Sudden Valley Community Association
Architectural Control Committee

Agenda

Date 11/05/2026
Time 9:00 AM
Location - Zoom

Type of meeting: Request and Plan Review

Facilitator: Daniel Rodriguez, Chair

Committee Attendees:

Excused Absence:

Attendees:

Observers:

Item – 1	Approval of 11/05/2026 ACC Meeting Agenda
Item – 2	Property Owner Comments
Item – 3	Consent Agenda – Approval of the 10/15/2026 ACC Meeting Minutes
Item – 4	10 Topside Ct, G1, Tree (Remove 1)
Item – 5	7 Sanwick Point Ct, G1, Ext Alt (Deck)
Item – 6	6 Nighthawk Cir, G2, Fence (Pet) ***Resubmission***
Item – 7	6 Nighthawk Cir, G2, Variance (Side Setback) ***Resubmission***
Item – 8	40 Rocky Ridge Dr, G3, Tree (Remove 1) ***Resubmission***
Item – 9	312 Sudden Valley Dr, G9, 1st Extension (New Home) ***Six Months***
Item – 10	65 Stable Ln, G13, Fence (Pet) ***Resubmission***
Item – 11	18 Stable Ln, G13, Tree (Remove 1, Limb 1)
Item – 12	146 Harbor View Dr, G13, Fence (Pet)
Item – 13	
Item – 14	

Meeting Called to Order 00:00 PM

Item – 1	Approval of 11/05/2026 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 10/15/2026 ACC Meeting Minutes		Video 00:00:00 – 00:00:00
Comments:			
Discussion:			
Action:		Motion:	

Item – 4	10 Topside Ct, G1, Tree (Remove 1)		Video 00:00:00 – 00:00:00
Comments:			
Discussion:			
Action:		Motion:	

Item – 5	7 Sanwick Point Ct, G1, Ext Alt (Deck)		Video 00:00:00 – 00:00:00
Comments:			
Discussion:			
Action:		Motion:	

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

Item – 7	6 Nighthawk Cir, G2, Variance (Side Setback) ***Resubmission***		Video 00:00:00 – 00:00:00
Comments:			
Discussion:			
Action:		Motion:	

Item – 8	40 Rocky Ridge Dr, G3, Tree (Remove 1) ***Resubmission***		Video 00:00:00 – 00:00:00
Comments:			
Discussion:			
Action:		Motion:	

Item – 9	312 Sudden Valley Dr, G9, 1st Extension (New Home) ***Six Months***		Video 00:00:00 – 00:00:00
Comments:			
Discussion:			
Action:		Motion:	

Item – 10	65 Stable Ln, G13, Fence (Pet) ***Resubmission***		Video 00:00:00 – 00:00:00
Comments:			
Discussion:			
Action:		Motion:	

Item – 11	18 Stable Ln, G13, Tree (Remove 1, Limb 1)		Video 00:00:00 – 00:00:00
Comments:			
Discussion:			
Action:		Motion:	

Item – 12	146 Harbor View Dr, G13, Fence (Pet)		Video 00:00:00 – 00:00:00
Comments:			
Discussion:			
Action:		Motion:	

Item – 13			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 10/15/2026
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, Matt Griscom, Dan Vink (via Zoom)
Excused Absence:	Terry Niblack
Attendees:	Jerry Gangle, Allen Helvajian
Observers:	Ben Tweed (Item 4), Corliss Siebert, Grace Cannon, Lukas & Danielle Holland, Clark & Denise Champion (Item 6), Oleh Kharko (Item 8), Jesse Bauer (Item 9), Jennifer Dearing (Item 12)

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)

Meeting Called to Order 05:00 PM

Item – 1	Approval of 10/15/2026 ACC Meeting Agenda		Video 00:00:05 – 00:00:41
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

Item – 2	Property Owner Comments		Video 00:00:43 – 00:01:02
Comments:			
Discussion:			
Action:		Motion: N/A	

Item – 3	Consent Agenda – Approval of the 10/01/2026 ACC Meeting Minutes		Video 00:01:05 – 00:01:19
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

Item – 4	4 Lake Louise Dr, G2, Ext Alt (Heat Pump)		Video 00:01:33 – 00:02:29
Comments:			
Discussion:			
Action:	Approved	Motion: Matt	Unanimous

Item – 5	4 Orchid Ct, G2, Ext Alt (Remove Window Seat)		Video 00:13:08 – 00:14:19
Comments:			
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

Item – 6	69 Lake Louise Dr, G2, Fence (Pet) ***Resubmission***		Video 00:02:44 – 00:38:19
Comments:	Resubmit request staying within setbacks as much as possible (especially on the lake side of the property). Submit a Variance request with justification if encroachment into the setback is requested. A Variance to get around the deck may be considered, with attention paid to aesthetics. Obtain necessary Whatcom County permits.		
Discussion:			
Action:	Denied	Motion: Dan	Unanimous

