid privacy fence.

The fence will be located entirely within my property boundaries and will not encroach on the neighboring property. The requested variance is limited to the setback requirement and is the minimum adjustment necessary to preserve a functional enclosed yard area.

Give a full description of the request and need for the variance: _____

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

Owner Signature: Riley McClenaghan Date: 09/09/2026

AC Staff Comments: _____

Rec'd 9/3/2026
9:43 PM

Sudden Valley Community Association Exterior Alteration Request

Item 12
Pg 1 of 1
G3

Street Address: 13 North Summit Drive, Bellingham WA Div 22-A Lot 34
Owner: Naveco Construction USA, INC
Mailing Address: 13 North Summit Drive, Bellingham WA, 98229
Phone: [REDACTED] Email: [REDACTED]

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:

We will like to change the exterior color of the house to Sherwin Williams Tricorn Black SW 6258, same color for the front railing. The back deck to Sherwin Williams Pine cone SW 3046. We will also like to replace the roof for SAF timberline HDZ Color charcoal. The back deck railing will also be Pine cone SW 3046.

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:

Date: Sep 10, 2026

RECEIVED

Resubmission from the ACC meeting on 09/03/2026

SEP 01 2026

**Sudden Valley Community Association
Construction Change Request**Item 13
Pg 1 of 3
G5

Street Address: 22 Bigleaf Ln, Bellingham Div 24 Lot 036
Owner: Oleh S Oksana Kharko
Mailing Address: 9411 18th Ave W Unit A
Phone: [REDACTED] Email: [REDACTED]

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.

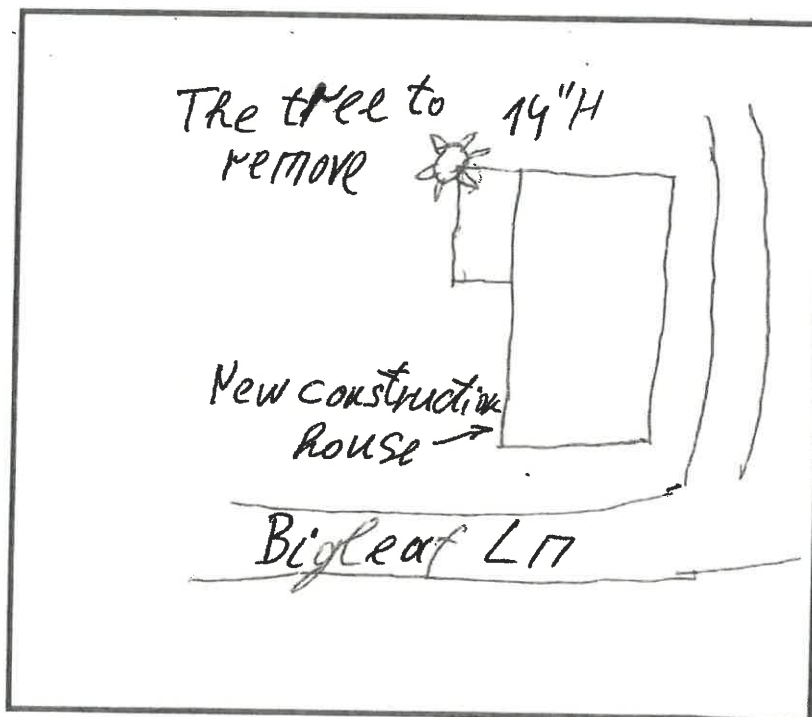
Requested for:

- ☐ 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:

