



Sudden Valley Community Association Architectural Control Committee

Date 10/01/2026

Time 9:00 AM

Location - Zoom

Agenda

Type of meeting: Request and Plan Review

Facilitator: Daniel Rodriguez, Chair

Committee Attendees:

Excused Absence:

Attendees:

Observers:

Item – 1	Approval of 10/01/2026 ACC Meeting Agenda
Item – 2	Property Owner Comments
Item – 3	Consent Agenda – Approval of the 09/17/2026 ACC Meeting Minutes
Item – 4	103 Windward Dr, G1, Tree (Limb 3)
Item – 5	9 Topside Ct, G1, Ext Alt (Deck)
Item – 6	21 Longshore Ln, G1, Tree (Limb 30)
Item – 7	15 Par Ln, G1, Tree (Remove 2)
Item – 8	6 Nighthawk Cir, G2, Fence (Pet) <i>Resubmission</i>
Item – 9	6 Nighthawk Cir, G2, Variance (Side Setback) <i>Resubmission</i>
Item – 10	69 Lake Louise Dr, G2, Tree (Remove 1)
Item – 11	69 Lake Louise Dr, G2, Ext Alt (Free Library) <i>Resubmission</i>
Item – 12	49 Valley Crest Way, G3, Ext Alt (Paint)
Item – 13	4 Shetland Ct, G5, Ext Alt (Paint)
Item – 14	13 Black Bear Ct, G13, Fence (Pet)
Item – 15	13 Black Bear Ct, G13, Ext Alt (Deck)
Item – 16	13 Black Bear Ct, G13, Ext Alt (Stairs)
Item – 17	166 Polo Park Dr, G13, Ext Alt (Paint)

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

Item – 1	Approval of 10/01/2026 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 09/17/2026 ACC Meeting Minutes	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 4	103 Windward Dr, G1, Tree (Limb 3)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 5	9 Topside Ct, G1, Ext Alt (Deck)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 6	21 Longshore Ln, G1, Tree (Limb 30)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 7	15 Par Ln, G1, Tree (Remove 2)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 8	6 Nighthawk Cir, G2, Fence (Pet) <i>Resubmission</i>	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 9	6 Nighthawk Cir, G2, Variance (Side Setback) <i>Resubmission</i>	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 10	69 Lake Louise Dr, G2, Tree (Remove 1)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 11	69 Lake Louise Dr, G2, Ext Alt (Free Library) <i>Resubmission</i>	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 12	49 Valley Crest Way, G3, Ext Alt (Paint)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 13	4 Shetland Ct, G5, Ext Alt (Paint)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 14	13 Black Bear Ct, G13, Fence (Pet)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:



Item – 15	13 Black Bear Ct, G13, Ext Alt (Deck)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 16	13 Black Bear Ct, G13, Ext Alt (Stairs)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 17	166 Polo Park Dr, G13, Ext Alt (Paint)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Meeting Adjourned at 00:00 PM



Sudden Valley Community Association Architectural Control Committee

Minutes

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:	Patric Zwolenski, Jo Jean Kos, Dan Vink, Terry Niblack, Matt Griscom
Excused Absence:	
Attendees:	Jerry Gangle, Kumiko Juker
Observers:	Michael Davolio (Item 7), Debrah Davolio (Item 7), Oleh Kharko (Item 13), Rob Hunt (observer)

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 Bigleaf 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 05:00 PM

Item – 1	Approval of 09/17/2026 ACC Meeting Agenda		Video 00:00:09 – 00:00:22
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

Item – 2	Property Owner Comments		Video 00:34:44 – 00:42:40
Comments:	Rob Hunt asked questions about ACC procedure and modular homes.		
Discussion:			
Action:		Motion: N/A	

Item – 3	Consent Agenda – Approval of the 09/03/2026 ACC Meeting Minutes		Video 00:00:38 – 00:00:54
Comments:			
Discussion:			
Action:	Approved	Motion: Jo Jean	Unanimous

Item – 4	80A Windward Dr, G1, Ext Alt (Driveway)		Video 00:10:28 – 00:13:08
Comments:	Approved provided footprint of driveway is not increasing and no additional parking spaces are added.		
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

Item – 5	46 North Point Dr, G1, Tree (Remove 1)		Video 00:13:08 – 00:14:19
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

Item – 6	21 Longshore Ln, G1, Tree (Remove 2)		Video 00:15:31 – 00:16:13
Comments:			
Discussion:			
Action:	Approved	Motion: Terry	Unanimous

Item – 7	37 Longshore Ln, G1, Tree (Limb 2)		Video 00:01:09 – 00:02:24
Comments:			
Discussion:			
Action:	Approved	Motion: Matt	Unanimous

Item – 8	9 Par Ln, G1, Ext Alt (Retaining Wall)	Video 00:16:15 – 00:17:29
Comments:		
Discussion:		
Action:	Approved	Motion: Terry Majority (Patric abstains)

Item – 9	16 Valley View Cir, G2, Const Change (Parking)	Video 00:18:27 – 00:23:35
Comments:	Restore the drainage ditch back to its original state, removing all quarry spill.	
Discussion:		
Action:	Denied	Motion: Dan Unanimous

Item – 10	6 Nighthawk Cir, G2, Fence (Pet)	Video 00:26:22 – 00:29:10
Comments:	Please revise your plan to not include front yard fencing. Upon resubmission, please stake and string the proposed fence.	
Discussion:		
Action:	Denied	Motion: Dan Unanimous

Item – 11	6 Nighthawk Cir, G2, Variance (Side Setback)	Video 00:26:22 – 00:29:10
Comments:		
Discussion:		
Action:	Denied	Motion: Dan Unanimous

Item – 12	13 North Summit Dr, G3, Ext Alt (Paint)	Video 00:29:10– 00:29:20
Comments:		
Discussion:		
Action:	Approved	Motion: Terry Unanimous

Item – 13	22 Bigleaf Ln, G5, Const Change (Remove Tree) <i>Resubmission</i>	Video 00:02:42 – 00:10:23
Comments:	Vine maple must be spaced at least 6ft apart. If it is not possible, substitute some vine maple with other native shrubs.	
Discussion:		
Action:	Approved	Motion: Terry Unanimous

Item – 14	16B Grey Birch Ln, G13, Tree (Remove 1)	Video 00:29:21 – 00:32:06
Comments:	Please provide an arborist report substantiating the need for the tree removal.	
Discussion:		
Action:	Denied	Motion: Terry Unanimous



Item – 15	112 Sudden Valley Dr, G13, Ext Alt (Paint)		Video 00:32:07 – 00:32:43
Comments:			
Discussion:			
Action:	Approved	Motion: Matt	Unanimous

Item – 16	202 Harbor View Dr, G13, Tree (Remove 1)		Video 00:32:45 – 00:34:36
Comments:			
Discussion:			
Action:	Approved	Motion: Terry	Unanimous

Meeting Adjourned at 05:45 PM

Rec'd 09/24/2026
10:10 AM

Item 4

Pg 1 of 1

G1

Sudden Valley Community Association

Tree/Vegetation Trimming and/or Removal Request

Street Address: 103 Windward Drive Div 23 Lot 099

Owner: Lorraine + Grady Burch

Mailing Address: PO Box 277, Oakland, FL 34760

Phone: [REDACTED] Email: [REDACTED]

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. ****

3 Number of trees/shrubs
Removal 3 # Limbing

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

Type:

3 Fir Cedar Hemlock
 Alder Maple Other

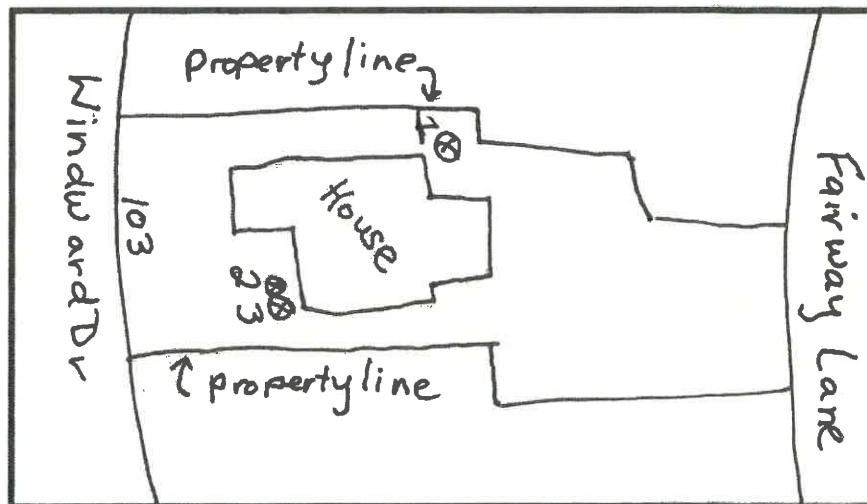
Check any that apply:

- ☒ 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:

- 1) Large fir, diam 59.5". Reduce overextended limbs above the home.
- 2) Diam 36". Larger co-dominant stem. Reduce selected overextended limbs over house.
- 3) Diam 22.6". Shorten leaning smaller co-dominant stem, reducing end weight.

