



Sudden Valley Community Association Architectural Control Committee

Date 10/15/2026

Time 5:00 PM

Location - Multi-Purpose Room "A"

Agenda

Type of meeting: Request and Plan Review

Facilitator: Daniel Rodriguez, Chair

Committee Attendees:

Excused Absence:

Attendees:

Observers:

Item – 1	Approval of 10/15/2026 ACC Meeting Agenda
Item – 2	Property Owner Comments
Item – 3	Consent Agenda – Approval of the 10/01/2026 ACC Meeting Minutes
Item – 4	4 Lake Louise Dr, G2, Ext Alt (Heat Pump)
Item – 5	4 Orchid Ct, G2, Ext Alt (Remove Window Seat)
Item – 6	69 Lake Louise Dr, G2, Fence (Pet) Resubmission
Item – 7	16 Sandalwood Circle, G3, Tree (Remove 1)
Item – 8	22 Bigleaf Ln, G5, Const Change (Driveway)
Item – 9	10 Sandalwood Cir, G13, Tree (Remove 1)
Item – 10	7 Summer Bell Ln, G13, Fence (Pet)
Item – 11	206 Harbor View Dr, G13, Tree (Remove 1)
Item – 12	20 Western Ln, G13, Tree (Remove 1)
Item – 13	6 Catkin Ct, G28, Ext Alt (Deck)
Item – 14	
Item – 15	
Item – 16	

Meeting Called to Order 00:00 PM

Item – 1	Approval of 10/15/2026 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 10/01/2026 ACC Meeting Minutes	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 4	4 Lake Louise Dr, G2, Ext Alt (Heat Pump)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 5	4 Orchid Ct, G2, Ext Alt (Remove Window Seat)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 6	69 Lake Louise Dr, G2, Fence (Pet) <i>Resubmission</i>	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 7	16 Sandalwood Circle, G3, Tree (Remove 1)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:



Item – 8	22 Bigleaf Ln, G5, Const Change (Driveway)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 9	10 Sandalwood Cir, G13, Tree (Remove 1)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 10	7 Summer Bell Ln, G13, Fence (Pet)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 11	206 Harbor View Dr, G13, Tree (Remove 1)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 12	20 Western Ln, G13, Tree (Remove 1)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 13	6 Catkin Ct, G28, Ext Alt (Deck)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 14		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 10/01/2026

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: Allen Helvajian, Jerry Gangle

Observers: Alex Inman (Item 5), Sue Inman (Item 5), Melina Glock (Items 14-16 & 18), Riley McClenaghan (Items 8 & 9), Corliss Siebert (Items 10 & 11)

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 09:02 AM**

Item – 1	Approval of 10/01/2026 ACC Meeting Agenda		Video 00:00:14 – 00:01:17
Comments:	Add item #18 – 13 Blackbear Ct, Variance		
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

Item – 2	Property Owner Comments		Video 00:01:19 – 00:01:41
Comments:			
Discussion:			
Action:		Motion: N/A	

Item – 3	Consent Agenda – Approval of the 09/17/2026 ACC Meeting Minutes		Video 00:01:43 – 00:02:06
Comments:			
Discussion:			
Action:	Approved	Motion: Matt	Unanimous

Item – 4	103 Windward Dr, G1, Tree (Limb 3)		Video 00:33:42 – 00:35:44
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

Item – 5	9 Topside Ct, G1, Ext Alt (Deck)		Video 00:02:06 – 00:03:18
Comments:			
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

Item – 6	21 Longshore Ln, G1, Tree (Limb 30)		Video 00:33:42 – 00:35:44
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

Item – 7	15 Par Ln, G1, Tree (Remove 2)		Video 00:33:42 – 00:35:44
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Unanimous



Item – 8	6 Nighthawk Cir, G2, Fence (Pet) <i>Resubmission</i>		Video 00:03:28 – 00:26:46
Comments:	Open to further discussion about a fence on the sides & back with no front yard fencing.		
Discussion:			
Action:	Denied	Motion: Dan	Unanimous

Item – 9	6 Nighthawk Cir, G2, Variance (Side Setback) <i>Resubmission</i>		Video 00:03:28 – 00:26:46
Comments:	A fence on the property line would need approval from neighbor(s). A fence into the setback requires making neighbors aware, and approval is encouraged.		
Discussion:			
Action:	Denied	Motion: Dan	Unanimous

Item – 10	69 Lake Louise Dr, G2, Tree (Remove 1)		Video 00:27:27 – 00:28:25
Comments:			
Discussion:			
Action:	Approved	Motion: Matt	Unanimous

Item – 11	69 Lake Louise Dr, G2, Ext Alt (Free Library) <i>Resubmission</i>		Video 00:30:21 – 00:33:26
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

Item – 12	49 Valley Crest Way, G3, Ext Alt (Paint)		Video 00:41:41 – 00:42:00
Comments:			
Discussion:			
Action:	Approved	Motion: Terry	Unanimous

Item – 13	4 Shetland Ct, G5, Ext Alt (Paint)		Video 00:42:00 – 00:42:19
Comments:			
Discussion:			
Action:	Approved	Motion: Terry	Unanimous

Item – 14	13 Black Bear Ct, G13, Fence (Pet)		Video 00:35:48 – 00:41:26
Comments:			
Discussion:			
Action:	Approved	Motion: Matt	Unanimous



Item – 15	13 Black Bear Ct, G13, Ext Alt (Deck)	Video 00:35:48 – 00:41:26
Comments:		
Discussion:		
Action:	Approved	Motion: Matt Unanimous

Item – 16	13 Black Bear Ct, G13, Ext Alt (Stairs)	Video 00:35:48 – 00:41:26
Comments:		
Discussion:		
Action:	Approved	Motion: Matt Unanimous

Item – 17	166 Polo Park Dr, G13, Ext Alt (Paint)	Video 00:42:19 – 00:42:31
Comments:		
Discussion:		
Action:	Approved	Motion: Patric Unanimous

Item – 18	13 Black Bear Ct, G13, Variance (Pet Fence)	Video 00:35:48 – 00:41:26
Comments:		
Discussion:		
Action:	Approved	Motion: Matt Unanimous

Meeting Adjourned at 09:44 AM

Rec'd 09/28/2026
12:58 PM

Sudden Valley Community Association Exterior Alteration Request

Item 4
Pg 1 of 4
G2

Street Address: 4 Lake Louise Dr Bellingham, WA 98229

Div 7

Lot 64

Owner: Benjamin Tweed and Kimberly Farias

Mailing Address: 4 Lake Louise Dr Bellingham, WA 98229

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.**

Please see the attached photos/documents prepared by Marr's Heating, AC, Plumbing & Electrical and the description below for information on this request.

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

This request is for permission to install the outdoor unit of a heat pump system. The outdoor unit is variable speed, which substantially reduces the sound output of the system, with a maximum of 62dBA. The unit is 37"x31"x16" - full specs can be found in the attachments to this application. Installation will be performed by Marr's and will comply with applicable codes and best practices. Inspection by the relevant jurisdictions is required and will be scheduled immediately following installation. For more information please contact Caleb Brown - System Designer, Marr's Heating, AC, Plumbing & Electrical, (360)920-4581, caleb@marrsheating.com

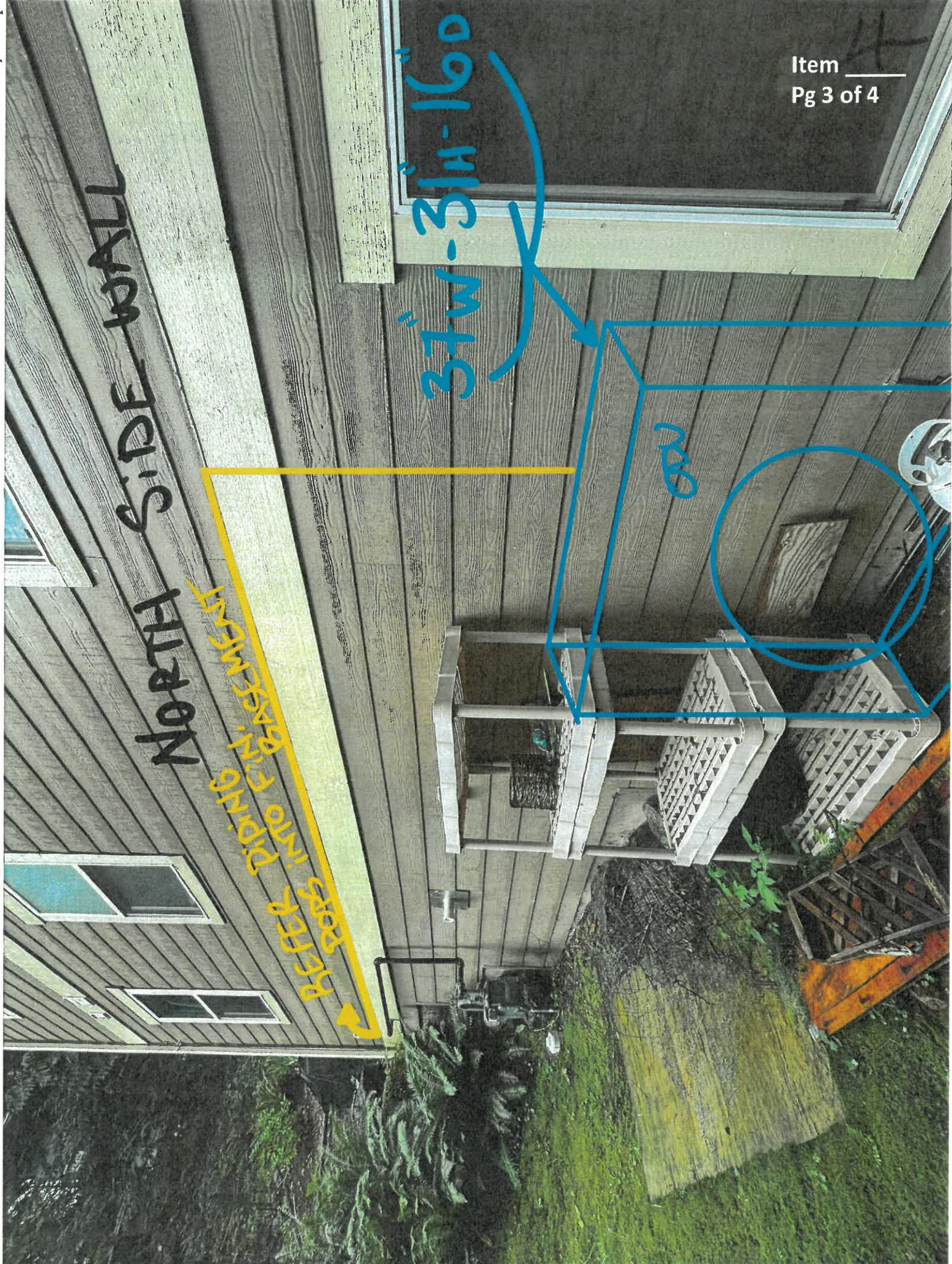
This request form in no way constitutes an approval from ACC. You MUST receive written approval before commencing any alterations.