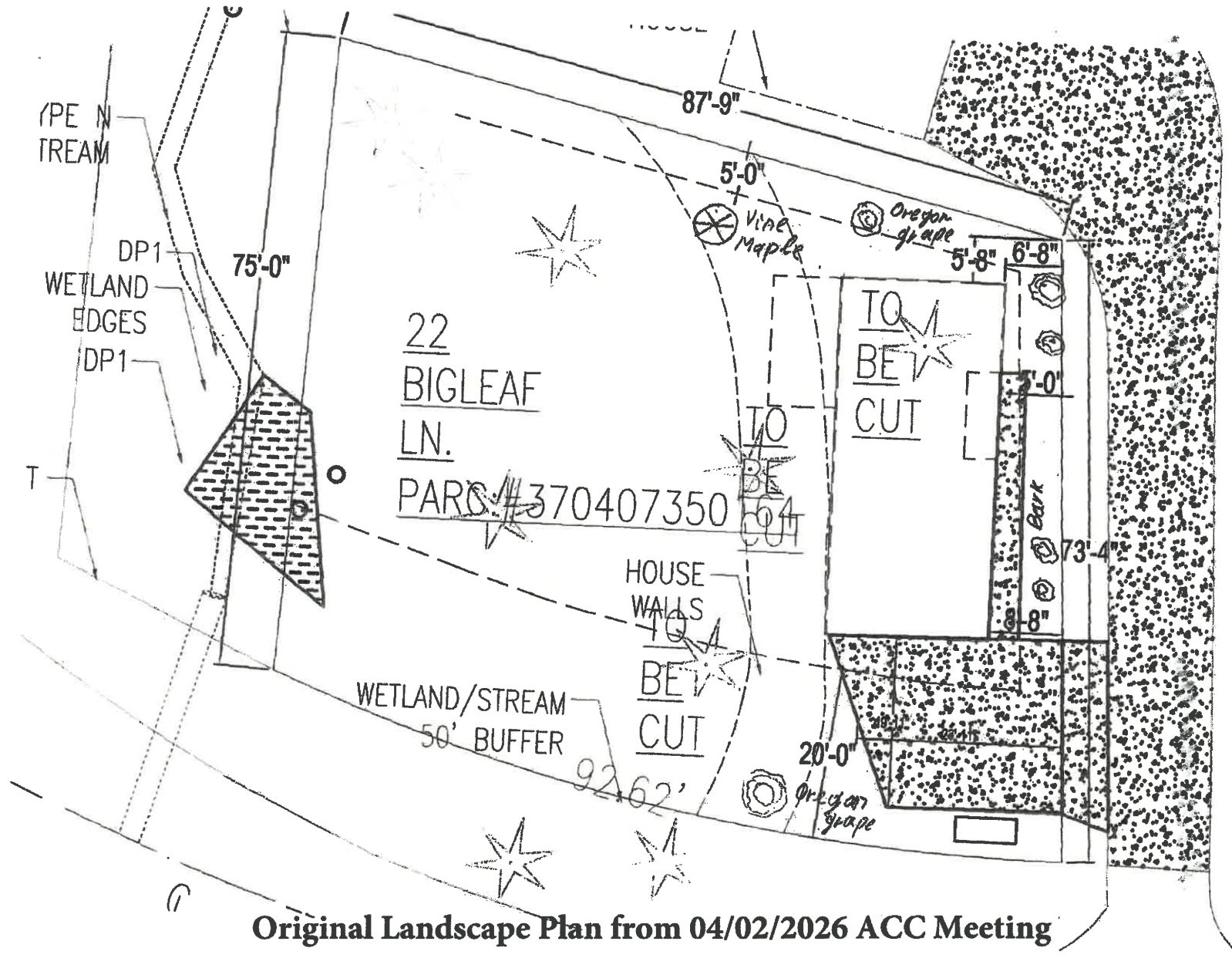
The tree is located directly within the proposed location of a 2ft x 2ft footing for a deck of the house. Removal of the tree is necessary to install the required footing and construct the deck as designed. Diameter of the tree 14 inches.

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

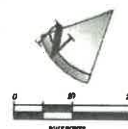
Submission of this form provides notice for the ACC to visit the property during reasonable hours.

Owner Signature: [Signature]

Date: 08/13/2026



Item - 8	22 Bigleaf Ln, G5, Tree (Remove 1)	Video 00:02:04 - 00:16:50
Comments:	Resubmit and provide a Landscape Plan showing removal of nine (9) existing trees and replanting them at a ratio of 3:1 (e.g., 27 plants) using woody shrubs and small trees of at least 5' in height. Follow Whatcom County guidance for replanting in a watershed.	
Discussion:		
Action:	Denied	Motion: Daniel Unanimous



Rec'd 09/02/2026
11:49 AM

Item 14
Pg 1 of 1

Sudden Valley Community Association Tree/Vegetation Trimming and/or Removal Request

Street Address: 16B GRAY BIRCH LANE

Div. 9 Lot 12

Owner: KRISTEN SULLIVAN

Mailing Address: 16B GRAY BIRCH LANE BELLINGHAM WA 98229

Phone: ~~609396609~~

Email: ~~ksullivan@suddenvalley.com~~

All trees must be clearly flagged (no spray paint) before applying.