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: Lorraine Burch Date: 9/24/2026

Rec'd 9/22/2026
1:23 PM

Sudden Valley Community Association Exterior Alteration Request

Item 5
Pg 1 of 2
G1

Street Address: 9 Topside Court

Div 12

Lot 95

Owner: Michael and Susan Inman

Mailing Address: PO Box 276 Saugatuck, MI 49453

Phone: ~~XXXXXXXXXX~~

Email: ~~XXXXXXXXXX~~

**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.**

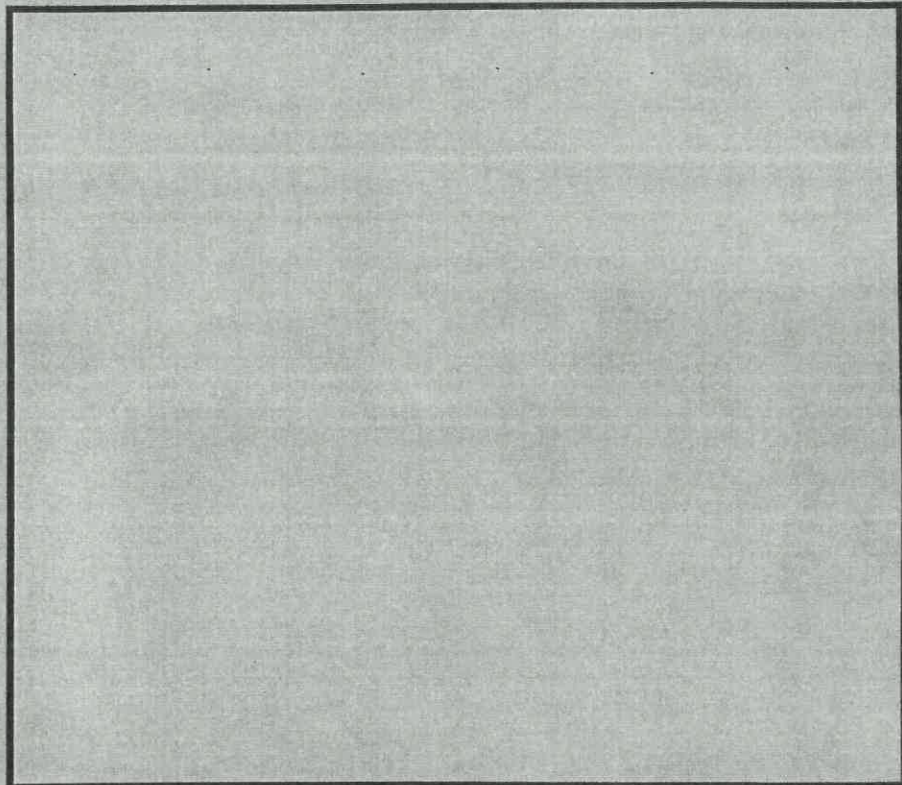
Requested for:

- ☒ 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 would like to replace the railings and decking on 2 decks and a small exterior staircase in the back of the house.

The new deck floors will be TimberTech PVC English Walnut (picture attached). The new deck railings will be Cable Railings in Bronze (photo attached)

The 2 decks and the stairs are visible in the attached photo of the back of the house. There are only about 3 houses who can see this side of our house.

We are working with CAZ Construction on this project and they can do it this fall if approved. We believe the new deck and stair material will enhance the look of the home and request your approval. Let me know if you need anything else.

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: Susan Inman

Date: 9/21/26

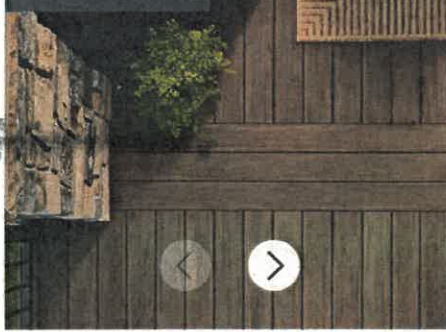
Collections



Collections



ADVANCED PVC



VINTAGE COLLECTION® English Walnut

A woodland-inspired warm brown that resembles the rich tones of exotic walnut wood

- Wire-brushed finish
- Highly color-blended with complex multitone designs



The railing picture has lights on the rail posts - we will not be doing that - the picture is just an example to show you the color and style of the railings.



Item 5
Pg 2 of 2
G1

Rec'd 9/9/2026
12:15 PM

Item 6
Pg 1 of 5

Sudden Valley Community Association
Tree/Vegetation Trimming and/or Removal Request ^{G1}

Street Address: 21 Longshore Ln, Bellingham WA 98229 Div 21 Lot 11
Owner: Sara Wilson and Kevin Widoff
Mailing Address: 21 Longshore Ln, Bellingham WA 98229
Phone: [REDACTED] Email: [REDACTED]

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. ****

30 Number of trees/shrubs
 # Removal 30 # Limbing

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

Type:

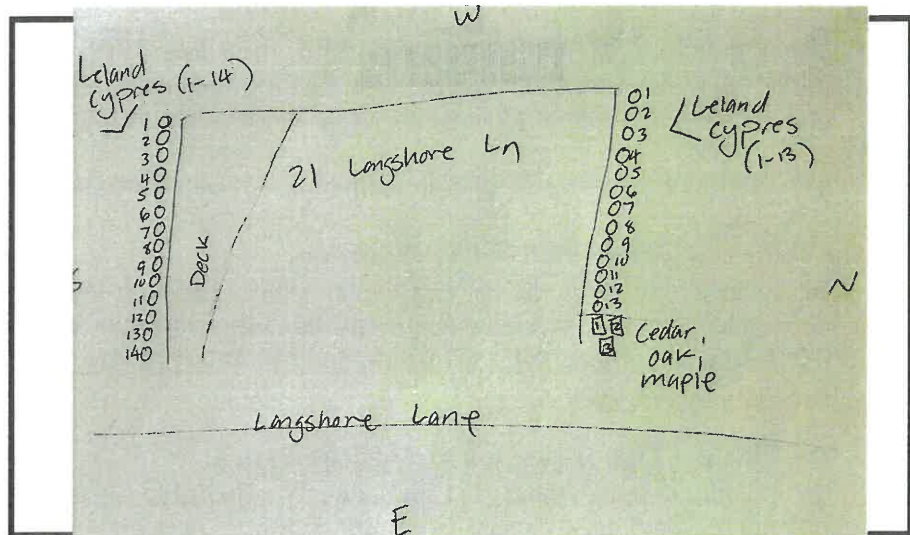
 Fir Cedar Hemlock
 Alder Maple ☒ Other

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 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 request 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 Pruning & Limbing

I am requesting ACC approval for targeted tree pruning on my property at 21 Longshore Lane. The proposed work is intended to address existing tree-to-structure encroachment, improve clearance and air circulation around the residence, reduce safety and fire-related risks, and maintain the health and long-term viability of the existing trees.

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

All of these branches are less than 10 inches in diameter, and the proposed pruning will remove less than 25% of each tree.

1. Leland Cypress Trees – Clearance from Residence and Deck

The Leland Cypress trees located around the residence have grown into and against the home and deck. Limbs are currently overhanging and/or contacting the roof and exterior portions of the residence.

The contractor proposes to selectively prune these trees **away from the house and deck**, including removal of limbs overhanging the roof and deck. The work will use proper pruning cuts and will be limited to the limbs necessary to establish appropriate clearance.