Item – 7	16 Sandalwood Circle, G3, Tree (Remove 1)		Video 00:48:05 – 00:49:10
Comments:			
Discussion:			
Action:	Approved	Motion: Matt	Unanimous

Item – 8	22 Bigleaf Ln, G5, Const Change (Driveway)		Video 00:43:43 – 00:46:16
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

Item – 9	10 Sandalwood Cir, G13, Tree (Remove 1)		Video 00:39:03 – 00:43:39
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

Item – 10	7 Summer Bell Ln, G13, Fence (Pet)		Video 00:49:13 – 00:49:58
Comments:	Fence was not staked with string, and homeowner was not available during the Home Tour inspection.		
Discussion:			
Action:	Denied	Motion: Daniel	Unanimous

Item – 11	206 Harbor View Dr, G13, Tree (Remove 1)		Video 00:50:01 – 00:50:30
Comments:			
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

Item – 12	20 Western Ln, G13, Tree (Remove 1)		Video 00:46:23– 00:47:20
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

Item – 13	6 Catkin Ct, G28, Ext Alt (Deck)		Video 00:50:33 – 00:51:06
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

Meeting Adjourned at 05:51 PM

RECEIVED

OCT 08 2026

Item 4
Pg 1 of 5
G1

Sudden Valley Community Association

Tree/Vegetation Trimming and/or Removal Request

Street Address: 10 Topside Ct. Bellingham, WA 98229 Div 12 Lot 094

Owner: Michael Tugendhat and Sandride Aegerter,

Mailing Address: 15804 E. Brittlebush Ln. Fountain Hills, AZ 85268

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.

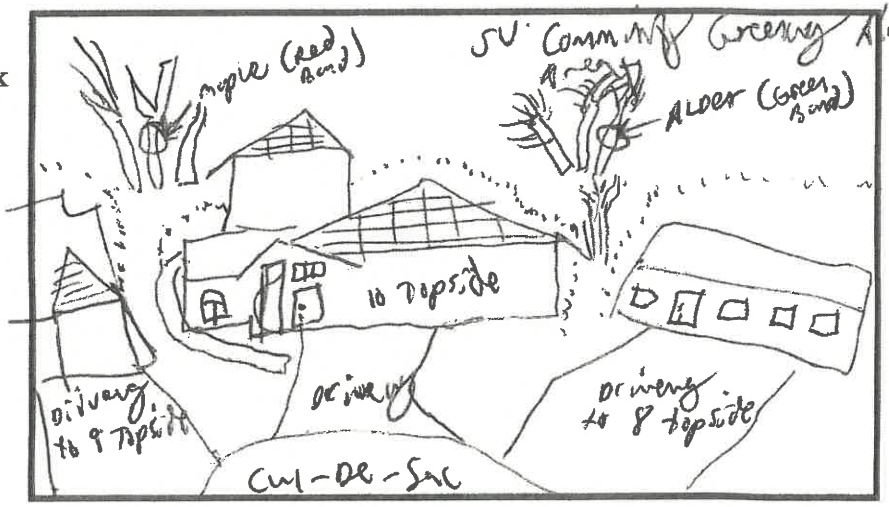
IMPORTANT NOTE: Within an individual's clearly distinguished property boundaries, routine maintenance can be performed and is encouraged **without** ACC permission. This includes the pruning of **dead branches** and those branches that are **6" or less in diameter**. Removal of those branches **may not 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 ~~XX~~ Number of trees/shrubs
1 ~~XX~~ # 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

XX 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.*

Removal request is for the Maple Tree only

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:

Certified Arborist determined a need to remove ~~xxx~~ ONE trees due to rot/Disease and noted as a significant risk to the home. He determined the trees require removal. They both appear to be on the Common Greenway area. ~~The Alder is [illegible] inches in diameter and~~ the big leaf maple is about ~~[illegible]~~ 27.62 inches. ~~The Alder is marked with a green band.~~ the maple has a red band