Requests will **not be considered if flagging is missing** OR if street address isn't clearly displayed on residence.

IMPORTANT NOTE: Within an individual's clearly distinguished property boundaries, routine maintenance can be performed and is encouraged without ACC permission. This includes the pruning of dead branches and those branches that are 6" or less in diameter. Removal of those branches may not exceed 30% of the foliage density of an individual specimen. Small trees, branches and vegetation 10" or less in diameter and within 10' of a residential structure may be removed without ACC approval.

**** Per Whatcom County Canopy Retention Regulation effective October 22, 2016 any significant tree being removed in Lake Whatcom Watershed requires county permit. Significant is defined as evergreen trees 12" in diameter or greater and deciduous 8" in diameter or greater. Any limbing 25% and under does not require a county permit. If a county permit is required for you proposed tree removal/ limbing request, please attach your approved county permit to this application. ****

1 Number of trees/shrubs
1 # Removal # Limbing

On the diagram below, please indicate the location of the road, property line, house, and each tree (numbered individually).

Type:

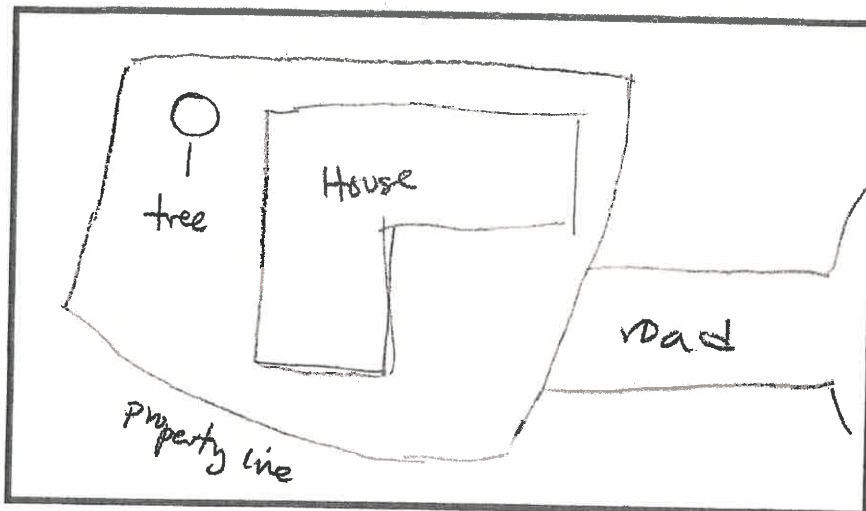
1 Fir Cedar Hemlock
 Alder Maple Other

Check any that apply:

1 Property or personal danger
 Dead/Diseased
1 Leaning
 Roots exposed
1 On a slope
 Creation/maintenance of view
 Replanting trees/shrubs

 Located on SVCA property

 Located on neighbor's property - For trees that are not on the applicant's property, written permission from the owner is required **prior** to submittal.



Please refer to ACC Guideline 14.10 for more information. Please email to: office@suddenvalley.com

Give a full description, the reason for the requested action and diameter on each tree, and attach any additional information if needed:

Douglas fir is located directly behind the house. There is a history of laminated root rot and butt rot along this ridgeline.

One large failure recently was 35ft way. This tree has a significant defect at the base along with heavy upper canopy and is leaning in the direction of the home.

25" DBH

This request form in no way constitutes an approval from the ACC or Whatcom County. You MUST receive written approval and an SVCA permit before commencing any work.

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

Owner Signature: [Signature]

Date: 9/2/26

Rec'd 09/10/2026
1:57 AM

Item 16
Pg 1 of 11
G13

Sudden Valley Community Association

Tree/Vegetation Trimming and/or Removal Request

Street Address: 202 Harborview Drive Div 22 Lot 163/4
Owner: Jay and Jane Fasteen
Mailing Address: 14005 SE 20th Street, Vancouver, WA 98683
Phone: 509-333-0118 Email: jay.fasteen@suddenvalley.com

All trees must be clearly flagged (no spray paint) before applying.
Requests will *not be considered if flagging is missing* OR if street address isn't clearly displayed on residence.