This portion of the request directly addresses several of the criteria in §14.10.1:

§14.10.1(a) – Immediate safety concerns:

Branches overhanging the roof and deck create a potential source of property damage and personal safety concerns, particularly during periods of high wind and severe weather. Removing the encroaching limbs reduces the potential for branch failure onto the residence or areas occupied by residents.

§14.10.1(b) – Fire prevention and air circulation:

The existing Leland Cypress are immediately adjacent to the residence, with branches extending over the roof and deck. Selective pruning will increase separation between combustible vegetation and the structure, improve air circulation, and reduce the concentration of vegetation immediately adjacent to the home.

§14.10.1(d) – Encroachment onto structures:

This criterion is particularly applicable because branches are currently extending into or contacting the residence and deck. The proposed pruning is specifically intended to correct these existing encroachments.

§14.10.1(j) – Characteristics of the tree species:

The proposed pruning takes into account the growth characteristics of the Leland Cypress. Establishing clearance now will help accommodate continued growth and reduce recurring contact between the trees and the residence.

§14.10.1(k) – Maturity, health, and growth potential:

The goal is to preserve the existing Leland Cypress trees rather than remove them. Selective limbing allows the trees to remain while providing them with appropriate clearance from the structure and deck.

§14.10.1(m) – Protection and preservation of property values:

Maintaining reasonable clearance between mature trees and the residence is a preventative measure that protects the roof, siding, deck, and other portions of the home from damage associated with persistent tree contact and falling or broken limbs.

2. Cedar, Oak, and Maple Trees – Raising Lower Limbs

The contractor also proposes to raise the low limbs of the Cedar, Oak, and Maple trees located adjacent to the driveway.

This work is intended to provide appropriate clearance for the driveway and vehicles while maintaining the trees. The proposed work consists of removing selected low limbs rather than removing the trees.

Additionally, this work will make the speed limit sign visible, as the maple tree is currently almost completely obstructing it.

The pruning will be performed using proper pruning cuts and will take into consideration the health, maturity, species characteristics, and future growth of each tree.

4. Overall Approach – Preservation Rather Than Removal

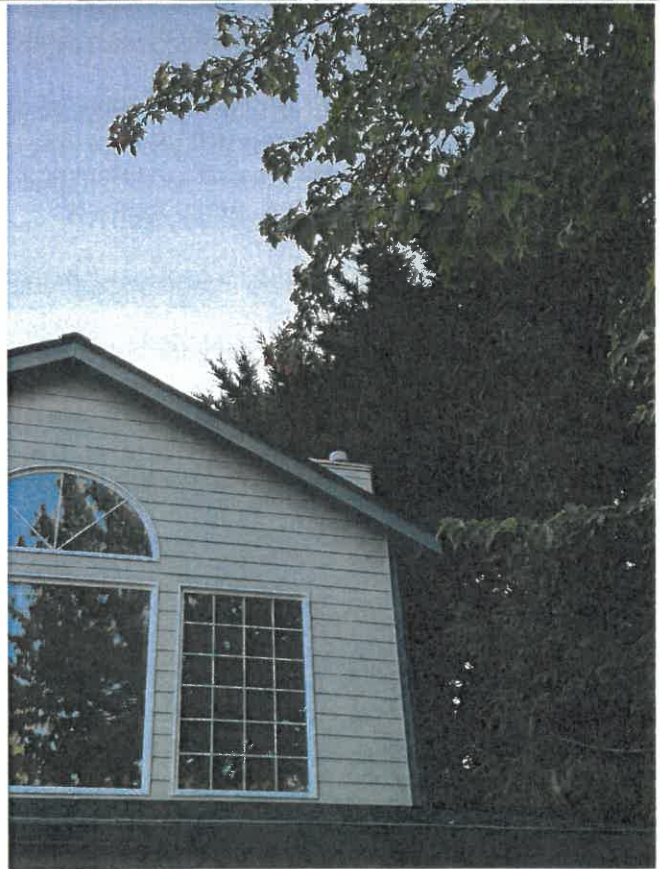
The overall approach is to **retain the existing mature trees** while correcting specific safety, clearance, health, and structure-encroachment issues.

The proposed work consists primarily of selective pruning and limbing rather than tree removal. In particular, the Leland Cypress trees surrounding the home will be retained; only limbs that are encroaching on the residence or deck, overhanging the roof or deck, or otherwise necessary to establish appropriate clearance will be removed.

All pruning will be performed by a professional tree contractor using proper pruning cuts.

The requested work is therefore intended to balance the preservation of Sudden Valley's established tree canopy with the legitimate need to protect the residence, deck, driveway, and occupants from hazards associated with trees growing directly against or over these areas.

I respectfully request ACC approval for the proposed pruning, limbing, and removal described above.



From Steve Jegger [REDACTED]

Date Sat 9/12/2026 7:18 PM

To Sara Wilson [REDACTED]; Allen Helvajian <ahelvajian@suddenvalley.com>; ACCAdmin
<ACCAdmin@suddenvalley.com>

Hi Allen and Sara,

I am Steve Jegodowski, owner of 19 Longshore Ln, the Wilson's neighbor with shared trees in request of pruning.

I have spoken to the Wilson's and I am perfectly on board with their pruning plan our shared trees are definitely encroaching on their space and in need of some attention.

So green light from me!

Any questions or concerns please reach out at [REDACTED]

-Steve

Cheri Western

----- Forwarded message -----

From: **Cheri Western** <[REDACTED]>

Date: Wed, Sep 16, 2026, 7:18 PM

Subject: Tree Trimming at 21 Longshore Lane

To: [REDACTED]

Good evening,

This is Cheri Western at 23 Longshore Kane, Gate 1

Our neighbors at 21 Longshore, have discussed with us the tree trimming to take place and they have our permission to proceed.

Thank you

Cheri Western

Rec'd 9/14/2026
2:57 PM

Item 7
Pg 1 of 1
G1

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

Street Address: 15 PAR LANE Div 35 Lot 15
Owner: MICHAEL LAWRENCE & CAROL ANNE SOUSA
Mailing Address: 15 PAR LN, BELLINGHAM, WA 98229
Phone: [REDACTED] Email: [REDACTED]

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.

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** 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. **

____ 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:

1 Fir ____ Cedar 1 Hemlock
____ Alder ____ Maple ____ Other

Check any that apply:

2 Property or personal danger

____ Dead/Diseased

____ Leaning

____ Roots exposed

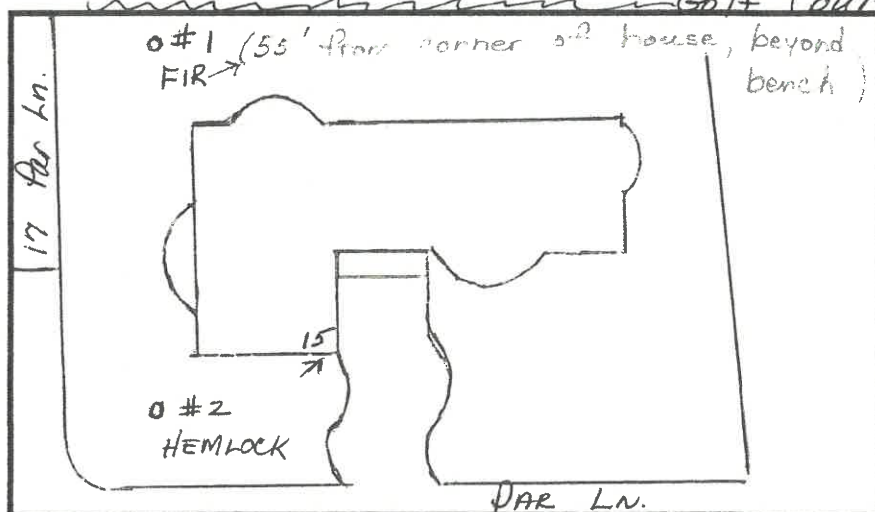
____ On a slope

1 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:

#1 FIR - 7" VOLUNTEER - GROWING BENEATH CANOPY OF TWO LARGE FIRS. TREE IS BLOCKING NEIGHBOR'S VIEW OF GOLF COURSE

#2 HEMLOCK - ARBORIST SUGGESTED REMOVING IT. ITS BLOCKING LIGHT TO THE JAPANESE MAPLE AT CORNER OF HOUSE & HEMLOCKS FALL

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: Carol A. Sousa Date: 9/14/2026

Rec'd 09/10/2026
8:01 AMSudden Valley Community Association
Fence RequestItem 8
Pg 1 of 2
G2

Street Address: 6 Nighthawk Circle Bellingham WA 98229 Div 20 Lot 62
 Owner: Riley McClenaghan
 Mailing Address: _____
 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.