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

Owner Signature:

Ben Tweed

Date: 9/28/2026



R454b
Refrigerant

SUBMITTAL DATA SHEET

Series Name: Extreme Heat AHU Series
Model Number: MAUSE-H30B-2A/MD1HE-H30B-2A



Item 4
Pg 4 of 4

Air Handler Heat Pump System

Location:	Approval:
Engineer:	Date:
Submitted to:	Construction:
Submitted by:	Unit #:
Reference:	Drawing #:



INDOOR SPECIFICATION

ESP(InWG)		0~1.0
Indoor Air Flow (Turbo/H/M/L/Si) (CFM)		989 / 895 / 806 / 712 / 712
Indoor Noise Level (Turbo/H/M/L/Si) (dBA)		49 / 47 / 45.5 / 31.5 / 31.5
Dimension (W×D×H)	inch	21-1/2 x 17-1/2 x 52-5/16
	mm	546 x 445 x 1330
Package (W×D×H)	inch	57-1/16 x 20-1/2 x 31-1/8
	mm	1450 x 520 x 790
Net/Gross Weight	lbs	149 / 182
	kg	67.7 / 82.6

OUTDOOR SPECIFICATION

Compressor Type		ROTARY
Compressor Model		MTH356UKRC8FQL
Refrigerant		R454B
Refrigerant Oil Charge(mL)		1,300
Refrigerant Oil		HAF68D1A
Outdoor Air Flow (Max) (CFM)		3,002
Outdoor Noise Level (dBA)		62
Dimension (W×D×H)	inch	37-1/4 x 16-1/8 x 31-7/8
	mm	946 x 410 x 810
Package (W×D×H)	inch	42-7/8 x 19-5/8 x 34-7/8
	mm	1090 x 500 x 885
Net/Gross Weight	lbs	167 / 176
	kg	75.6 / 80.0

EFFICIENCY

Cooling		Heating	
SEER2	17.2	HSPF2-4	10.8
EER2	12.0	COP	3.54

PERFORMANCE of Cooling

Cooling (Btu/hr)	
Rated Capacity	30,000
Min/Max Capacity	11,200 ~ 40,000
Moisture Removal(L/h)	3.15
Standard Operating Range(*F/*C)	-22~122 (-30~50)
Rated Cooling Conditions:	
Indoor: 80°F DB/67°F WB	
Outdoor: 95°F DB/75°F WB	

PERFORMANCE of Heating

Heating (Btu/hr)	
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ELECTRICAL

Indoor Power Supply	115/208/230V,60Hz,1Ph
Indoor MCA 115V/(208/230V)	8.0/6.0
Indoor MOP	15.0
Outdoor Power Supply	208/230V,60Hz,1Ph
Outdoor MCA	29.5
Outdoor MOP	30.0
Communication Wiring	AWG 20/2
Compressor RLA	18.0
Outdoor Fan Motor RLA	1.0
Outdoor Fan Motor W	120
Indoor Fan Motor RLA	4.5
Indoor Fan Motor W	N/A
System Power Input @ Cooling (W)	2480 (1,020 ~ 3,880)
System Power Input @ Heating (W)	2730 (580 ~ 3,030)
MCA: Min. circuit amps (A)	MOCP: Max. over current protection (A)

Rec'd 10/04/2026
5:02 PM

Sudden Valley Community Association Exterior Alteration Request

Item 5
Pg 1 of 2
G2

Street Address: 4 Orchid Ct

Div 18

Lot 002

Owner: Kelsey and Joe Woods

Mailing Address: 3419 Cascadia Ave S, Seattle WA 98144

Phone: ~~206.353.8576~~

Email: ~~kelsey.woods@suddenvalley.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.



Body 7
Mount Etna
SW 7625
Select Color ☐



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

Our home was built in the 1970's and has a bump out window seat area on the west side of the house (second floor). We had some rot and carpenter ants about a year ago and did some repair work to ensure safety, but we are now doing some construction inside the house and would like to remove the bump out all together, replacing it with a wall flush with the rest of that side of the house, and a new window to match the window just north of the bump out. The overall look of the house will not be changed - same siding, same window style, just no bump out. We believe this will improve the overall aesthetic and will be safer for our family.

Change front door and paint with Sherwin Williams MT Etna (SW7625) - SVCA Approved Color

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: Kelsey Woods

Date: 10.4.2026



Before



After

RECEIVED

OCT 08 2026

Resubmission from the ACC Meeting on 5/7/2026

Sudden Valley Community Association
Fence Request

Item 6
Pg 1 of 17
G2

Street Address: 69 Lake Louise Dr. Div 20 Lot 5
Owner: Carliss A Siebert
Mailing Address: same as above
Phone: ~~208-223-1111~~ Email: ~~carliss.siebert@suddenvalley.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.

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).

Diagram on maps pg 6
At my house:
- The boundaries of my house marked with stakes and ORANGE TAPE
- maps included show where the fence is needed. (Pg 6)
- Stakes marking fence corners also posted with blue tape
Last time I was underprepared. This fence is so necessary for my health + well being I wanted to be thorough.

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:

Attached are 1) explanation of the need for a fence
2) maps of property survey 3) doctor's note 4) article on FHA + ADA compliance 5) pictures of lot

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: Carliss A Siebert Date: Oct 7, 2026

AC Staff Comments: _____

Corliss Siebert ~~LOT 20~~ DIV 20 LOT 55
69 Lake Louise Dr.

Item

6 ①

Explanation for NECESSARY FENCE.

Pg 2 of 17

I am requesting approval for a fence on my property at 69 Lake Louise Dr. My previous request of May 7th 2026 was denied with questions of where my property lines are, the size requested and objections of my neighbor. In response I paid for a full survey of my property lines. I am including the survey map showing my property lines and landmarks on them. The committee gave the impression that I was asking for too large an area. I wish to respond to this.

My yard is larger than the original request I made. It appeared that I was trying to fence my entire yard and that was not the case. I wanted to fence the most usable portion of my yard. This request is a bit different reflecting changes resulting from the survey.

I have a 6 year old golden retriever who by nature needs a good deal of exercise. A small fenced area is not adequate for her to exercise. Her breed requires 1-2 hours of exercise per day. Also, should Bella be locked in a small enclosure while the family plays on the lawn would make everyone miserable as she moaned and begged to get out.

I have been taking her to dog parks and walks for years. Now she needs to be "In my Yard" because I can no longer walk her on the street or take her to dog parks due to physical disabilities. While asking for proof of my disabilities is not legal I am willing to share them with you. (See my doctor's letter)

I have 2 knee replacements and a hip replacement. These have helped keep me mobile but now my other hip needs to be replaced. This surgery has not been able to be scheduled yet. Even then my mobility for returning to dog parks and walking on the street or trail will still be compromised as my arthritis and neuropathy are progressive.

I have osteoarthritis in my hips, shoulder, back knees and feet. While I do everything I can to stay active these are progressive.

I have rheumatoid arthritis which affects my hands and feet. The neuropathy in my feet affects my balance and makes them very sensitive and painful.

In order to keep up with my 10 year old granddaughter I purchased an electric scooter to get around when it is necessary to walk more than 100 feet. I have tried using this to walk Bella but it is not a good solution. I cannot walk her with it in heavy rain because use in rain isn't recommended. In the upcoming winter months inclement weather will make walks with or without the scooter impossible. Bella has impulsively jerked the leash and she has pulled the scooter over or ripped the leash out of my hand to run to greet people. I have had several spills so far on the scooter in daylight walking Bella resulting in sore muscles and bruises rather than lasting injury.

My neighbor insisted at my last application for a fence that my daughter takes care of this. She does some of the time but under duress. She has a job and volunteers full time making this solution less viable every day. I need an area on my property for Bella to have some exercise and be able to answer nature's calls any time of the day or night without risking my safety or inconveniencing my neighbors or trail walkers. I need a fence.

I have lived in my house since 2011 and in the first half of that time there was a split rail fence on my property along the trail. It did help keep trail traffic on the trail and yard use more contained. My golden from 2011 to 2014 was very old. When she died I did not have a dog until 2020. The split rail rotted out a couple of years ago. I believe the previous owners, Steve and Laurie Kimble, got a variance for that since it was located 12 to 18 inches closer to the trail than my current survey shows my property line. If a variance was granted and is still available that would be helpful since the clearance around my deck is too narrow for the scooter.

Bella ~~is~~ she LOVES everyone and is sure they feel the same way. She is not vicious or dangerous. So a fence on my back property line next to the Lake Louise Trail is to protect those on the trail from her LOVE!

In addition:

Being on a public trail, two women and a child living alone, we feel vulnerable with no barrier to deter dogs running in our "yard" or potential intruders entering our space. I am not seeking a privacy fence but a fence to deter unwanted dogs (not always leashed) from roaming into my yard. In addition the back sliding glass door is very close to the trail making easy access especially for children who on occasion come up to the house for a peak.

My lot is a pie shaped lot, I have less than 30 feet on the street which is taken up by my driveway. I have 108 feet bordering Lake Louise Trail. This is only "yard" I have - My back yard bordering the Lake Louise Trail as noted above. This is the area we want to use to play, set up games like croquet or badminton and throw balls for Bella and sit quietly with Bella and my granddaughter. I also have a one year old grandson who will soon be toddling in my yard. When my granddaughter was little I was younger and able to catch her better. She started swimming lessons at 6 months since I could not "fence the lake" for her protection. I won't be able to catch my grandson and I still can't fence the lake. This piece of land is out backyard, our only yard. We can't use it now because it is open.

I am raising my granddaughter on a fixed income and trying to keep up my house and take care of my body in my old age. Money is tight but after the last meeting I hired Christie and Christie to survey my lot. This was over \$2000. I had a good idea where my lines were but it still revealed my lot was larger than it appears. Lukas Holland, my neighbor lead you to believe my lot line was near my deck corner. I knew from a survey I had from 2003 this was not the case. It is @15 feet toward his house. Lukas is claiming my fence would interfere with his view... I'm asking for a 4 foot Hog-wire fence. His view from his deck is at least 5 feet above the ground and facing the lake directly does not even look at my side of his property. He has been utilizing a corner of my yard for years with my permission until recently when his more permanent encroachment began to bother me. He kept dismissing it. He is now threatening to take the portion of my property he has had use of by "adverse possession". This has lead me to the conclusion that the saying about fences making "GOOD NEIGHBORS" has some validity. Had the property line been fenced and clearly visible I would not be spending thousands of dollars on a lawyer to now protect my property from my neighbor. So I am requesting the fence on that side. I don't want there to be any confusion about my property line. It never occurred to me that my neighbor would try to take my land. Since I have no yard by the street (and the ACC does not permit front yard fences anyway) this is the only yard I have. I need all of it.

I am submitting a revised plan for a 4 feet wood and Hog-wire fence between my lot and the Holland's, across the property line bordering the trail and up the other side to my house with a gate at my sidewalk. There will also be a gate by the bench for us to access the trail. I am not asking for a fence any higher because I am sensitive to its potential to restrict views, including by own. This gives us room to use and enjoy our yard without being intrusive to the trail. It protects us from dogs (often not leashed) wandering into our yard or chasing our cat should he be out with us. It deters curious children.

The FAIR HOUSING ACT provides that:

****Under the FHA, housing providers and local governments must make reasonable accommodations to rules, policies, or practices when necessary to afford a disabled person equal opportunity to use and enjoy a dwelling.****

Item – 18	69 Lake Louise Dr, G2, Fence (Pet)		Video 02:45:30 – 02:53:55
Comments:	Remove the fence posts. If resubmitting the request with the fence more to the side of the house		
Discussion:	<u>remember</u> to stake & string the area.		
Action:	Denied	Motion: Dan	Unanimous

I believe due to my disabilities outlined in this request and supported by my physician. I should be able to enjoy my property, spend time gardening in it, reading in it, playing with my dog and grandchildren in it without the fear of intrusion by dogs or walkers and their children. I should also not have to be on constant alert watching for walkers who Bella may want to kiss and love up close! I should be able to exercise my dog and play with her in my own yard. Disability is dwindling my options for this. I can't take her on trails, or to dog parks not ADA compliant.

While I do have a nice view and an ideal location being on the lake trail should not make me ineligible to enjoy my property because walkers pass a 4 foot fence for less than 108 feet.

This summer has been very difficult. I have had numerous 2 am walks with Bella when she has had diarrhea, in the pitch black, in the rain clutching her leash, my cane, poop bags and a flashlight. This creates a very dangerous situation. If I fall I would have to call someone to help me. Who do I call laying in the street? I have not fallen yet but this has been a near thing. My daughter walks her at least twice a day but this is not exercise. I cannot take her to dog parks if I have to walk over uneven ground to access them.

I know you take each request on its own merit. I believe this is not an unreasonable request and my safety and enjoyment of my property with my grandchildren and daughter in my senior years, considering my disability, outweigh my neighbors need to have a view to the left of their deck. But then I think trying to take your elderly neighbor's property because you want it and objecting to her having a fence so she can use her yard is pretty offensive, so I'm bias.