IMPORTANT NOTE: Within an individual's clearly distinguished property boundaries, routine maintenance can be performed and is encouraged **without** ACC permission. This includes the pruning of **dead branches** and those branches that are **6" or less in diameter**. Removal of those branches **may not exceed 30%** of the foliage density of an individual specimen. Small trees, branches and vegetation **10" or less in diameter and within 10' of a residential structure** may be removed without ACC approval.

**** Per Whatcom County Canopy Retention Regulation effective October 22, 2016 any significant tree being removed in Lake Whatcom Watershed requires county permit. Significant is defined as evergreen trees 12" in diameter or greater and deciduous 8" in diameter or greater. Any limbing 25% and under does not require a county permit. If a county permit is required for you proposed tree removal/ limbing request, please attach your approved county permit to this application. ****

1 Number of trees/shrubs **On the diagram below, please indicate the location of the road, property line, house, and each tree (numbered individually).**
1 # Removal # Limbing

Type:

1 Fir Cedar Hemlock
 Alder Maple Other

Check any that apply:

☒ Property or personal danger
☐ Dead/Diseased
☐ Leaning
☐ Roots exposed
☐ On a slope
☐ Creation/maintenance of view
☐ Replanting trees/shrubs

☐ Located on SVCA property

☐ Located on neighbor's property - *For trees that are not on the applicant's property, written permission from the owner is required prior to submittal.*

Please refer to ACC Guideline 14.10 for more information. Please email to: office@suddenvalley.com

Give a full description, the reason for the requested action and diameter on each tree, and attach any additional information if needed:

Tree is #4 as noted in updated tree report by Chris Hunsaker of Earth Works Tree Service, dated August 23, 2026.

Tree is identified in the report as high risk.

This request form in no way constitutes an approval from the ACC or Whatcom County. You MUST receive written approval and an SVCA permit before commencing any work.

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

Owner Signature: Jay Fasteen

Date: 9/10/2026

0202 1 3 90V
RECEIVED

Sudden Valley Community Association Exterior Alteration Request

Item 15
Pg 1 of 1
G13

Street Address: 112 Sudden Valley Dr Div 10 Lot 72
Owner: Natalie & Lacey Zender
Mailing Address: 112 Sudden Valley Dr
Phone: ~~907-444-1234~~ Email: ~~natalie.zender@svca.org~~

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.

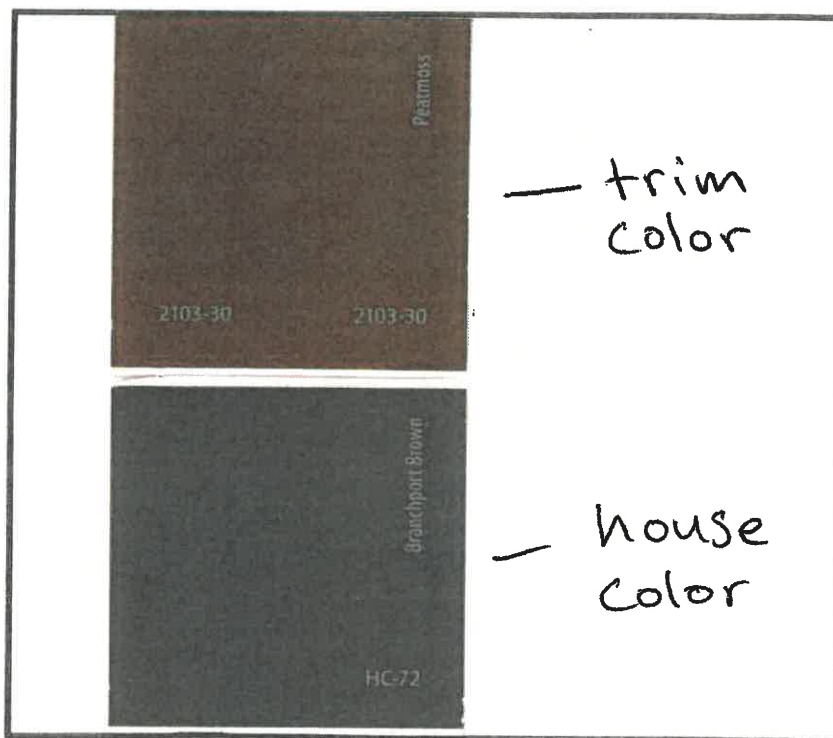
Requested for:

- ☒ 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:

Colors are not
SVCA approved.