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.*

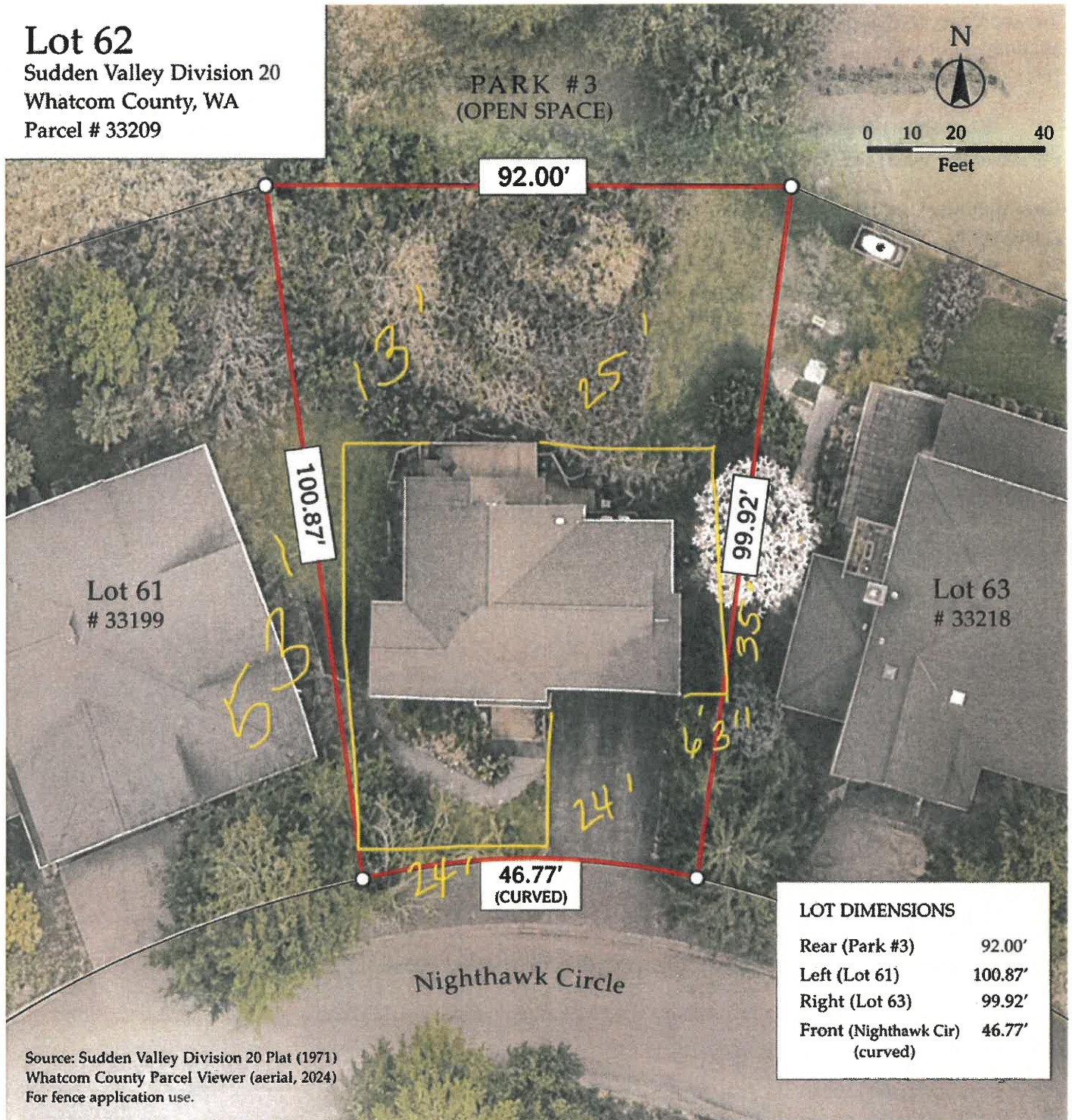
Submission of this form provides notice for the ACC to visit the property during reasonable hours.

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

Resubmission from the 09/17/26 ACC Meeting

Item 9
Pg 1 of 1
G2

Sudden Valley Community Association Variance Request

Street Address: 6 Nighthawk Circle Bellingham WA 98229 Div 20 Lot 62
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.**

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: _____

RECEIVED

SEP 17 2026

Sudden Valley Community Association

Item 10

Pg 1 of 10

Tree/Vegetation Trimming and/or Removal Request G2

Street Address: 69 Lake Louise Dr Bellingham WA 98229

Div 20

Lot 55

Owner: Corliss Siebert

Mailing Address: 69 Lake Louise Dr Bellingham WA 98229

Phone: [REDACTED]

Email: [REDACTED]

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:

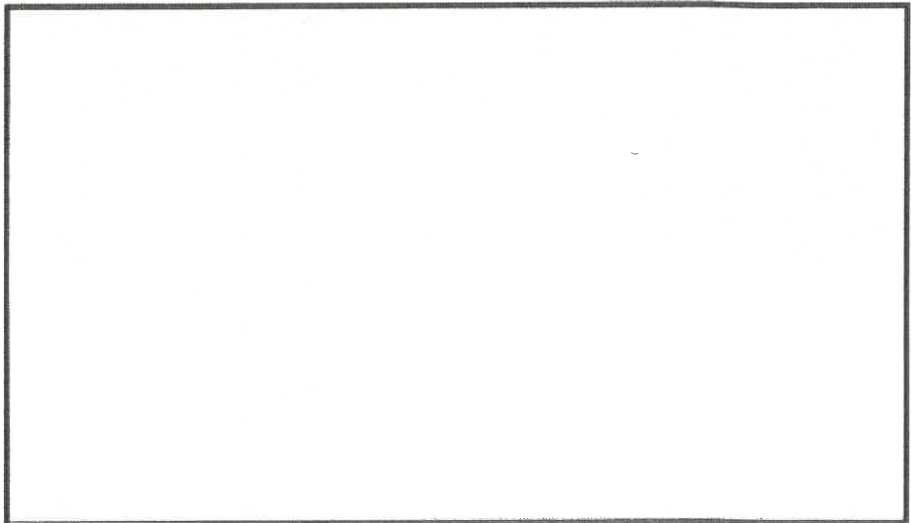
1 Fir Cedar Hemlock

Alder Maple Other

Check any that apply:

☒ 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:

Approval requested to remove 1 leaning 16" diameter 78' tall Douglas fir tree on the left side of the driveway in front of house.

Tree is leaning over garage and driveway. Attached are photos and quote by John the Arborist.

Whatcom County permit approval has already been received and is attached.