This is the house my husband and I were to grow old in. Since he was killed in 2014 life has been challenging. In 2016 my mother-in-law died. I was her trustee. In 2018 my mother died. In 2021 the man I hoped to put life back together again with, died when cancer returned after his liver transplant. In 2021 my granddaughter began staying here full time. In 2024 both my sister-in-law and my brother died. My golden years so far have been on the difficult side. There is grief, PTSD, financial strain and a lot of work. There should be some place outside I can just be, with the kids and the dog.

Respectfully submitted for your consideration,

Carliss A. Siebert

Carliss A. Siebert.

69 Lake Louise Dr.

Name: Cory A Siebert | DOB: 6/30/1952 | MRN: 60275731 | PCP: Prince P Pannu, MD | Legal Name:
Corliss A Siebert

Item 6
Pg 5 of 17



FAMILY MEDICINE - CORDATA MAIN - BELLINGHAM, WA
4545 Cordata Pkwy
Bellingham WA 98226-7123

October 6, 2026

Regarding:
Corliss A Siebert
69 Lake Louise Dr
Bellingham WA 98229-2781

To Whom It May Concern

I am the treating physician for my patient, Corliss Siebert, who has a medical condition affecting her hip that results in pain and limitations with prolonged walking.

Because of this condition, walking her dog for longer distances, including walking to and from a nearby park, can exacerbate her symptoms and cause significant discomfort. Having a securely fenced area at her residence where her dog can safely go outside would reduce the need for prolonged walking and help accommodate her physical limitations.

For this reason, I support her request that homeowners association consider allowing installation of an appropriate fence at her residence as a reasonable accommodation for her medical condition.

Your partner in health,

Prince P Pannu, MD

Family Medicine - Cordata Main - Bellingham, Wa
4545 Cordata Pkwy
Bellingham WA 98226-7123
360-752-5165

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Subur

Item 6
Pg 7 of 17



Swat

Item 6
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Siebert

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2011 Bushes



2017 Bushes

CHRISTIE & CHRISTIE 2003

LAND SURVEYING INC.

PROFESSIONAL LAND SURVEYING AND DEVELOPMENT CONSULTANTS

2003 Survey

LEGAL DESCRIPTION

LOT 55, SUDDEN VALLEY, DIVISION NO. 20, ACCORDING TO THE PLAT
HEREOF, RECORDED IN VOLUME 11 OF PLATS, PAGES 39 AND 40, RECORDS
OF WHATCOM COUNTY, WASHINGTON.

DATE OF SURVEY

DECEMBER 17, 2004

SHORE LINE

LAKE LOUISE

SHORE LINE

SEWER OPENING

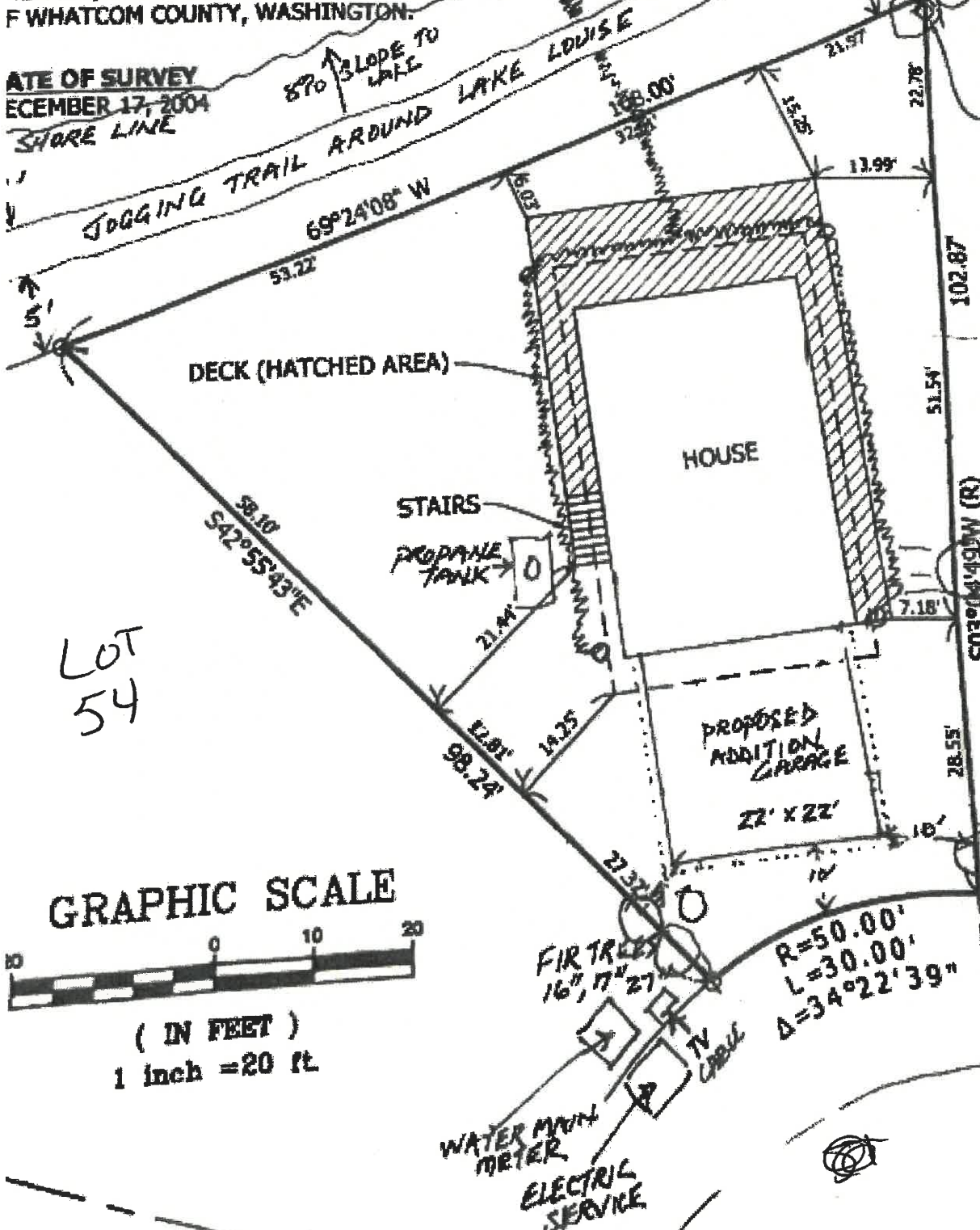
PREPARED FOR
STEVE KIMBLE
738 SUDDEN VALLEY
BELLINGHAM, WA

FIR TREES
18", 24", 35" DIA.

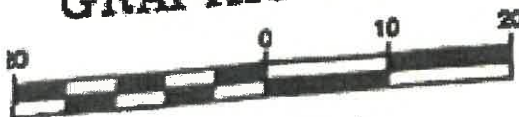
FOUND AND HELD
SURVEY MARKER
(3' OFFSET TO
ACTUAL CORNER)

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LOT
56



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft

2003 Survey includes deck. + garage

pg 4

Survey June 2026
Christie and Christie
69 Lake Louise Drive

~~DOES NOT~~
~~SHOW GARAGE~~

 Fence
 Bushes

NOW



Item 6
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NIGHTHAWK
LAND EXAMINER
SURVEYOR'S CERT

RC

OVERLAY

LAKE LOUISE

LEGAL DESCRIPTION
JT 55, SUDDEN VALLEY, DIVISION NO. 20, ACCORDING TO THE PLAT
HEREOF, RECORDED IN VOLUME 11 OF PLATS, PAGES 39 AND 40, RECORDS
OF WHATCOM COUNTY, WASHINGTON.

DATE OF SURVEY
DECEMBER 17, 2004
SHORE LINE

SHORE LINE

870 SLOPE TO LAKE

NTCOM COUNTY, WASHINGTON.

OF SURVEY
BER 17, 2004
RE LINE

870' SLOPE TO LAKE LOUISE

JOGGING TRAIL AROUND LAKE LOUISE

6'

101-15

Item 0
Pg 12 of 17

HOUSE

GATE
- planned path

R = Rhodite
BB = Big Bush
BLM = Big leaf
rape.

GRAP.



(IN F)
1 inch =

Overlay of 2 surveys

water

water

ELECTRIC SERVICE

VALLEY
garage

TV
Cable

pgk

NIGHTMARE
CARE WORKERS

FLORS CERT

WHITEFORD

Articles

Understanding and Contrasting the ADA and FHA

Date: April 8, 2014

Originally published in Quorum Magazine, November 2013.

No one who becomes a board member for their community association does so with the idea that they want to discriminate against their neighbors. Yet, more and more boards are facing discrimination accusations under the Fair Housing Act and Americans with Disabilities Act. It is critical, therefore, for board members - and the managers and lawyers who assist them - to understand the civil rights laws that apply to them and how these laws can affect the day to day operation of the community association.

The federal government adopted two civil rights acts that can affect community associations. The first is the Fair Housing Act ("FHA"), which was adopted in 1968 and which prohibits discrimination in the operation, leasing or sale of multi-unit housing, including community associations. The second is the Americans With Disabilities Act ("ADA"), which Congress enacted in 1990 and which prohibits discrimination against the disabled in places of public accommodation.

What is the FHA? What is the ADA?

Initially, it is important to understand that the FHA and ADA are civil rights acts, enacted to provide certain protected classes with equal access to use housing and places of public

accommodation. Because of the strong public policy concerns underlying the adoption of both Acts, both should be and are liberally interpreted to provide protection for the classes of individuals they cover.

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The purpose of the FHA is to provide certain classes of people with equal access to housing and to the facilities and services associated with housing. The protected classes include race, color, religion, sex, national origin, familial status and disability. Many of the provisions of the FHA regarding renting, selling and advertising housing do not typically apply to community associations. Discrimination claims against community associations under the FHA are most often made under the following provisions:

- 42 U.S.C. § 3604(f)(3)(A) – which requires a community association to allow reasonable modifications to common elements, common area, units and/or lots to accommodate a disabled person;
- 42 U.S.C. § 3604(f)(3)(B) – which requires a community association to make a reasonable accommodation in its rules, policies, practices, or services to allow a disabled person equal opportunity to use and enjoy their home; and
- 42 U.S.C. § 3604(f)(2) – which prohibits a community association from discriminating against any of the protected classes in the provision of services or the use of its facilities.

Because of these FHA requirements, a community association must be careful that the rules and regulations it adopts apply equally to all residents and that it cautiously analyzes requests for reasonable modifications and reasonable accommodation so as to avoid any claim of discrimination.

The ADA has less potential to impact the operation of a community association because it prohibits discrimination against disabled individuals in the use and enjoyment of places of *public accommodation*. 42 U.S.C. §12182(a.) Places of public accommodation are required to maintain certain accessibility features to allow disabled persons an equal opportunity to access and use the public accommodation.

Private community associations whose facilities are only open to owners and residents do not qualify as places of public accommodation and are not subject to the ADA's requirements. The exception to this rule is if a community association opens up its facilities to the public, such as when a community association's pool is used for a swim meet with a team from another community. If a community association does engage in activities that make it a place of public accommodation, then it is subject to the requirements of the ADA for that

portion of the property and may be required to install accessibility features.

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What are the primary differences between the FHA and ADA?

The FHA and ADA are both intended to prevent discrimination, but there exist significant differences between the two that impact how they affect community associations.