Painting exterior of house and trim.
- Benjamin Moore "Peatmoss" for trim
- Benjamin Moore "Branchport Brown" for primary house

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: Natalie Zender

Date: 8/31/26



Item 16
Pg 2 of 11

Tree Risk Assessment

Douglas-fir – Tree #4
202 Harborview Road, Bellingham, WA

Client: Alex Wynstra (original) / Jacob Galfano (update)
Property: 202 Harborview Road, Bellingham, WA
Report Updated: August 23, 2026
Prepared by: Christopher Hunsaker, ISA Certified Arborist PN-8658A, TRAQ

Earthworks Tree Service

Established in 2007, Earthworks Tree Service provides arborist consulting, tree risk assessment, tree reports, pruning, removals, and risk mitigation throughout north Washington. Our consulting work follows ISA standards and TRAQ methods, grounded in practical field experience.

Christopher Hunsaker, Certified Arborist

Christopher Hunsaker is an ISA Certified Arborist and Tree Risk Assessment Qualified (TRAQ) arborist. He holds a Bachelor of Science in Botany and serves as the lead consulting arborist for Earthworks Tree Service.

Credentials

- ISA Certified Arborist, PN-8658A
- ISA Tree Risk Assessment Qualification (TRAQ)
- Bachelor of Science, Botany

1. Purpose and Scope

Earthworks Tree Service was retained to evaluate trees on the property at 202 Harborview Road in Bellingham, Washington. This report is limited to Tree #4, a mature Douglas-fir located near the back right corner of the property.

This document revises and updates the tree risk assessment originally prepared for Alex Wynstra in 2021. Jacob Galfano, who lives immediately south, later retained Earthworks Tree Service to review Tree #4, and the findings that follow reflect that updated assessment. The purpose is to document the structural condition of Tree #4, evaluate the associated risk to nearby targets, and provide a clear management recommendation based on current professional standards.

The assessment follows a Level 2 (Basic) visual inspection under the ISA Tree Risk Assessment Qualification (TRAQ) methodology and includes observations from a climbing inspection completed in April 2026. No invasive testing or advanced diagnostics were performed beyond the climbing inspection.

2. Tree Information

Species	Douglas-fir (<i>Pseudotsuga menziesii</i>)
Height	Approximately 150 feet
DBH	42 inches
Canopy Width	Approximately 45 feet
Living Crown Ratio	Approximately 70%
Location	Back right corner of the property
Overall Risk Rating	High

3. Targets

Existing homes and areas of potential future development lie within the fall zone of Tree #4. Given the tree's height of approximately 150 feet, failure of the upper stem or one of the large replacement tops could strike structures or people on the subject property or adjacent lots. Occupancy of these targets is considered frequent to constant under normal residential use.

4. Inspection Method and Limitations

The assessment is based on visible conditions observed during ground-level inspection and a climbing inspection completed in April 2026. No invasive probing, resistograph testing, or sonic tomography was performed. The evaluation relies on external symptoms, internal conditions observed while climbing, history of failure, and standard TRAQ risk analysis.

Tree risk is dynamic. Conditions change as trees grow, defects progress, surrounding targets change, or significant weather events occur. This report documents conditions observed and does not guarantee against future failure of the tree or any of its parts. The risk rating reflects professional judgment at the time of the assessment.

5. Observations

Tree #4 is a large Douglas-fir that lost its original central leader at some point in the past. After that failure, the tree produced multiple replacement tops. Three or more upright stems currently occupy the upper crown.

Several of those replacement tops have themselves failed. Evidence of previous failures is visible at multiple unions in the upper portion of the tree. This history is important: the structural concern is not theoretical. Parts of the crown have already broken out.

Loss of the original top left a large wound on the main stem. Decay is expected to develop from an injury of this type and will progress downward over time, further weakening the attachment points of the remaining tops.

The current tops arose from epicormic or lateral growth after the original leader failed. They did not develop from a continuous central stem. As these tops continue to increase in height and mass, the mechanical loads on their unions also increase. When one top fails, the remaining tops become more exposed to wind, increasing the load on whatever structure remains.

April 2026 Climbing Inspection

A climbing inspection was completed in April 2026. At a major bifurcation, we found a dead, decaying top approximately 5 to 6 inches in diameter. The dead wood appears to have decayed downward into the union itself. The remaining structure shows a U-shaped union with strong reaction growth around the defect (Figures 3–5). While the surrounding wood has responded with additional growth, the presence of decay inside the bifurcation is a significant structural concern and supports the elevated likelihood of future failure at this location.