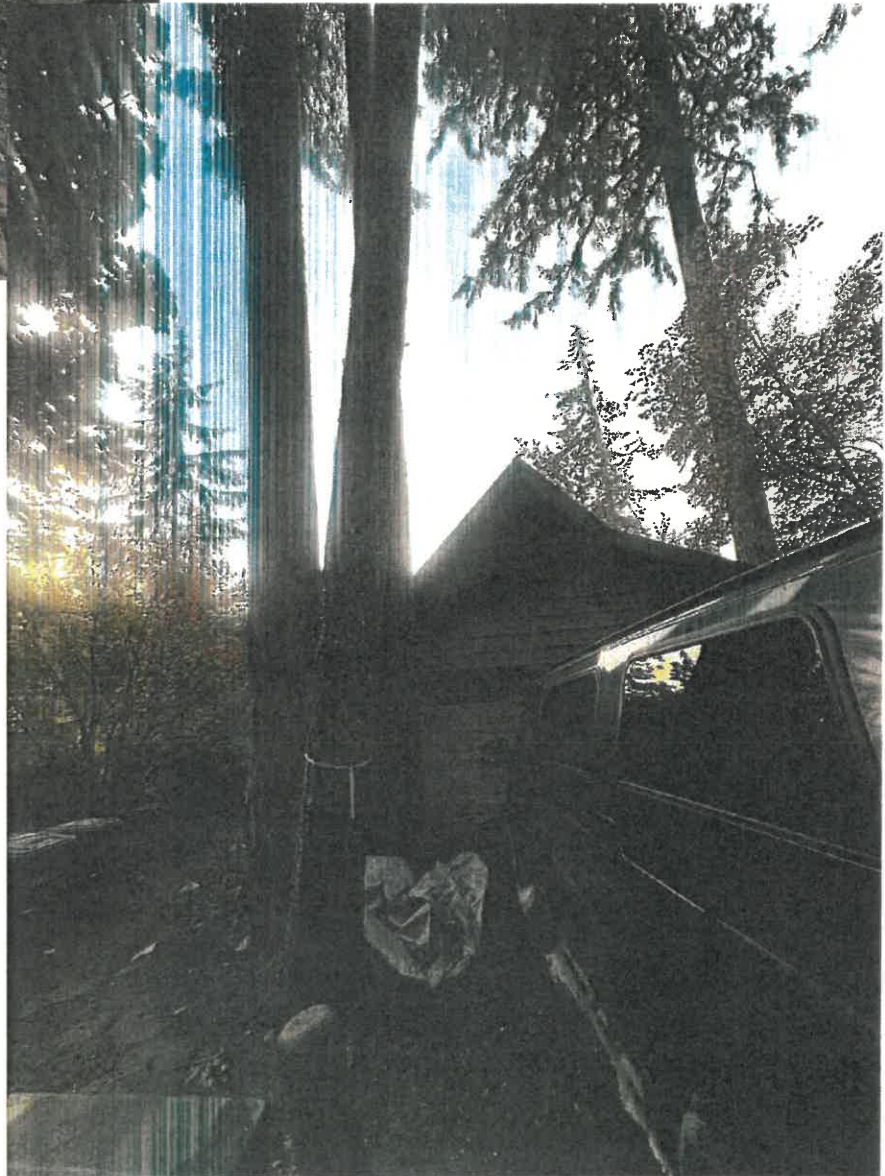
Whatcom county permit attached

John the Arborist quote attached

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: Corliss A SiebertDate: 9/16/2026





QUOTE #1445

Item 10
Pg 3 of 10
G2

SENT ON:

Dec 11, 2024

RECIPIENT:

Grace Cannon

69 lake Louise dr
Bellingham, Wa 98229

SENDER:

John The Arborist

1323 Commercial Street
Suite 209
Bellingham, Washington 98225

Phone: 3603553149

Email: bellinghamarborist@gmail.com

Website: <http://bellinghamarborist.com>

Product/Service	Description	Qty.	Unit Price	Total
Tree Removal	The safe removal of trees, either live or dead, down to the stump or habitat snag. Remove leaning 16" diameter 78' tall Douglas fir tree in front of house Work performed to the guidelines and best practice standards of the International Society of Arboriculture.	1	\$1,170.00	\$1,170.00
Material Removal	The processing and removal of wood and/or debris from job site. Chip branches from Douglas fir tree removal. Haul away all wood and debris. Clean up worksite.	1	\$450.00	\$450.00
				Not included
Lateral Crown Reduction	The shortening of reaching branches to reduce wind drag, and to decrease risk of branch failure. Hazard branch pruning of Douglas fir tree on north side of house. Remove dead, broken, poorly attached branches. Inspect upper crown for defect and document. Work performed to the guidelines and best practice standards of the International Society of Arboriculture.	1	\$1,950.00	\$1,950.00



QUOTE #1445

SENT ON:

Dec 11, 2024

Product/Service	Description	Qty.	Unit Price	Total
				Not Included
Material Removal	The processing and removal of wood and/or debris from job site. Chip branches from lateral crown reduction. Haul away all wood and debris for disposal. Clean up worksite.	1	\$390.00	\$390.00
Certified Arborist Report	*ISA - TRAQ Tree Risk Assessment Qualification, a standardized, systematic process for assessing tree risk and providing information to tree owners and risk managers when making decisions that will promote the safety of people and property and enhance tree benefits, health, and longevity. By authorizing this work, the client acknowledges that a deposit is required and will be applied to the tree risk assessment, report preparation, and permitting documentation. These services are billable and the work will not begin until the deposit is received. Permit is issued with the understanding that any work completed with the permit is to be done by John The Arborist Tree Service. If work associated with our permit is completed by another company, a 20% of the total estimate for service will be billed to the property owner or contractor that requested the permit. *Required for permits City of Bellingham and Whatcom County	1	\$625.00	\$625.00
Subtotal				\$2,245.00
WA-L3701 (8.8%)				\$197.56
Total				\$2,442.56

This quote is valid for the next 30 days, after which values may be subject to change.

The signing of this contract assumes homeowner rights and responsibilities for all line items identified. John the Arborist and associates are not held responsible for property line disputes nor disagreements.



ARBOSTEWARD™ PROFESSIONAL ASSESSMENT

TREE RISK ASSESSMENT REPORT

Prepared for: Hazard Tree Removal



REPORT DATE

May 29, 2026

TREE ID

#T001

SUBJECT TREE

Douglas Fir

Pseudotsuga menziesii

PROPERTY

Grace Cannon

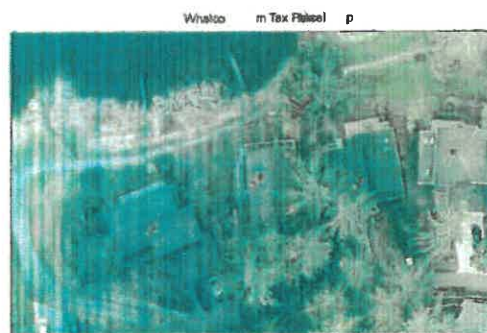
69 Lake Louise Drive
Bellingham, WA, 98229

OVERALL RISK RATING

HIGH

ISA BMP Standard

FIG. 1 SITE MAP TRA SNAPSHOT



Shoreline Approval

PDS Stormwater _____
Wetland/HCA _____
Geo-hazard _____
Zoning _____
Fire _____
Shoreline **RLB 8/6/2026**

TREE IDENTIFICATION

COMMON NAME

Douglas Fir

TAG / ID

T001

NEARBY STRUCTURES

Next to house, cars, street

SCIENTIFIC NAME

Pseudotsuga menziesii

LOCATION ON PROPERTY

Front yard, near drive way

TREE MEASUREMENTS

1 6"
DBH

70'
HEIGHT

12'
CROWN

HEALTH ASSESSMENT

OVERALL HEALTH

FAIR

RISK ASSESSMENT (ISA STANDARD)

LIKELIHOOD OF FAILURE
probable

LIKELIHOOD OF IMPACT
high

CONSEQUENCES
severe

OVERALL RISK - ISA BMP

HIGH

FIG. 2 — PHOTOGRAPHIC DOCUMENTATION



Tree inventory photo



Tree inventory photo

ARBORIST PROFESSIONAL SUMMARY

PROFESSIONAL ASSESSMENT NARRATIVE

ISA Certified Arborist TRAQ Survey Methodology

Tree risk assessment (TRA) is a systematic process to evaluate the potential for a tree or its parts to fail, causing harm to people or property. The process involves identifying defects, assessing the likelihood of failure, and determining the consequences of such failure. The precision and detail of a TRA is determined by the level of assessment conducted.

The TRA performed for this report was a LEVEL 2 assessment. A level 2 assessment involves a 360 degree ground based visual inspection examining the overall health of the root flare, lower bole, mainstem, and upper canopy for structural defects that can lead to failures.

Using a matrix developed by the ISA, the structural integrity of the tree is quantified to understand the tree's relative hazard rating to people and property. The relative hazard rating ranges from Very Low to High. Once the hazard rating has been established, the consequences of that failure are determined ranging from Negligible to Severe.

The tools used during this assessment were; Spencer 50' Diameter Tape, Vortex Optics Crossfire HD 10X42 Binoculars, Suunto PM-5 Clinometer, A rubber sounding mallet, 24" steel probe, and a Nikon Forestry Pro Rangefinder/Hypsometer.