1. Private v. Public – The FHA governs private communities and, therefore, affects the operation of all community associations. The ADA applies only to places of public accommodation and, thus, unless a community association takes specific action to open itself to the public, the ADA does not apply to community associations.
2. Disability v. Broader Protected Class – The ADA only prohibits discrimination for disabled individuals, while the FHA prohibits discrimination based on race, color, religion, sex, national origin, familial status and disability.
3. Design & Construction Requirements – The ADA creates an ongoing obligation to have certain accessibility features and to update their property whenever “readily achievable” to meet changing accessibility requirements. Practically, this means that a community association that has opened a portion of its property as a place of public accommodation must upgrade their property, as necessary, to provide the requisite accessibility features in that portion of its property. The accessibility features are identified in the ADA Accessibility Guidelines (ADAAG). The FHA requires that housing designed and constructed for first occupancy after March 13, 1991 have certain accessibility features, but unlike the ADA, does not require that the property be retrofitted with accessibility features if designed and constructed prior to March 13, 1991.
4. Enforcement – The Department of Justice is involved in the enforcement of both the ADA and the FHA. Also, both the ADA and the FHA create a private cause of action that allows individuals to file suit directly against a community association for discrimination under either Act. Additionally, however, the FHA is subject to enforcement by city and county human rights commissions, state and local fair housing boards, and the Department of Housing and Urban Development (“HUD”). States and localities often adopt their own fair housing regulations, which are similar to the FHA but carry their own independent penalties and enforcement procedures. A community association must, therefore, be aware of the local, state, and federal laws so as to insure compliance with all.
5. Reactive v. Proactive – The ADA is a proactive statute that requires those community associations with facilities qualifying as public accommodations to add the required accessibility features so long as they are “readily achievable.” A community

association does not need to receive a request from a disabled person before it has an obligation to add the accessibility features to its areas of public accommodation. While the FHA requires community associations to allow equal access by all the protected classes to its facilities and services, it is otherwise a reactive versus proactive statute. The FHA, therefore, does not require a community association to take action unless it receives a modification or accommodation request from a resident or owner.

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Common Issues for Community Associations Affected by the FHA and ADA

While significant differences exist in the application of the FHA and ADA to community associations and while the ADA has limited application to community associations, community associations face certain issues that are impacted by both the FHA and ADA.

Community associations' swimming pools give rise to a number of issues under both the ADA and FHA. Under the FHA, a community association is prohibited from discriminating against any individuals in the protected classes in the facilities and services that it provides. An association cannot, therefore, adopt any rules or regulations regarding the use of the facilities or services that disparately impact one of the protected classes. For example, a rule that prohibits children from swimming in the pool for fifteen minutes of each hour constitutes discrimination against familial status and violates the FHA.

The ADA also creates issues for community association swimming pools to the extent that the pool is a place of public accommodation, such as when the pool is used for swim meets that invite teams from outside the community. If the pool is a place of public accommodation, the community association will be obligated to install accessibility features, which would include adding a lift and/or sloped entrance to the pool to allow disabled individuals to equally access the pool.

Both the ADA and FHA impact, albeit differently, the access of animals to community associations. The FHA provides that, if requested as an accommodation for a disability, a community association must modify its rules to allow residents to keep animals. This can include trained service animals and emotional support animals that are not required to have special training. A wide variety of animals have qualified for a reasonable accommodation exception under the FHA, including dogs, cats, rabbits, and miniature horses. Potentially any animal that provides well-being, comfort or companionship necessary for a disabled person to have equal use of their housing could qualify for a reasonable accommodation under the ADA.

The ADA is far more limiting in the access it allows animals to have to public accommodations. The ADA only requires that a public accommodation modify its policies, practices or procedures to allow the use of a service animal by a disabled person. The definition of "service animal" includes only dogs that have been specially trained to provide services to a disabled person. Emotional support animals do not, therefore, qualify for access to a place of public accommodation under the ADA. The ADA recently amended their guidelines to also allow miniature horses in places of public accommodation, provided they are house broken, under the owner's control, of a type, size and weight that can be accommodated in the facility, and do not compromise the safe operation of the facility. A community association operating a pool as a place of public accommodation may, therefore, be required to allow both service dogs and service miniature horses in the pool facility.

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Conclusion

Both the ADA and the FHA use the word "discrimination" to describe the conduct they prohibit. No one, be they board member, manager or counsel, wants to be faced with such an accusation or mired in an investigation under either Act. It is important, therefore, to be mindful of the application of each Act to the operation of a community association and to seek counsel whenever necessary and as early as possible to make certain that the association carefully considers its options and obligations under both the ADA and FHA. Doing so will avoid misunderstanding and, in some cases, expensive litigation.

Rec'd 09/26/2026

6:01 PM

Item 7

Pg 1 of 1

Sudden Valley Community Association

Tree/Vegetation Trimming and/or Removal Request G3

Div 10 Lot 022Street Address: 16 Sandalwood CircleOwner: Molly McCluerMailing Address: samePhone: 509-588-0011 Email: molly.mcluer@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:

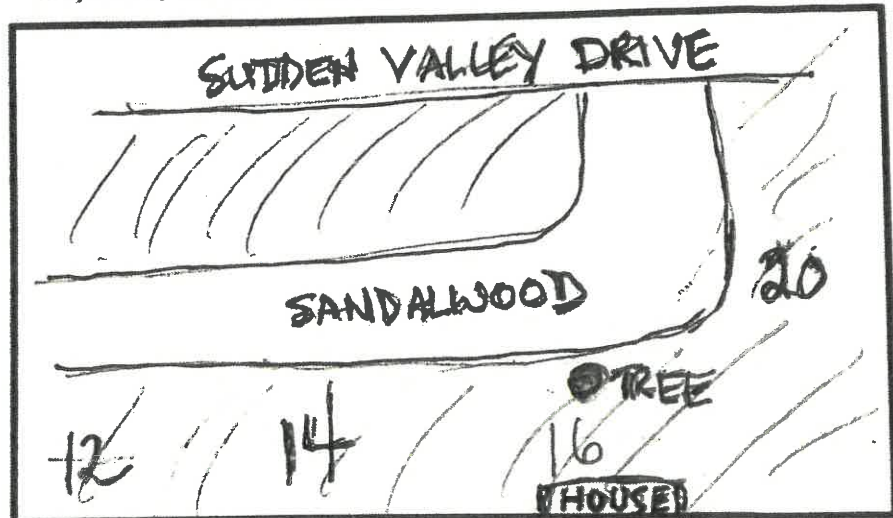
 Fir Cedar Hemlock
 Alder Maple ✓ Other

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:

THIS TREE IS A HORSE CHESTNUT, MAYBE 50' TALL? THAT HAS SOME SURFACE ROOTS, A LITTLE ROOM TO SPREAD ROOTS, AND APPEARS TO ME TO BE TILTING SLIGHTLY TOWARDS MY HOUSE, WHICH IS SUPPORTED BY SILTS ON THE DOWNHILL SIDE.

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: Molly McCluerDate: 9/26/26

RECEIVED
OCT 08 2026

Sudden Valley Community Association
Construction Change Request

Item 8
Pg 1 of 3
G5
Lot 36

Street Address: 22 Bigleaf Ln, Bellingham Div 24
Owner: Deek Kharko
Mailing Address: [REDACTED]
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.

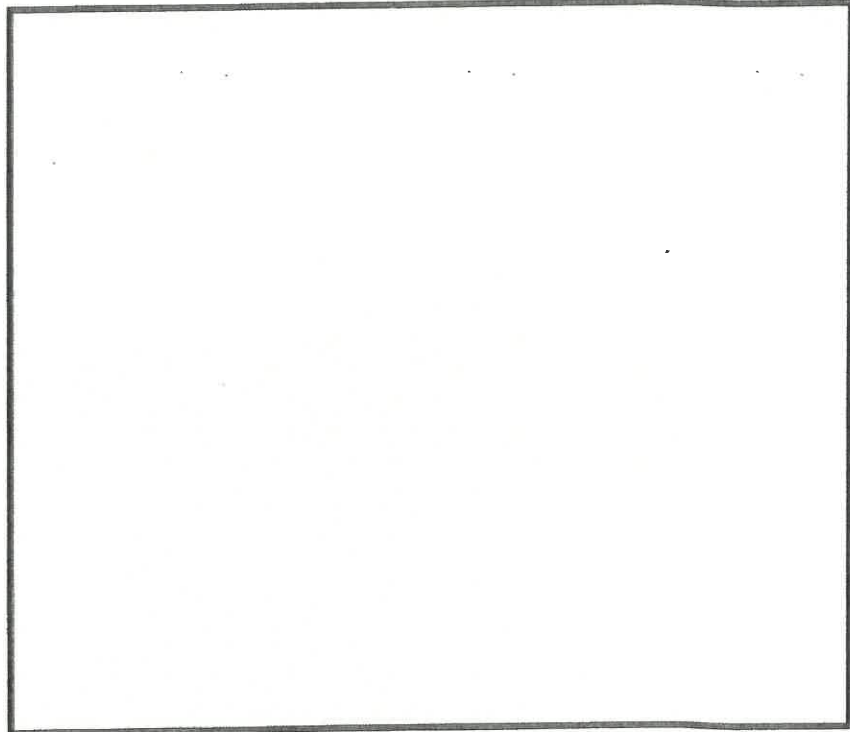
Requested for:

- ☐ 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 would like to request a change to driveway layout. We would
like the driveway entrance to be from Bigleaf Lane instead of the
shared road to the right of the 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: Deek Date: 10/08/2026

REVISIONS	DATE	BY

AXE ENGINEERING
SERVICES, LLC
"CUTTING THROUGH
PROJECT BARRIERS"
851 OCHO WA 8106
BELLINGHAM, WA 98225
360 - 922 - 0549
www.axeengineering.com



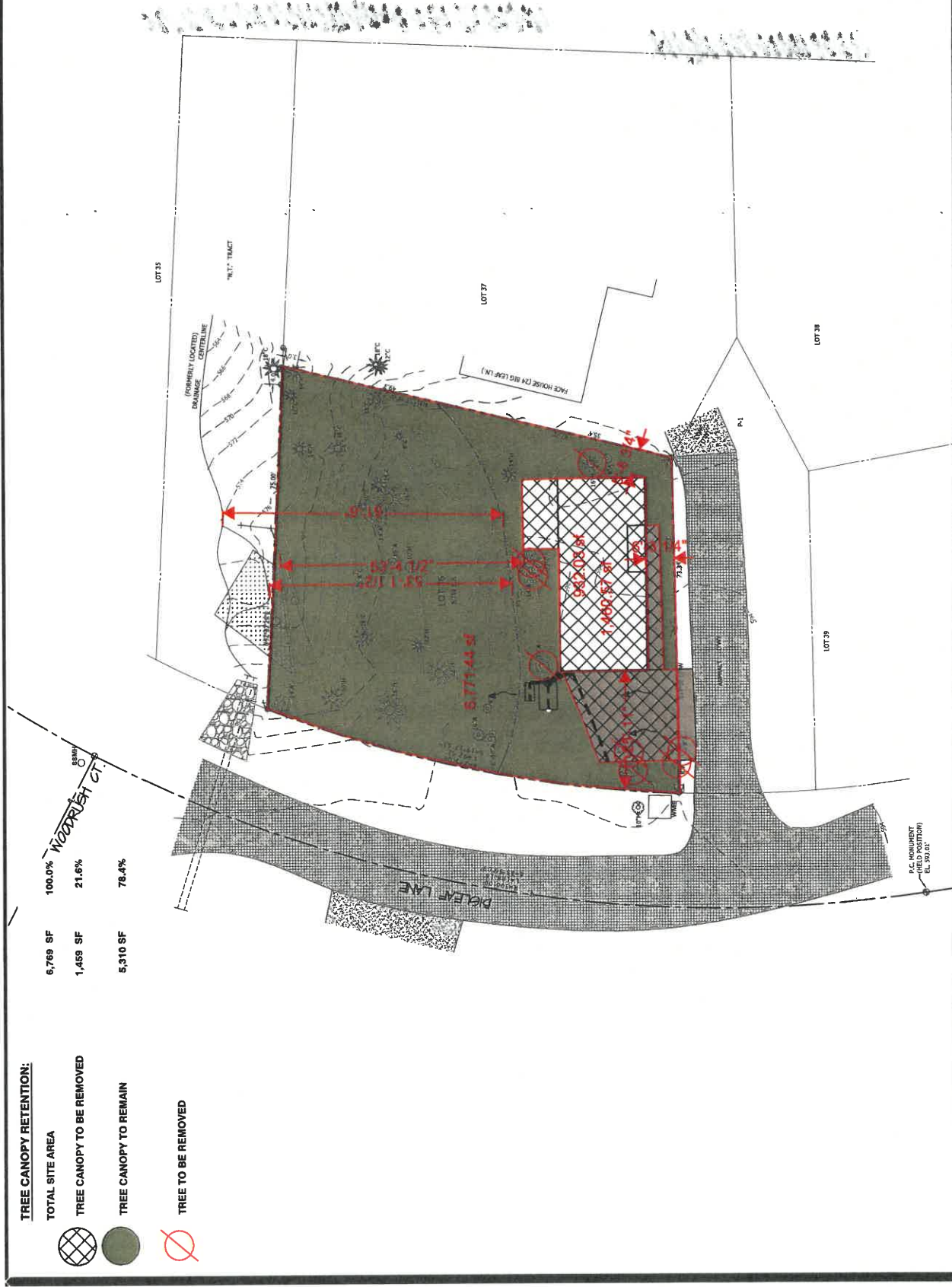
WHATCOM COUNTY, WA
22 BIGLEAF LANE RESIDENCE
STORMWATER SITE PLAN
TREE CANOPY PLAN