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

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

Owner Signature: [signature] Date: 10/8/26

TREE RISK ASSESSMENT REPORT

TRA - Big-leaf maple · Hazard Tree Removal

DATE OF ASSESSMENT
October 26, 2026

PROPERTY

Sandrine Aegerter & Michael Tugendhat

10 Topside Court
Bellingham, WA, 98229

TREE INVENTORY & RISK SUMMARY

#	SPECIES	TAG	DBH	HEIGHT	HEALTH	RISK RATING
1	Big-leaf maple	–	24"	70'	Poor	HIGH

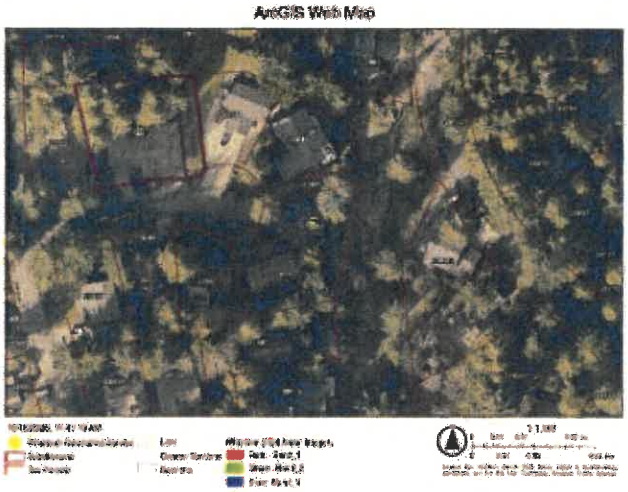
PURPOSE & REGULATORY CONTEXT

This Tree Risk Assessment (TRA) was prepared in accordance with ISA Best Management Practices for Tree Risk Assessment (2nd Ed.) and applicable municipal ordinances. The purpose of this report is to evaluate the structural condition, health status, and risk potential of the subject trees to persons and property.

ASSESSMENT METHODOLOGY

Assessment was conducted by a qualified arborist using Level 2 Basic Tree Risk Assessment methodology (ISA BMP). Evaluation included visual inspection of root zone, trunk, scaffold branches, and canopy. Risk rating categories follow: Improbable / Possible / Probable / Imminent (Likelihood of Failure) and Low / Medium / High (Likelihood of Impact) resulting in Low / Moderate / High / Extreme overall risk ratings.

SITE MAP & WORK AREA OVERVIEW



INDIVIDUAL TREE ASSESSMENTS

TREE #1

Big-leaf maple *Acer macrophyllum*

RISK RATING
HIGH

24"	70'	39'
DBH	HEIGHT	CROWN

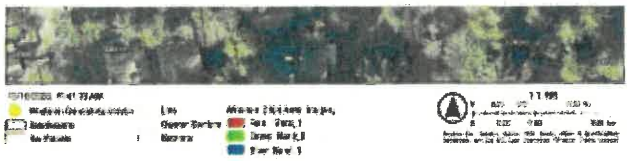
HEALTH	CANOPY
Poor	Moderate

RISK ASSESSMENT (ISA BMP)

LIKELIHOOD OF FAILURE	LIKELIHOOD OF IMPACT	CONSEQUENCES
Probable	High	Severe

STRUCTURAL DEFECTS

⚠ Decay Indicators



INDIVIDUAL TREE ASSESSMENTS

TREE #1
Big-leaf maple *Acer macrophyllum*

RISK RATING
HIGH

24"	70'	39'
DBH	HEIGHT	CROWN

HEALTH	CANOPY
Poor	Moderate

RISK ASSESSMENT (ISA BMP)

LIKELIHOOD OF FAILURE	LIKELIHOOD OF IMPACT	CONSEQUENCES
Probable	High	Severe

STRUCTURAL DEFECTS

⚠ Decay Indicators

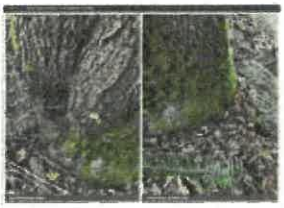
PESTS / DISEASES
Butt-rot

HAZARD SUMMARY
Tree was observed to have fungal fruiting bodies located at the base of the baton stem.

LOCATION ON PROPERTY	NEARBY STRUCTURES	AGE CLASS	CONDITION
Northeast corner of house	House 18 feet from trunk of tree.	mature	action required

PHOTOS





REMOVAL JUSTIFICATION

Maple tree shows fruiting bodies at base of main stem. These conk mushrooms are an indicator of rot. The support structure of the maple is compromised and should be removed

LIMITATIONS

This report reflects conditions observed at the time of inspection and should be considered a point-in-time assessment. Conditions can change rapidly due to weather events, disease progression, or other factors. This assessment does not guarantee against tree failure. The assessor is not liable for conditions that develop subsequent to the inspection date.