JUSTIFICATION FOR REMOVAL

Tree has heavy lean of 15 degrees with high target potential to parking area/driveway and street

REPLANTING PLAN (IF REMOVAL APPROVED)

PROPOSED REPLANTING MITIGATION

Replace with one native tree within 90 days of removal according to Whatcom County Replanting Ratio 1:1

ASSESSOR INFORMATION & CERTIFICATION

ASSESSOR NAME
John Deacon

ASSESSMENT DATE
May 28, 2026

LICENSE #
PN 8708A

CERTIFICATIONS / CREDENTIALS
ISA Certified, TRAQ



WHATCOM COUNTY WASHINGTON

Planning & Development Services
5280 Northwest Drive
Bellingham, WA 98226
PDS@co.whatcom.wa.us
360-778-5900

EXEMPTION FROM THE SHORELINE MANAGEMENT PROGRAM SUBSTANTIAL DEVELOPMENT PERMIT REQUIREMENT

SHX2026-00102

Applicant: John Deacon
6010 Hoff Cir
Everson, WA 98247

Project Description: Removal of one tree.

Project Location(s): 69 Lake Louise Dr
Section 8, Township 37N, Range 04E W.M.

Parcel Number: 3704081911610000

Adjacent Water Body: Lake Louise

Shoreline Designation: Shoreline Residential

SEPA: Categorically Exempt per WAC 197-11-800 –
3 - Repair, Remodeling and Maintenance

Pursuant to Whatcom County Code (WCC), Title 22, Section 22.07.020.B.1 development of which the total cost or fair market value, whichever is higher, does not exceed \$8,504, is exempt from the requirement to obtain a Shoreline Substantial Development Permit.

It has been determined that the proposal is consistent with the above-referenced exemption and qualifies for review without the need to obtain a shoreline substantial development permit.

Note that an exemption from the substantial development permit process is not an exemption from compliance with shoreline regulations, or from any other regulatory requirement. To be authorized, all uses and developments must be consistent with the policies and regulatory provisions of the SMP and the Washington State Shoreline Management Act (SMA). The Administrator may attach conditions to the approval of exempt developments and/or uses as necessary to assure consistency of the project with applicable shoreline regulations.

The requested Shoreline Exemption is approved subject to the attached conditions. Note that pursuant to WCC 22.05.160, a party with standing may be

entitled to appeal this decision to the office of the Hearing Examiner. The application for appeal from the Shoreline Administrator's decision may be obtained at the PDS Office or online at <https://www.whatcomcounty.us/920/Applications-FormsLinks>. Such an appeal shall be filed within fourteen (14) calendar days of this determination.

Official: Rhys Butt
Title: Shoreline Administrator



Approved: 8/6/2026

CONDITIONS ASSOCIATED WITH SHX2026-00102

1. The proposed work shall be consistent with the scope of the application materials provided and consistent with the site plan stamped "Site Plan Review Approval" and initialed by the Shoreline Administrator on 8/6/2026. Any changes will require additional review by the Whatcom County Shoreline Administrator.
2. All invasive and introduced species listed by County and State codes shall be managed according to contemporary protocols, with guidance and notification of Whatcom County Public Works Natural Resources Department and Washington State Invasive Species Council.
3. All temporary disturbances within regulated areas depicted on site plan will be restored to natural conditions or better ecologically in a timely manner upon completion of construction. This restoration shall be accomplished with plants native to the Pacific Northwest.
4. No petroleum products or other deleterious materials shall enter surface waters.
5. Applicable protective measures and Best Management Practices (BMP) shall be implemented prior to the beginning of work, and through completion of the construction, in order to minimize potential for adverse impacts to the natural environment.
6. Issuance of this shoreline permit does not release the applicant from any other Local, State, regional or Federal statutes or regulations applicable to the proposed development.
7. All construction debris shall be removed from the shoreline environment upon completion of the project and disposed of in accordance to all applicable regulations.
8. Washington State Department of Ecology Water Quality Standards shall be maintained.
9. Best Management Practices (BMPs) will be required in order to address any construction related impacts to water quality, the shoreline, and/or existing habitat.
10. Construction shall be commenced within two (2) years of the effective date of this shoreline permit, and shall be completed in five (5) years. The Shoreline Administrator may grant a single extension for a period of not more than one (1) year based on a showing of good cause. Such request must be filed with the Shoreline Administrator before the expiration date described above.
11. Should archaeological resources (e.g. shell midden, faunal remains, stone tools) be observed during project activities, all work in the immediate vicinity should stop, and the area should be secured. The Washington State

Department of Archaeology and Historic Preservation (Local Government Archaeologist 360-586-3088) and the Lummi Nation Tribal Historic Preservation Office (Lena Tso, THPO 360-312-2257) should be contacted immediately in order to help assess the situation and to determine how to preserve the resource(s). Compliance with all applicable laws pertaining to archaeological resources is required. If ground disturbing activities encounter human skeletal remains during the course of construction, then all activity will cease that may cause further disturbance to those remains. The area of the find will be secured and protected from further disturbance. The finding of human skeletal remains will be reported to the county medical examiner/coroner and local law enforcement in the most expeditious manner possible. The remains will not be touched, moved, or further disturbed. The county medical examiner/coroner will assume jurisdiction over the human skeletal remains and make a determination of whether those remains are forensic or non-forensic. If the county medical examiner/coroner determines the remains are non-forensic, then they will report that finding to the Department of Archaeology and Historic Preservation (DAHP) who will then take jurisdiction over the remains. The DAHP will notify any appropriate cemeteries and all affected tribes of the find. The State Physical Anthropologist will make a determination of whether the remains are Indian or Non-Indian and report that finding to any appropriate cemeteries and the affected tribes. The DAHP will then handle all consultation with the affected parties as to the future preservation, excavation, and disposition of the remains.

12. Should any soils be exposed as part of this project, adequate Erosion and Sedimentation Control (ESC) measures shall be installed to prevent sediment laden water from entering neighboring properties, surface drainages (i.e. ditches), and critical areas.
13. Activities which expose more than 500 sq. ft. of soil are prohibited from October 1 through May 31.
14. Three native conifer trees shall be planted in a location of equal to or less distance from the Ordinary High-Water Mark (OHWM) than the existing Hazard Tree to be removed. Photographic evidence shall be submitted to the Shorelines Administrator after the replacement trees have been planted.

RECEIVED

SEP 17 2026

Resubmission from the 05/07/26 ACC Meeting

**Sudden Valley Community Association
Exterior Alteration Request**

Item 11
Pg 1 of 4
G2

Street Address: 69 Lake Louise Dr Bellingham WA 98229 Div 20 Lot 55
Owner: Corliss Siebert
Mailing Address: 69 Lake Louise Dr Bellingham WA 98829
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.**

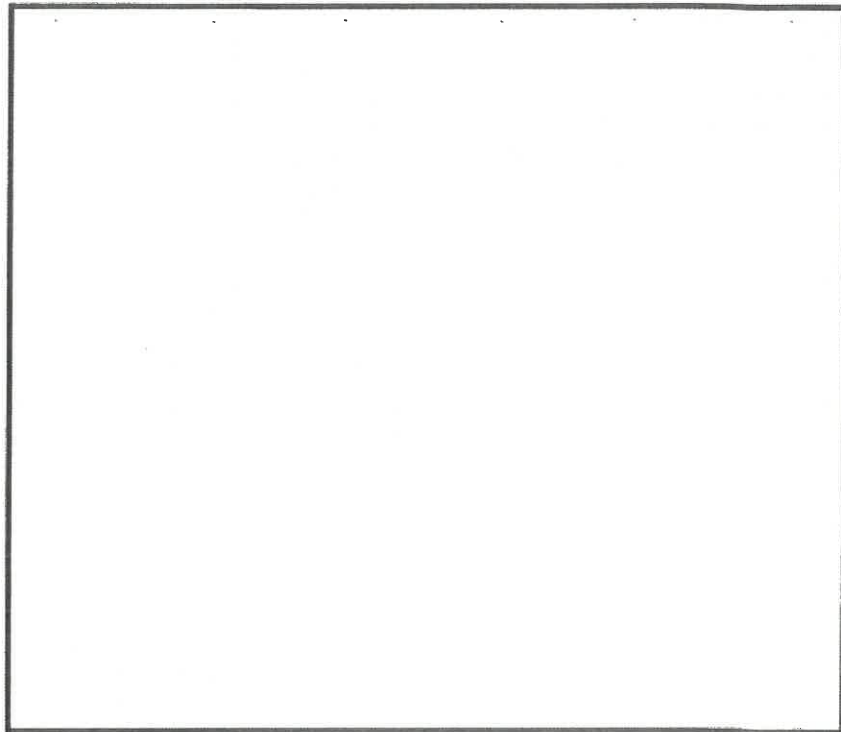
Requested for:

- ☒ 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:

UPDATED: application 9/16/26

I would like to install a Little free library on my property to strengthen community connection. It would provide access to a variety of books 24/7, which is important for kids when they aren't in school, and adults will have quick access to books. The library will have a mix of fiction and non fiction children's, young adult and adult books. The little free library will be kept clean, attractive, and in good shape. If the library is damaged, I will be responsible for repairs and will take care of them in a timely fashion.