DATE: 04/03/2025
DESIGN: N/A
DRAWN: MDR
SCALE: AS SHOWN
PROJECT # 25017
SHEET # 1 OF 1
REV. 0

Ex 1

Original driveway plan

Item 8
Pg 2 of 3



TREE CANOPY RETENTION:

- TOTAL SITE AREA
- TREE CANOPY TO BE REMOVED
- TREE CANOPY TO REMAIN
- TREE TO BE REMOVED

New design request



TREE CANOPY RETENTION:

6,769 SF	100.0%	WOODRUSH CT
1,459 SF	21.6%	
5,310 SF	78.4%	

- TOTAL SITE AREA
- TREE CANOPY TO BE REMOVED
- TREE CANOPY TO REMAIN
- TREE TO BE REMOVED

- Vine Maple Tree
- Oregon Grape Bush

RECEIVED

SEP 30 2026

Sudden Valley Community Association

Item 9

Pg 1 of 1

Tree/Vegetation Trimming and/or Removal Request G13Street Address: 10 Sandelwood Cir Dr Div 10 Lot 012Owner: Jesse BauerMailing Address: 20967 SR 20 Burlington WA 98233Phone: [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
☒ # 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

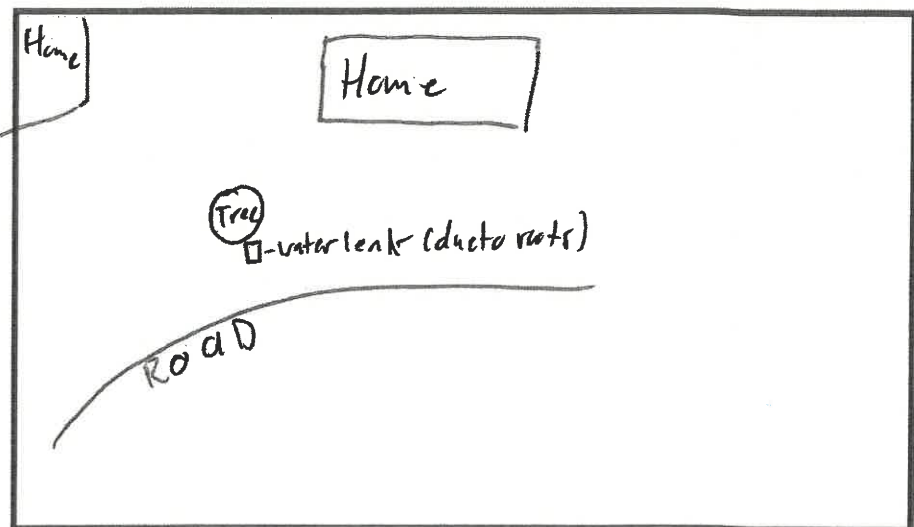
Check any that apply:

☒ 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 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:

I was notified by water co. a leak is major and found that roots are the cause. Tree is about 2 ft in diameter.

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: Jesse Bauer

Date: 9-30-2026

Rec'd 10/07/2026
2:14 PM

Sudden Valley Community Association Fence Request

Item 10
Pg 1 of 1
G13

Street Address: 7 SUMMER BELL LN. Div 13 Lot _____
Owner: CHERYL GUINN
Mailing Address: 7 SUMMER BELL LN
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).



Please refer to ACC Guideline 14.6.9 for more information.

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

GARDENIA: 4' Galvanized Hogwire

Submission of this form provides notice for the ACC to visit the property during reasonable hours.
Owner Signature: [Signature] Date: 10-7-26

AC Staff Comments: _____

Rec'd 10/05/2026
6:56 PM

Item 11
Pg 1 of 2
G13

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

Street Address: 206 Harbor View Drive

Div 22

Lot 167

Owner: Christine Espina & Jacob Galfano

Mailing Address: 206 Harbor View Drive

Phone: ~~206-777-1121~~

Email: ~~christine.espina@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:

 Fir Cedar Hemlock

 Alder Maple Other

Check any that apply:

☒ Property or personal danger

☒ Dead/Diseased

 Leaning

 Roots exposed

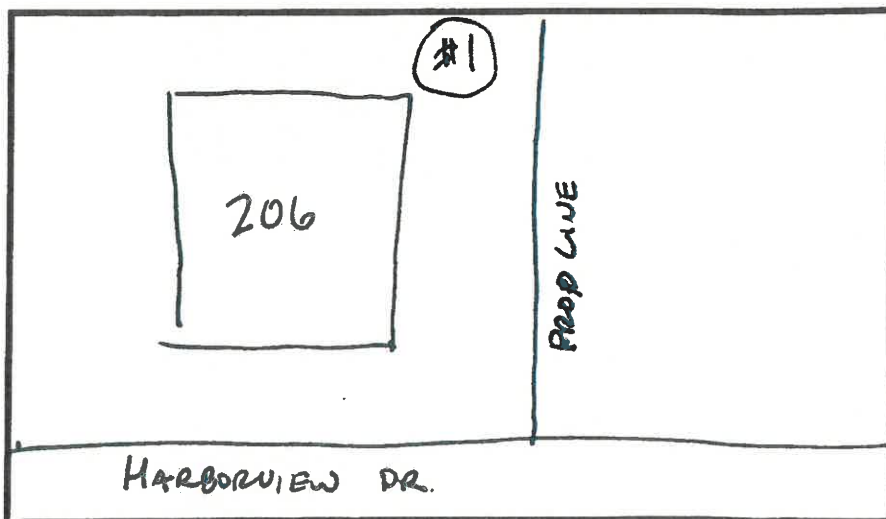
 On a slope

 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:

Per arborist report (see: attached), this hazard tree is recommended for removal. Details therein.

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: _____

Date: _____

Urban Forestry Services 15119 McLean Road
Mount Vernon, WA 98273
1(360)428-5810

BARTLETT CONSULTING
20001 15th Avenue SW, Everett, WA 98201

Tree Assessment Matrix

Espino-Galfano & Harris

Harbor View Drive
Bellingham, WA 98229

Assessor:
Thompson P.H.,

Species	Dia. (in)	Crown (ft)	CRZ (ft)	Vigor	Structure	Risk Rating	Pres., Value	Recommendations
Western red cedar <i>Thuja plicata</i>	47.0	17.0	47.0	Fair to Good	Poor	Moderate	Hazard or Dead	Remove Tree

Tree 495 is located on property at 202 Harbor View Drive. This tree has had a significant codominant trunk failure, falling towards the north north west. The meter of the failure is approximately 24 to 27 inches, with included bark and trunk decay. The decay extends from the trunk base up to a height of approximately 18 to 19 feet. The remaining leader is compromised, as is the trunk at the trunk failure point. I strongly recommend immediate reduction or tree removal. If tree reduction is completed, the reduction should reduce the height of the tree to below the surrounding canopy. Crown radius and DBH (diameter) estimates because of this trees location on private property.



Rec'd 10/07/2026
4:08 PM

Item 12
Pg 1 of 14
G13

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

Street Address: 20 Western Lane, Bellingham, WA 98229 Div 29 Lot 11
Owner: Jennifer Dearing
Mailing Address: 20 Western Lane, 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 0 # Limbing

Type:

 Fir X Cedar Hemlock
 Alder Maple Other

Check any that apply:

 X Property or personal danger
 X 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 #1: Western Red Cedar, 40" DBH, located directly behind the residence. Requesting removal

due to decay, which compromises structural integrity and poses a risk to the home and occupants.

Please see attached ISA Certified Arborist report for full assessment and risk rating.

Work to be performed by Earthworks Tree Service.

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: _____ **Date:** _____



Arborist Assessment

Western Red Cedar – Internal Decay and Tree Risk Assessment
20 Western Lane, Bellingham, WA

Client: Jennifer Dearing
Property: 20 Western Lane, Bellingham
Report Date: June 30, 2025
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 northwestern Washington. Our consulting work follows ISA standards and TRAQ methods, grounded in practical field experience.

Christopher Hunsaker, Certified Arborist

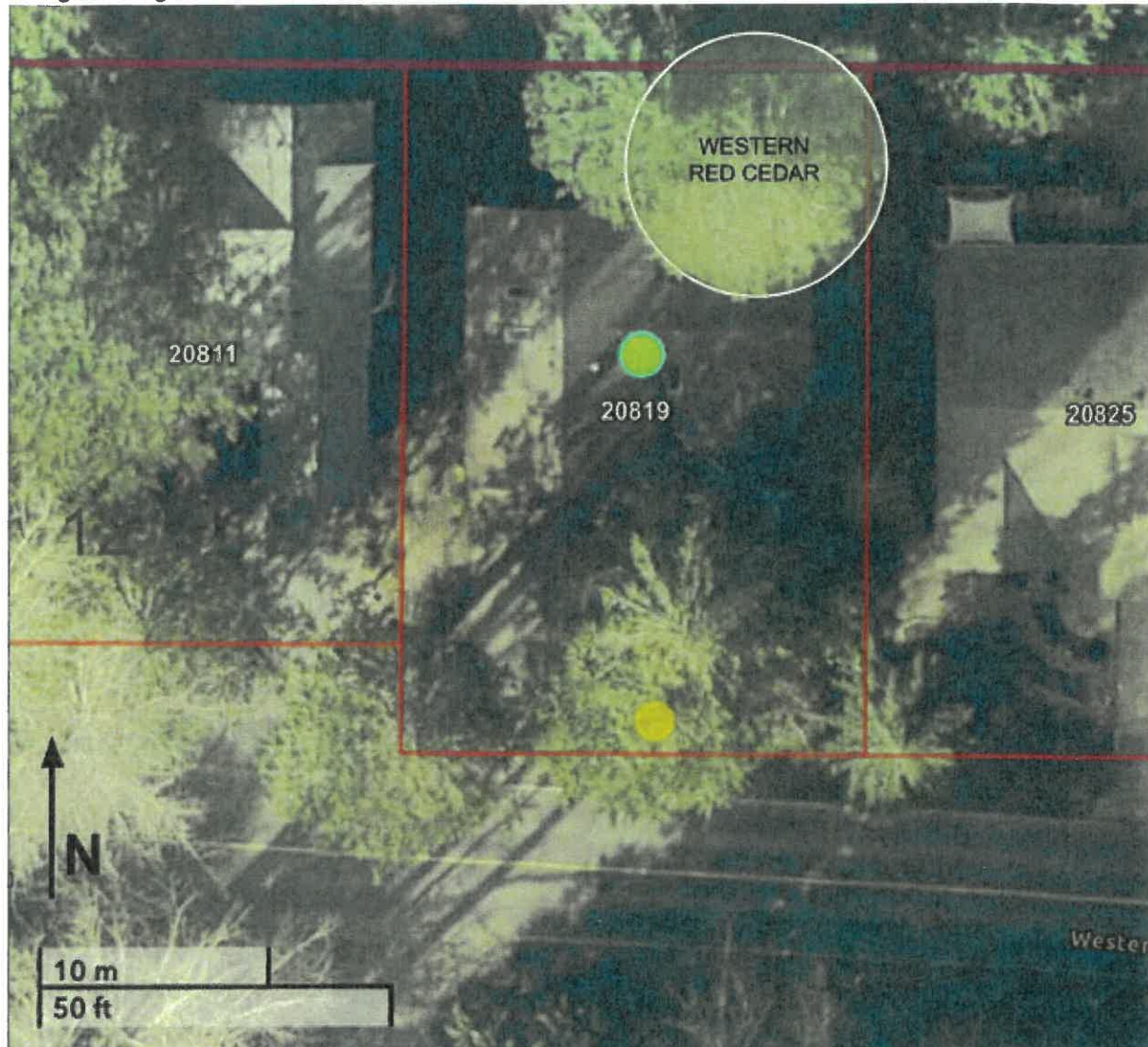
Christopher Hunsaker is an ISA Certified Arborist and Tree Risk Assessment Qualified (TRAQ) arborist. He holds a Bachelor of Science in Botany and serves as the lead consulting arborist for Earthworks Tree Service.