Existing and potential future homes sit within the potential failure range of the tree (see Figure 1).

6. Risk Assessment

Overall Risk Rating: High

Under typical one-year weather the risk is Moderate. Under a 10-year weather event it becomes High (Probable failure × Medium–High impact × Significant–Severe consequences).

Likelihood of Failure — High. Multiple tops have already failed and decay is present inside a major bifurcation.

Likelihood of Impacting a Target — High. Homes lie within the fall radius.

Consequences of Failure — Significant to Severe. Potential for major structural damage and personal injury.

Pruning cannot correct the underlying structural condition.

7. Recommended Mitigation Options

1. Removal

Removal is the only option that would lower the high risk status of Tree #4. Where site conditions and targets allow, a portion of the lower trunk may be retained as a habitat snag reduced to a safe height.

2. Bracing

Bracing can help reduce the chance of failure at the major bifurcation. It does not address the decay already present inside the union. Bracing is the best alternative if removal is not possible.

3. Retain and Monitor

This maintains the highest level of risk and should be considered only as a last resort. Regular monitoring could allow detection of partial failure or early decline, creating an opportunity for removal before the tree becomes more dangerous or costly to take down. At present, the tree shows no signs of declining health.

Limited pruning of limbs overhanging the home was completed as an interim measure. That work does not change the overall high risk rating.

Reinspection is recommended within 2 years, or after any significant storm event, whichever occurs first.

8. Glossary

Item 16
Pg 5 of 11

Central Leader

The primary upright stem that forms the main structural axis of a tree.

DBH – Diameter at Breast Height

The diameter of a tree trunk measured approximately 4.5 feet above grade.

Decay

The deterioration of wood caused by biological organisms. Decay can reduce the structural strength of affected wood.

Failure

The breaking or uprooting of a tree or a portion of a tree.

Habitat Snag

A standing portion of a dead or intentionally reduced tree retained to provide wildlife habitat where it can be safely maintained.

Living Crown Ratio (LCR)

The percentage of the tree's total height that supports live foliage.

Replacement Top

An upright stem that develops after loss or damage to the original central leader.

Target

A person, structure, vehicle, or other property that could be struck and damaged or injured if a tree or part of a tree fails.

TRAQ – Tree Risk Assessment Qualification

An International Society of Arboriculture qualification that provides a standardized methodology for evaluating and communicating tree risk.

Figures

Figure 1. Aerial view of the property showing the location of Tree #4 (Douglas-fir, 42-inch DBH) and other trees previously identified as high risk. Red arrow indicates Tree #4.



Figure 2. Ground-level view of Tree #4 looking upward into the crown, showing the multiple replacement tops that developed after loss of the original central leader.



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Pg 7 of 11

Figure 3. Close view of the major bifurcation inspected during the April 2026 climb. A dead, decaying top stub (approximately 5–6 inches in diameter) is present at the union. Strong reaction growth and a U-shaped union are visible. Hand for scale.



Figure 4. Interior of the bifurcation showing accumulated decayed wood and organic debris. The dead top is assumed to have decayed downward into the union. Hand for scale.



Figure 5. Wider view of the same bifurcation from the climbing inspection. Boots for scale.



Closing

This report was originally prepared for Alex Wynstra in 2021. Jacob Galfano later retained Earthworks Tree Service to review Tree #4. The findings and recommendations that follow are the updated assessment of that tree.

Tree #4 would rank as moderate risk under a typical one-year weather interval. Under a ten-year weather event, however, the risk rises to high. Ordinary seasonal storms are not expected to cause failure of the main structure, but a more severe storm that occurs roughly once a decade makes complete failure at the bifurcations a realistic possibility. Given the likelihood of failure under those conditions, the tree's size, and its proximity to the home, the overall risk rating remains High.

Even after the recommended work is completed, some residual risk will remain on the site, as is typical with mature trees and surrounding targets.

This report is intended to assist in informed decision-making regarding Tree #4. The findings and recommendations are based on the conditions observed, including the April 2026 climbing inspection, and the professional standards current at the time of writing.

Questions regarding this assessment may be directed to the undersigned.

Respectfully submitted,

Christopher Hunsaker
ISA Certified Arborist PN-8658A
Tree Risk Assessment Qualified (TRAQ)
Earthworks Tree Service
August 23, 2026