The library box dimensions are 26in x 25in x 12in

Updated photo of where the library will be placed on the property after a survey was completed. Updated photo of the post that it will be installed on.

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

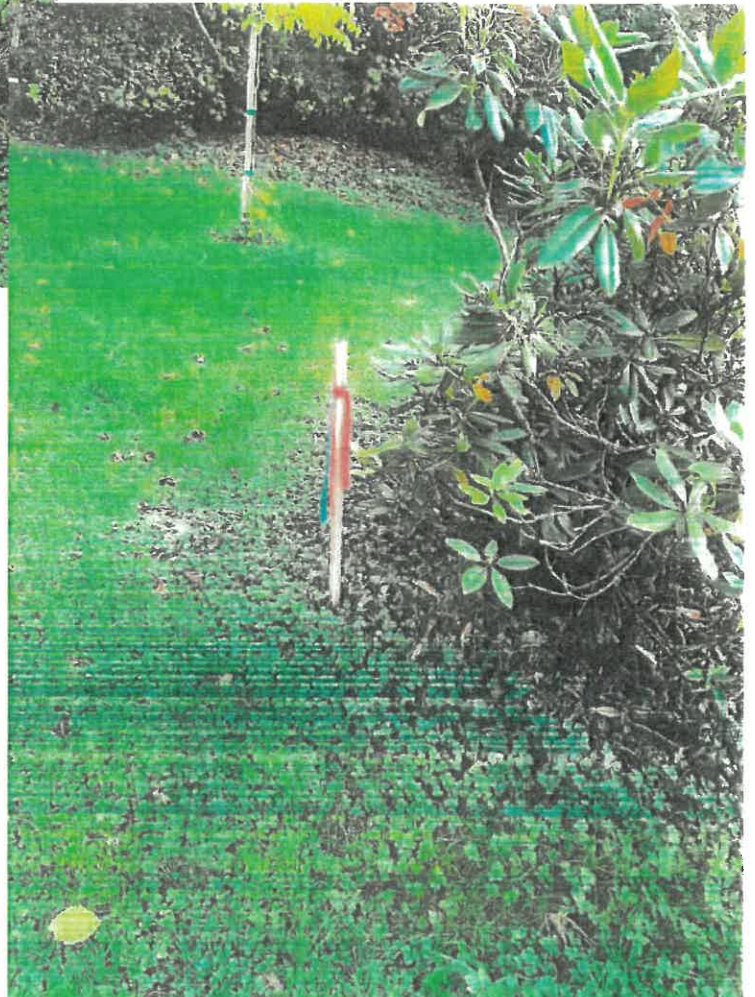
Submission of this form provides notice for the ACC to visit the property during reasonable hours.

Owner Signature: Corliss A Siebert Date: 9/16/2026



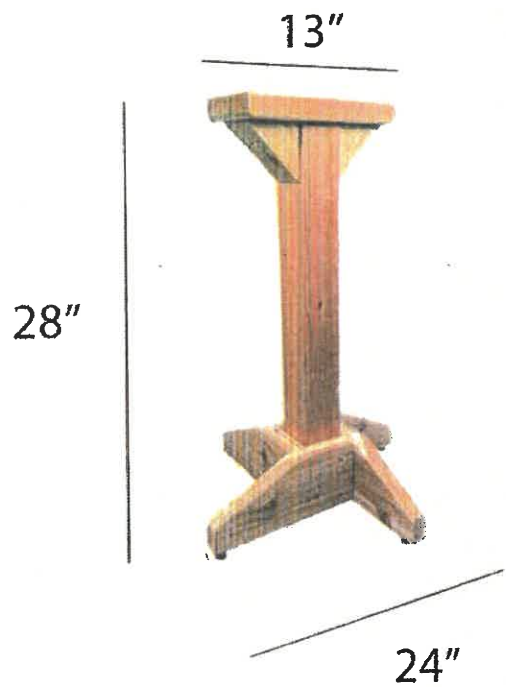


Item 11
Pg 3 of 4
G2



Approximate External Dimensions

Item 11
Pg 4 of 4
G2



RECEIVED

SEP 17 2026

Sudden Valley Community Association
Exterior Alteration Request

Item 12
Pg 1 of 1
G3

Street Address: 49 VALLEY Crest Way Div 01 Lot 136
Owner: Kimberley Richter
Mailing Address: 49 Valley Crest Way 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.

	Body 14 Westchester Gray SW 2849 Select Color ☐
	Trim 3 Pure White SW 7005 Select Color ☐

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

would like to paint

Westchester Gray / Pure white trim

Both are pre approved colors

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: Kimberley Richter

Date: _____

RECEIVED

SEP 16 2026

Item 13
Pg 1 of 1
G5

**Sudden Valley Community Association
Exterior Alteration Request**

Street Address: 4 Shetland Court, Bellingham (gate 5) Div 24 Lot 097
Owner: Albert Reimer and Tara Gilligan Reimer
Mailing Address: 4 Shetland Court, Bellingham, WA 98229
Phone: [REDACTED] Al's cell: [REDACTED] Email: [REDACTED] Tara's 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.

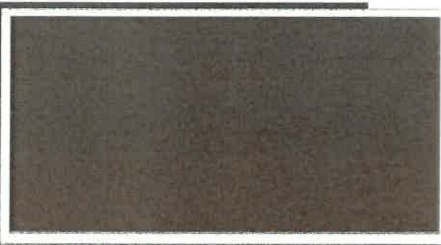
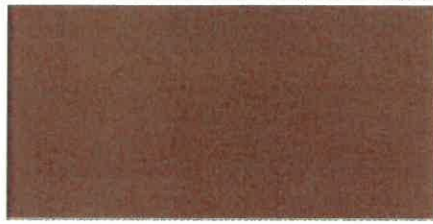
Requested for:

- ☒ 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.

	Body 5 Aurora Brown SW 2837 Select Color ☐
	Body 11 Roycroft Copper Red SW 2839 Select Color ☐

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

We, the owners and occupants of our home at 4 Shetland Court (gate 5),
are seeking ACC approval to paint the exterior of our house,
in accordance to the color guidelines. Main color Aurora Brown SW 2837
trim color: Roycroft Copper Red SW 2839.

Thank you for your consideration.

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] Tara Gilligan Reimer Date: September 16, 2026