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 a mature western red cedar (*Thuja plicata*) located approximately 25 feet north of the residence at 20 Western Lane. The tree is situated along the edge of a forested area.



The purpose of this assessment was to evaluate the condition of the lower trunk using a ground-based visual inspection and resistance drilling (Resistograph), assess the risk the tree currently poses to the residence, and provide management recommendations based on the observed conditions.

2. TREE INFORMATION

Species: Western red cedar (*Thuja plicata*)

Height: Approximately 100 feet

DBH: Approximately 44 inches

Canopy Width: Approximately 30 feet

Living Crown Ratio: Approximately 80%

Location: Approximately 25 feet north of the residence, along forest edge

Current Risk Rating: Moderate/High with developing decay, using a 2-year assessment period

The tree has a full, vigorous crown with no significant tip dieback observed at the time of inspection.

3. INSPECTION METHOD AND LIMITATIONS

The tree was evaluated using a ground-based visual inspection and resistance drilling of the lower trunk.

Resistance drilling uses a fine drilling needle driven into the wood at a controlled rate while recording resistance along the drill path. Sound wood generally produces higher and more consistent resistance, often with visible annual growth-ring patterns. Decayed, degraded, or hollow areas generally produce lower resistance.

Five Resistograph readings were taken around the lower trunk. Each reading extended approximately 19 inches into the stem:

Reading 1: North, 30 inches above grade

Reading 2: West, 30 inches above grade

Reading 3: West-southwest, 33 inches above grade

Reading 4: South, 36 inches above grade

Reading 5: South-southeast, 36 inches above grade

Resistance drilling measures wood condition only along the individual drill path. Decay may be present between drill paths or beyond the approximately 19-inch drilling depth. No excavation, root collar excavation, climbing inspection, or aerial inspection was performed as part of this assessment.

Tree risk is dynamic. Conditions can change as trees grow, decay progresses, roots or surrounding site conditions change, or significant weather events occur. This report documents

conditions observed at the time of inspection and cannot guarantee against future tree or branch failure.

4. OBSERVATIONS

The subject tree is a large, mature western red cedar with a healthy and vigorous crown. The living crown ratio is approximately 80%, and no significant crown decline or tip dieback was observed. Western red cedars can lose over 90% of the interior wood being nearly completely hollow and still support a disproportionately vigorous crown.

The tree has a slight lean toward the residence. Based on the tree's position along the forest edge and the distribution of its crown, this lean appears consistent with normal phototropic(light pursuing) growth toward the more open side of the stand.

Resistance drilling identified internal decay within the lower central portion of the stem. The pattern of decay is consistent with brown pocket rot, a form of decay commonly associated with mature western red cedar.

Despite the internal decay, substantial sound wood remains around the exterior of the stem in all directions tested.

The residence is approximately 25 feet from the tree and is well within the potential striking distance of the tree. A lower-stem or whole-tree failure toward the residence could result in significant structural damage and potential injury to occupants.

5. RESISTOGRAPH RESULTS (Fig. 2-4)

Depths are measured approximately from the bark inward.

Reading 1 – North, 30 inches above grade

Sound wood was present through the drilling depth. The reduced resistance recorded at approximately 2.5–5 inches was caused by instrument calibration and does not represent decay. The wood within this portion of the drill path was sound.

A short, narrow reduction in resistance was recorded near approximately 12 inches, followed by continued sound wood.

Reading 2 – West, 30 inches above grade

Sound wood was recorded from the bark to approximately 13 inches.

A band of increased resistance occurred at approximately 13.5–15.5 inches. Resistance then declined beginning at approximately 16 inches and remained reduced toward the end of the drill path, indicating internal decay toward the center of the stem.

Reading 3 – West-Southwest, 33 inches above grade

Sound wood was recorded to approximately 12.5 inches.

A distinct area of reduced resistance consistent with decay was recorded at approximately 12.75–14 inches. Sound wood resumed at approximately 14.25 inches and continued through the remainder of the drilling depth.

Reading 4 – South, 36 inches above grade

Sound wood was recorded to approximately 12.5 inches.

An area of decay was recorded at approximately 13–14.25 inches, followed by partial recovery in resistance. Resistance then dropped substantially at approximately 16.5 inches and remained very low through the end of the drill path, indicating additional internal decay toward the center of the stem.

Reading 5 – South-Southeast, 36 inches above grade

Sound wood was recorded to approximately 9.25 inches.

Resistance declined near approximately 9.5 inches, partially recovered, and then remained very low beginning at approximately 11 inches through the end of the drill path. This was the most substantial area of decay identified during the resistance drilling.

Summary of Resistance Drilling

A substantial outer shell of sound wood remains in all directions tested. Internal decay is evident primarily within the lower central portion of the stem and is most developed on the south and south-southeast sides.

The reduced resistance recorded between approximately 2.5 and 5 inches in Reading 1 was caused by instrument calibration and does not represent decay.

The alternating pattern of sound and decayed wood within several drill paths is consistent with pocket-type decay rather than a single continuous open cavity.

The subject tree has a DBH of approximately 44 inches, corresponding to a radius of approximately 22 inches at breast height. On the most affected drill path, approximately 9–11 inches of sound outer wood was recorded before substantial loss of resistance occurred.

Because the stem is wider at the drilling elevations due to basal taper, the 22-inch DBH radius should not be considered the actual stem radius at the drilling locations. In addition, the Resistograph readings extended approximately 19 inches and therefore did not reach the center of the stem.

For these reasons, shell thickness should not be used by itself to predict structural failure. The drilling results are most useful for identifying the distribution of decay and establishing a baseline against which future testing can be compared.

6. TREE RISK ASSESSMENT

Overall Risk Rating: Moderate/High

Assessment period: 2 years

The likelihood of failure during the assessment period is considered **possible, maybe probable**. Internal decay is present within the lower trunk; however, substantial sound wood remains around the exterior of the stem in all directions tested. The tree also maintains a vigorous crown without significant symptoms of decline.

The likelihood of impacting the residence in the event of a lower-stem or whole-tree failure is considered **high**. The residence is approximately 25 feet from the tree, well within its approximately 100-foot height, and the tree has a slight lean toward the residence.

The consequences of a significant failure toward the residence are considered **severe**. Failure of a tree of this size could result in substantial structural damage and potential injury to occupants.

Based on the conditions observed at the time of inspection, the overall risk rating is **Moderate/High** over a 2-year assessment period.

Long-Term Outlook

Internal decay is present within the lower stem, but its full extent into the bole and structural roots is unknown. The rate of progression also cannot be determined from a single assessment.

Under TRAQ methodology, risk management considers both the assessed risk and the owner's tolerance for that risk. Given the documented decay, severe consequences of failure, proximity to the residence, and reported movement during and since the November 2024 bomb cyclone, the owner has requested to remove the tree rather than accept the uncertainty and liability associated with continued retention.

7. RECOMMENDED/REQUESTED MITIGATION

The property owner has elected to request removal of the tree due to the internal decay identified through resistance drilling and their concern regarding the level of risk associated with retaining a tree of this size near the residence.

The owner reported noticeable movement of the tree since the November 2024 bomb cyclone. Given the damage and tree failures experienced during that storm, they are not comfortable retaining a large tree with documented internal decay within striking distance of the residence.

Resistance drilling confirmed decay within the lower stem; however, the full extent and distribution of the decay cannot be determined from the drill paths completed during this assessment. The readings represent wood condition only along the individual drill paths and at the elevations tested. It is unknown whether the decay increases or decreases as it extends upward through the bole, downward into the root flare, or outward into the structural roots.

Although substantial sound wood remains in the portions of the lower stem tested, the extent of decay beyond the approximately 19-inch drilling depth is also unknown.

Based on the documented internal decay, the size and location of the tree, the residence within its potential impact zone, the reported movement during a significant wind event, and the property owner's tolerance for risk, removal is a reasonable risk-mitigation decision.

Pruning or crown reduction would not correct the internal decay or resolve the uncertainty regarding its extent. For these reasons, the property owner is requesting removal rather than continued monitoring and periodic resistance drilling.

8. GLOSSARY

Brown Pocket Rot

A type of wood decay characterized by localized pockets of brown, degraded wood separated by areas of comparatively sound wood. It is commonly associated with mature western red cedar. The decay pattern observed in the subject tree is consistent with this type of decay.

DBH – Diameter at Breast Height

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

Decay

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

Failure

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

Living Crown Ratio (LCR)

The percentage of a tree's total height occupied by live crown.

Resistograph / Resistance Drilling

An instrument and testing method that uses a fine drilling needle to measure resistance within wood. Changes in resistance can be used to identify differences in wood density and locate areas potentially affected by decay or cavities.

Sound Wood

Wood that retains normal structural characteristics and does not exhibit evidence of significant decay along the area tested.

Target

A person, structure, vehicle, or other property that could be struck and damaged or injured by a tree or tree part in the event of failure.

Time Frame

The specified period for which a tree risk assessment and its likelihood-of-failure rating apply. Under ISA TRAQ methodology, the time frame is typically between one and five years and should be stated as part of the assessment. This is largely measuring decay rates vs average weather/wind patterns