RECEIVED

SEP 21 2026

Sudden Valley Community Association Fence Request

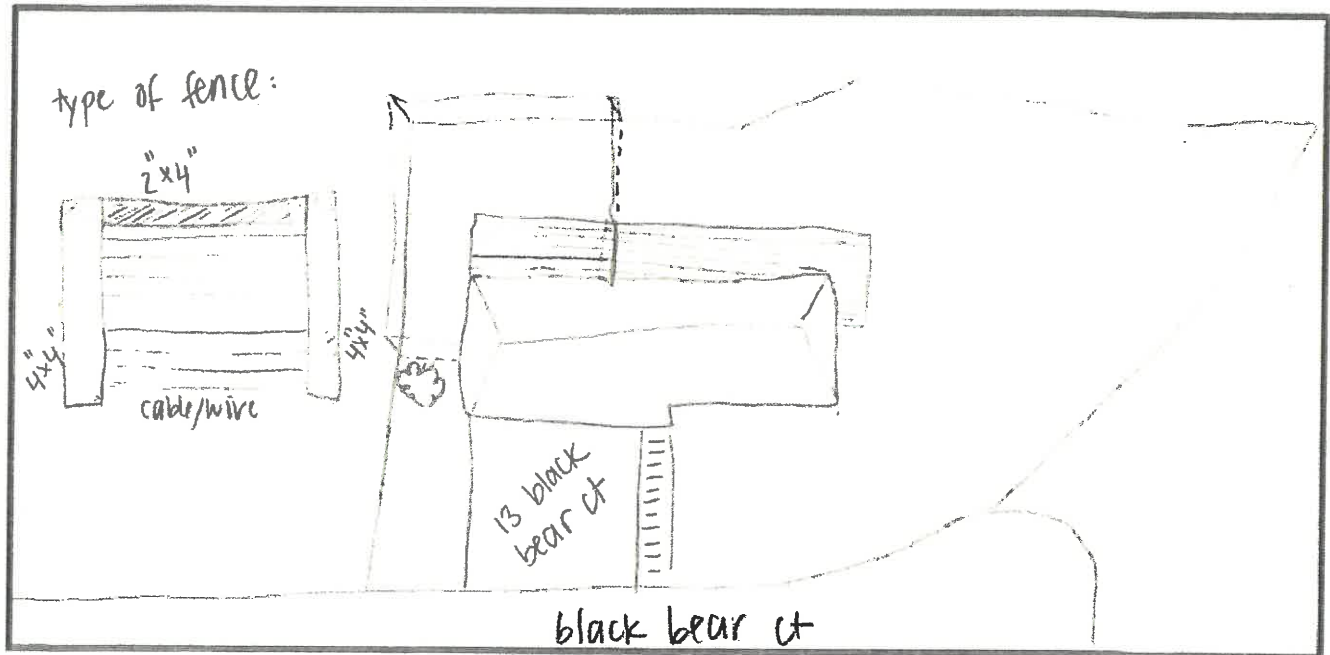
Item 14
Pg 1 of 1
G13

Street Address: 13 Black Bear Ct Div 6 Lot 124 & 125
Owner: Bernhard Glock - Media Leadership Company - ie Melina Glock
Mailing Address: 13 Black Bear Ct
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.

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).



Corners of the proposed fence **MUST** be staked prior to submittal.
Please refer to ACC Guideline 14.6.8 for more information.

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

Add dog fence in back corner of property. It will be 4x4 wood Posts with 2x4 top rail, strung cable between posts 6-8 in apart to enclose dog but not block sight.

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: 9/21/26

AC Staff Comments: _____

RECEIVED

SEP 21 2026

Sudden Valley Community Association
Exterior Alteration Request

Item 15
Pg 1 of 1
G13

Street Address: 13 Black Bear Ct Div 6 Lot 124 & 125
Owner: Bernhard Glack Media Leadership Co - Melissa Glack
Mailing Address: 13 Black Bear Ct
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:

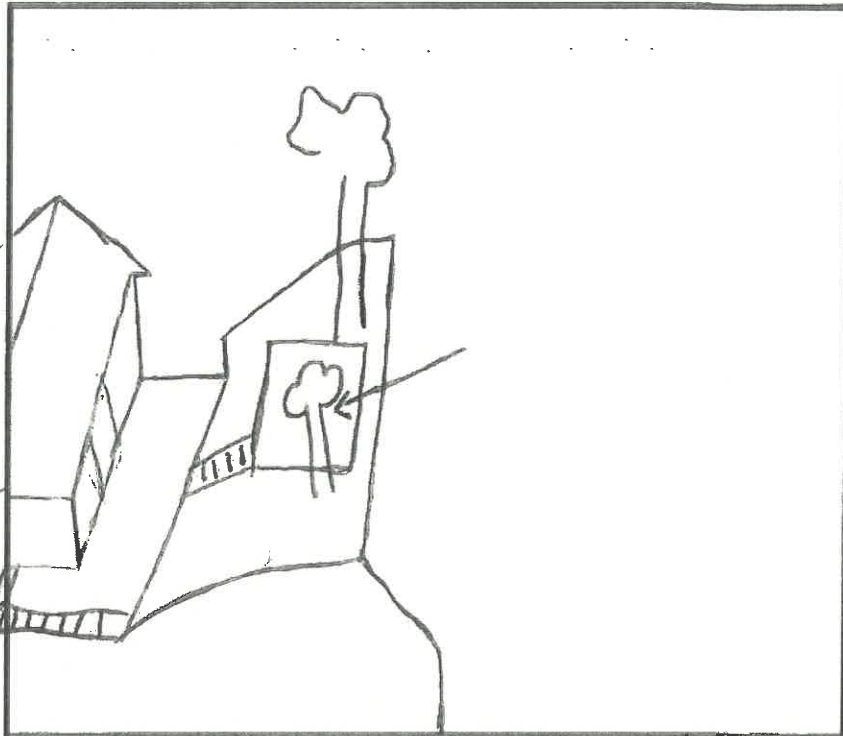
- ☒ Existing home
☐ New construction

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.

black bear ct



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

Add additional deck space ~12'x24' above existing deck. Use composite decking that matches the original lower deck. 5ft above current deck with stairs from lower to new upper. The deck would be between the two trees step ~6ft from property line.

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: 9/21/26

RECEIVED

SEP 21 2026

Item 16

Pg 1 of 1

G13

**Sudden Valley Community Association
Exterior Alteration Request**

Street Address: 13 Black Bear Ct Div 6 Lot 124 & 125
Owner: Bernhard Glatk Media Leadership Company - ie Melina Glatk
Mailing Address: 13 Black Bear Ct
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.

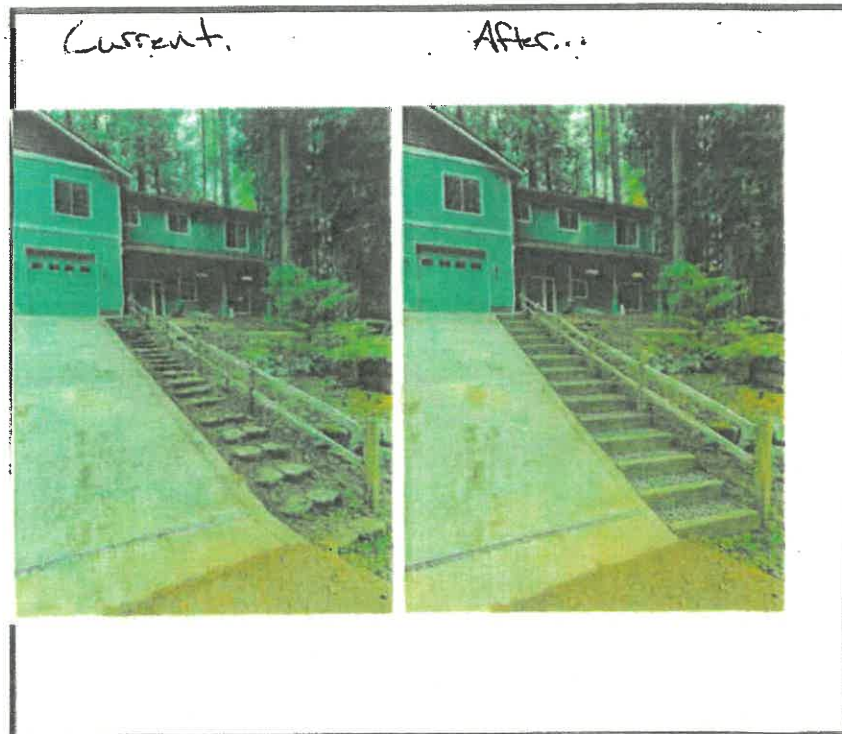
Requested for:

- ☒ 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:

Replace exterior stairs. Currently, paver steps that are uneven &
unstable. Replace with timber steps (4"x4") filled with crushed stone/gravel.
Improve safety & less erosion.

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: 9/21/26

Rec'd 9/14/2026
11:21 AM

Sudden Valley Community Association Exterior Alteration Request

Item 17
Pg 1 of 2
G13

Street Address: 166 Polo Park Dr

Div 09

Lot 191

Owner: Ken Morneau - smart door real estate solutions, llc

Mailing Address: 166 Polo Park Dr

Phone: ~~360 205 2525~~

Email: ~~ken.morneau@smartdoor.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.

See Attached - Proposed
AI Image

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

Painting exterior of house

House Body in Repose Grey

Trim in Alabaster White

Deck - basically same color (semi transparent Walnut - tone)

Roof staying the original green metal roof.

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: Sept 14, 2026



OPTION 3 | REPOSE GREY
Clean. Modern. Timeless.



Sherwin-Williams
Repose Grey
SW 7015
(Body)



Sherwin-Williams
Alabaster
SW 7008
(Trim & Fascia)



Deck Stain
(Semi-transparent
Walnut tone)