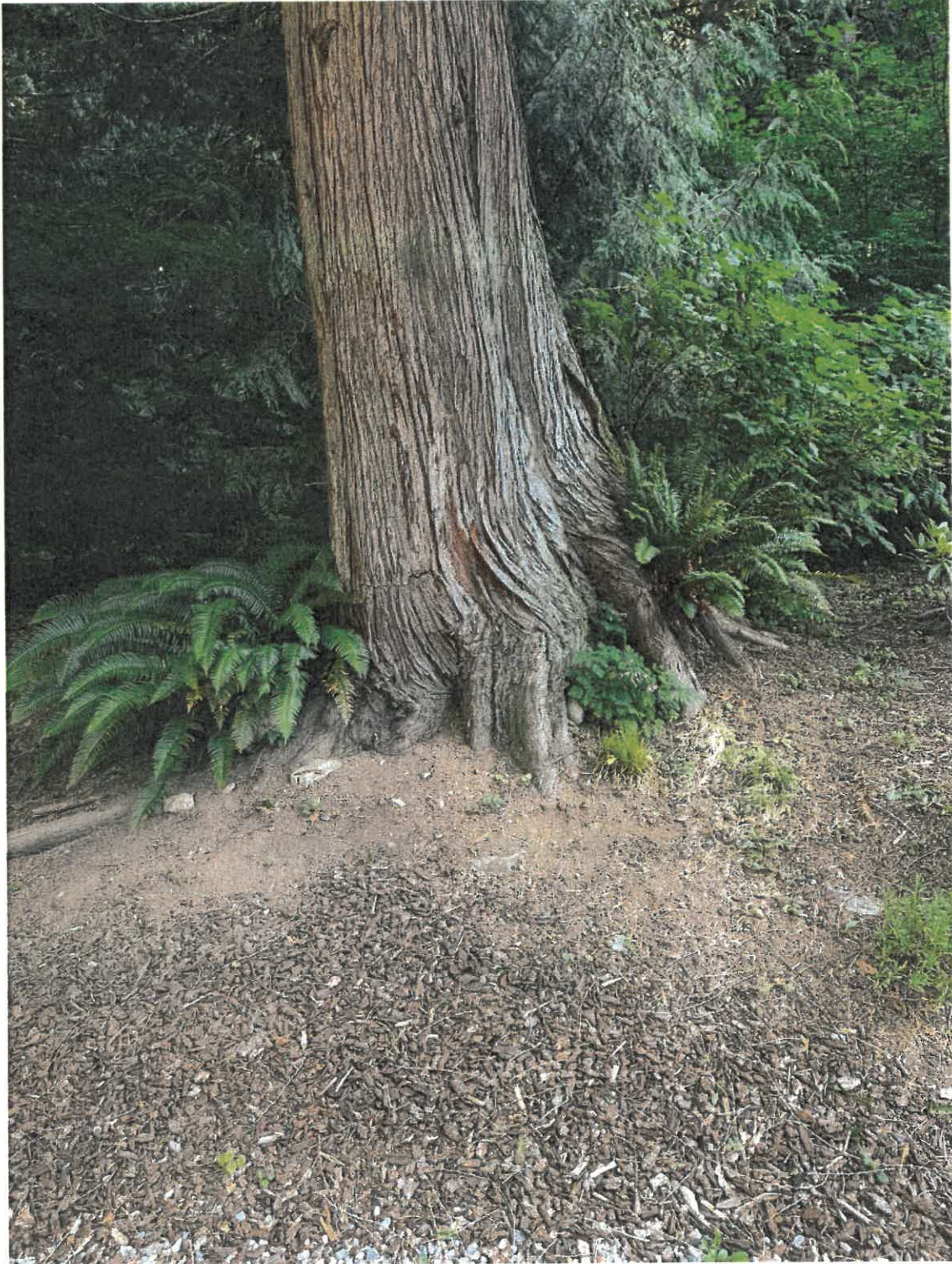


Figure 1. Base of cedar looking north



Figure 2. Base of cedar looking north, resistograph reed outs orientated for client review.

Figure 3. RESISTOGRAPH PROFILES**Western red cedar – June 30, 2025**

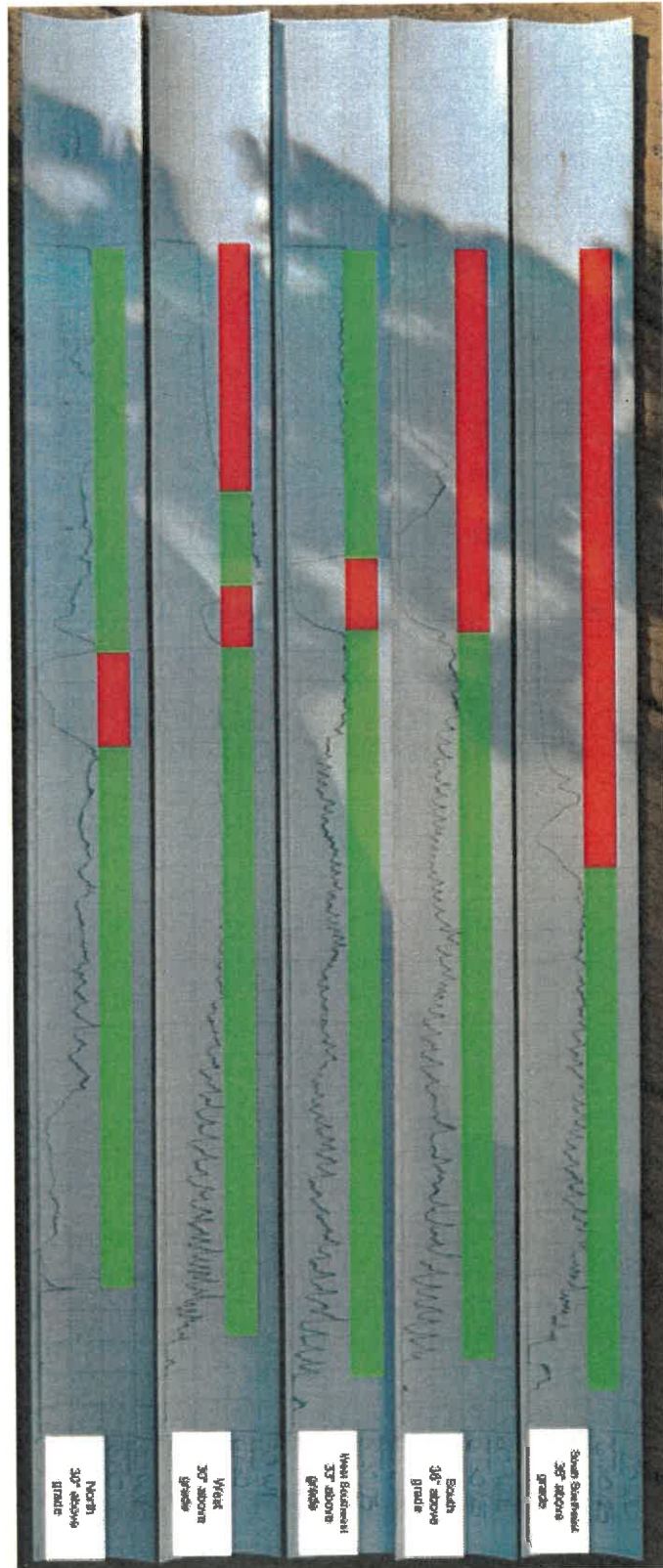
Profiles shown from top to bottom:

- SSE – 36 inches above grade
- S – 36 inches above grade
- WSW – 33 inches above grade
- W – 30 inches above grade
- N – 30 inches above grade

Each profile reads from the bark toward the interior of the stem.

A substantial outer shell of sound wood was identified in all five drill paths. Internal decay is concentrated primarily within the lower central portion of the stem and is most developed on the south and south-southeast sides.

The reduced resistance near the beginning of the north reading was caused by instrument calibration and does not represent decay.



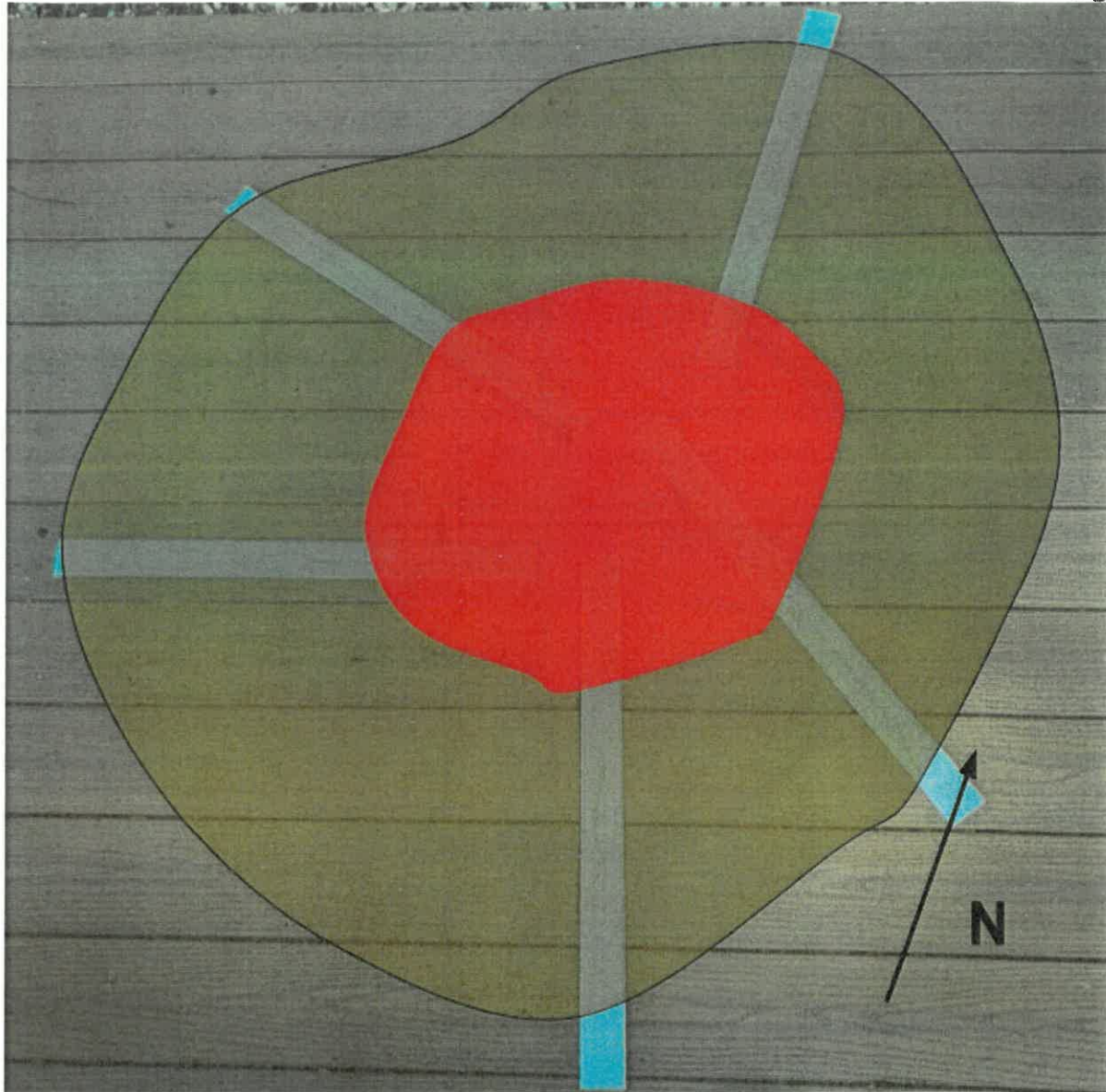
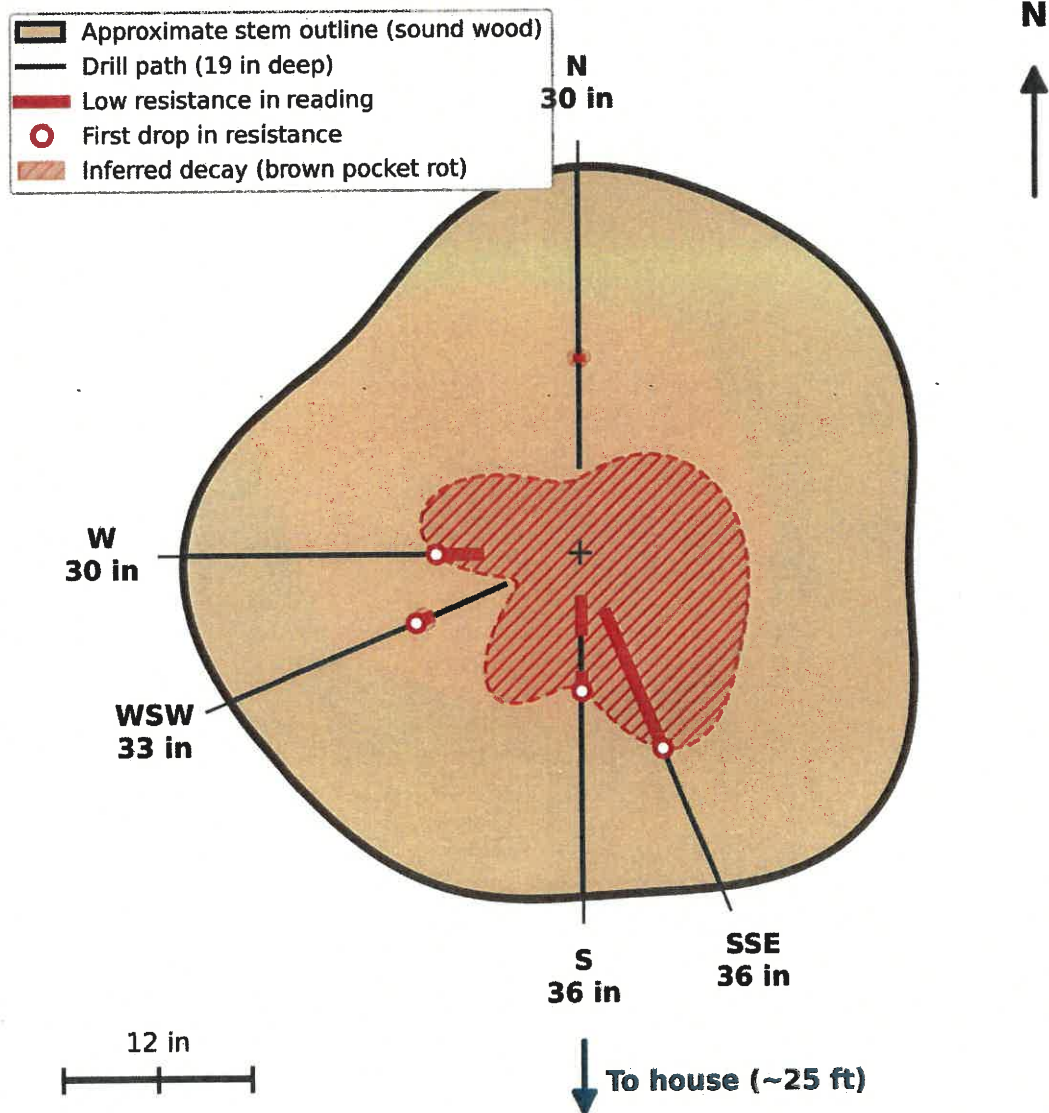


Figure 4. RESISTOGRAPH PROFILES -

- SSE – 36 inches above grade
- S – 36 inches above grade
- WSW – 33 inches above grade
- W – 30 inches above grade
- N – 30 inches above grade



Composite of readings at 30–36 in above grade.
Outline approximate. Decay between drill paths is interpolated.

Figure 5. RESISTOGRAPH Graphic/Mockup

Rec'd 10/02/2026
3:34 PM

Sudden Valley Community Association Exterior Alteration Request

Item 13
Pg 1 of 3
G28

Street Address: 6 Catkin Court Div 28 Lot 6
Owner: Victor Mora
Mailing Address: 6 Catkin Court 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.**

See attachments to email.



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

Extend existing deck by 8 ft, bringing it to 14 x 22. Deck will be properly engineered and permitted.

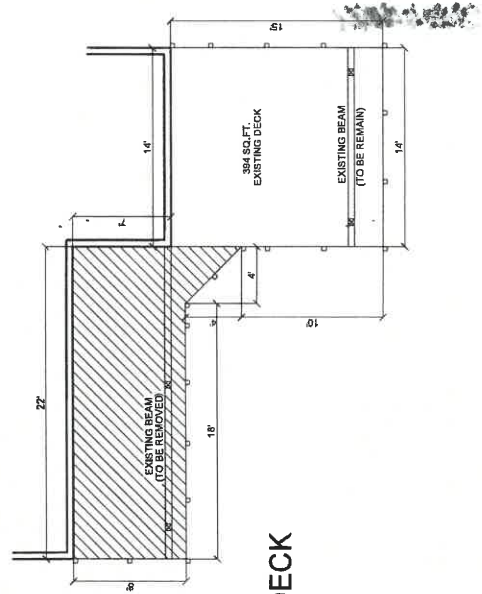
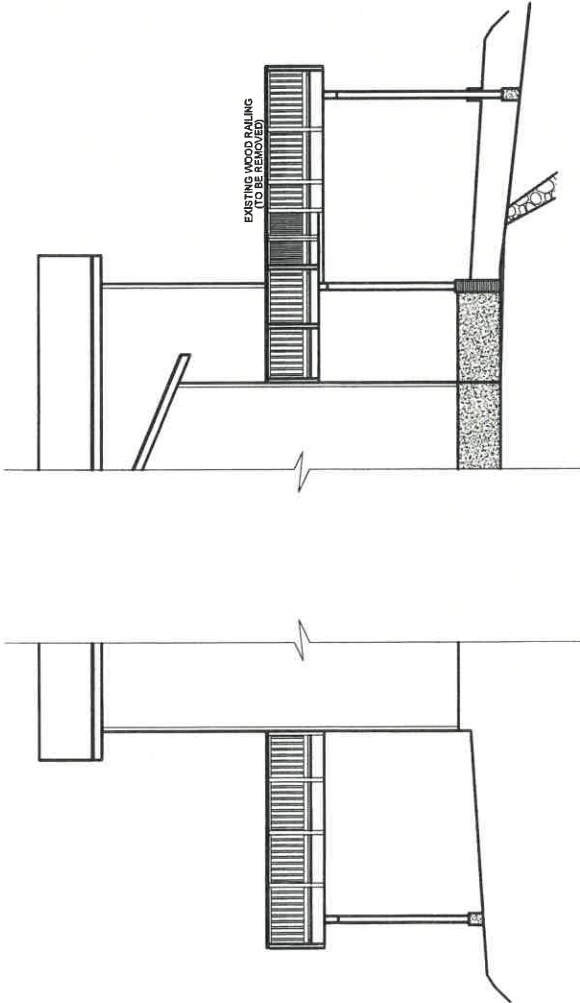
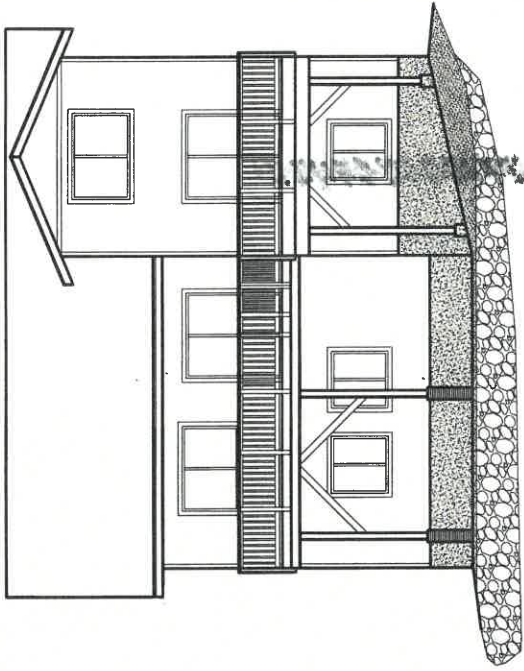
This request form in no way constitutes an approval from ACC. You MUST receive written approval before commencing any alterations.

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

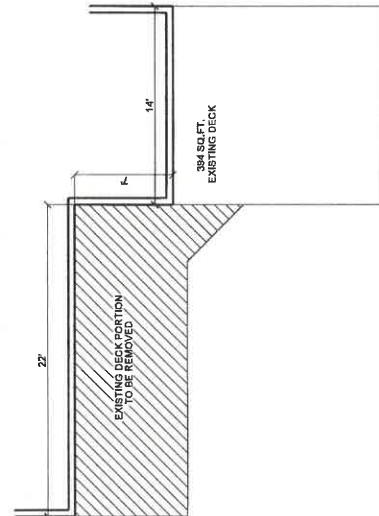
Owner Signature: [Signature]

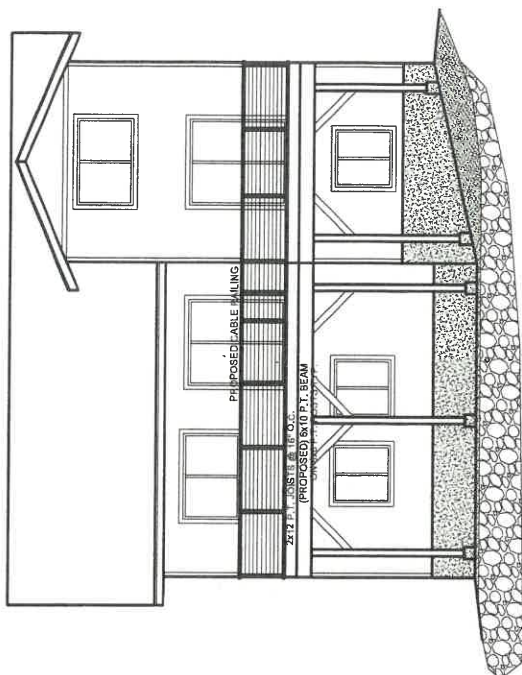
Date: October 22, 2026

Item 13
Pg 2 of 3

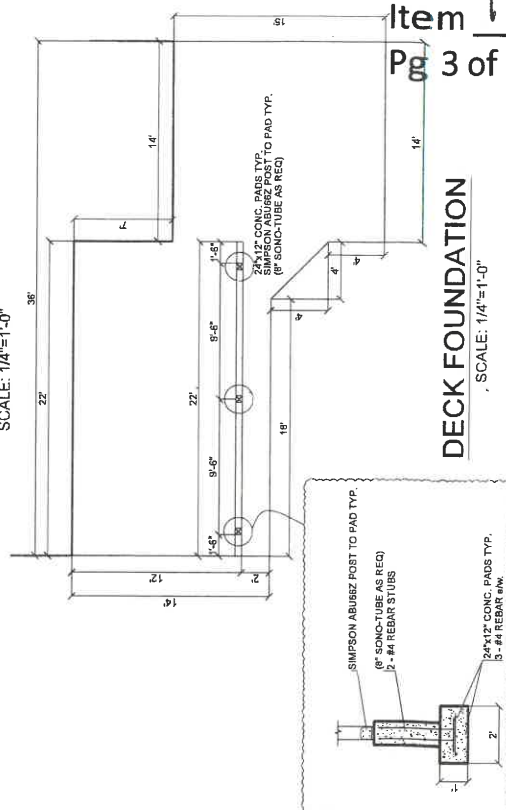
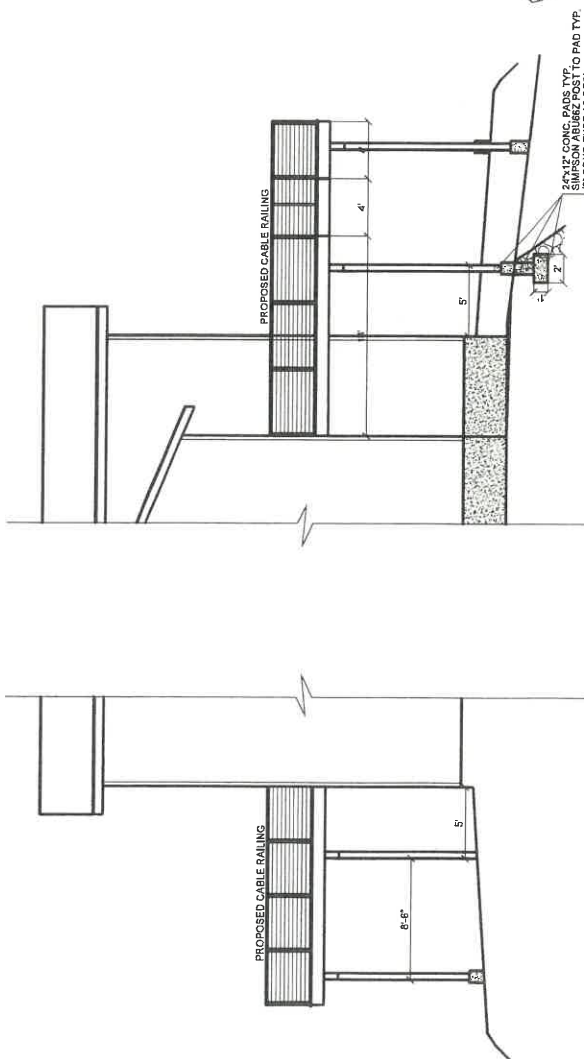


EXISTING DECK





RIGHT ELEVATION
SCALE: 1/4"=1'-0"



526 SQ.FT.
COMPOSITE DECK LAYOUT
SCALE: 1/4"=1'-0"