ISA STANDARD PROFESSIONAL ASSESSMENT

TREE RISK ASSESSMENT REPORT

Prepared for. Hazard Tree Removal

REPORT DATE
October 26, 2026

SUBJECT TREE
Big-leaf maple
Acer macrophyllum
Mature

PROPERTY
Sandrine Aegerter & Michael Tugendhat
10 Topside Court
Bellingham, WA, 98229

OVERALL RISK RATING
HIGH
ISA BMP Standard

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TREE IDENTIFICATION

COMMON NAME
Big-leaf maple

SCIENTIFIC NAME
Acer macrophyllum

AGE CLASS
mature

LOCATION ON PROPERTY
Northeast corner of house

NEARBY STRUCTURES
House 18 feet from trunk of tree.

TREE MEASUREMENTS

24"	70'	39'
DBH	HEIGHT	CROWN

HEALTH ASSESSMENT

OVERALL HEALTH
POOR

CANOPY DENSITY
moderate

LEAF CONDITION
normal

⚠ **PESTS / DISEASES OBSERVED**
Butt-rot

STRUCTURAL ASSESSMENT

⚠ Decay Indicators — PRESENT

RISK ASSESSMENT (ISA STANDARD)

LIKELIHOOD OF FAILURE	LIKELIHOOD OF IMPACT	CONSEQUENCES
probable	high	severe

OVERALL RISK - ISA BMP — **HIGH**

FIG. 1 — PHOTOGRAPHIC DOCUMENTATION







Black fungi at base of tree.



Fruiting bodies at base of tree.

ARBORIST PROFESSIONAL SUMMARY

PROFESSIONAL ASSESSMENT NARRATIVE

Maple tree shows fruiting bodies at base of main stem. These conk mushrooms are an indicator of rot. The support structure of the maple is compromised and should be removed.

✓ Reduce risk to acceptable levels

JUSTIFICATION FOR REMOVAL

Loss of structure in the mainstem due to rot.

ASSESSOR INFORMATION & CERTIFICATION

ASSESSOR NAME	ASSESSMENT DATE	LICENSE #
bellinghamarborist	Oct 15, 2026	PN 8708A

CERTIFICATIONS / CREDENTIALS

ISA Certified, TRAQ

Rec'd 10/20/2026
7:27 AM

Item 5
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G1

Sudden Valley Community Association
Exterior Alteration Request

Street Address: 7 Sanwick Point Court Div 33 Lot 012
Owner: Robyn-Lynn and Michael Sprunger
Mailing Address: 10608 NE 174th pl Bothell 98011
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.

We are requesting approval to replace the front deck on our home 7 Sanwick Point court with the proposed materials:
Silver Maple Timber Teck
and black metal railings with steel cable. (see pictures of current deck and proposed replacement materials

The existing front deck is in severe structural decline due to age and wood rot. This project requires a complete replacement of both the surface decking boards and the underlying support framing. We are attaching pictures showing the current deck along with our stamped engineer's drawings and design.

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

Please see attachments included with this request form and email.

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: Robyn-Lynn Sprunger Date: 10/20/26



PHOTOS OF EXISTING DECK TO BE REMOVED



We are requesting approval to replace this front deck due to disrepair and rot. We are keeping the same footprint of the deck but will be using trex decking and metal rails with cable to match the back decks and stairs at the back of the house.

Proposed materials: Silver Maple Timber Teck
and black metal railings with steel cable.



1 ARCHITECTURAL SITE PLAN

MAY 1, 2025

Structural Calculations

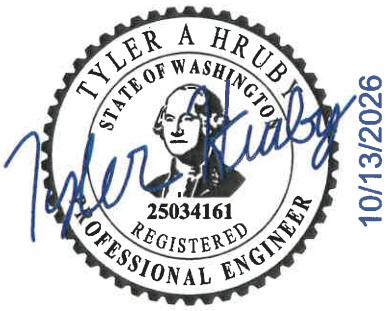
Sprunger Front Deck Replacement

7 Sanwick Pt Ct

Bellingham, WA

10/13/2026

Page(s)	Contents
2	Reference Codes & Standards
3-8	Structural Analysis

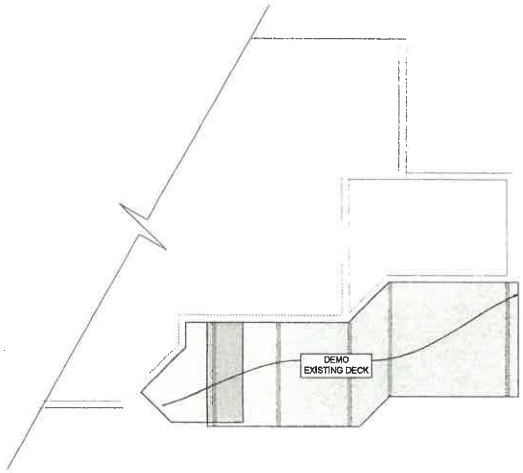


The engineers seal and signature above indicates that the engineer of record assumes full responsibility for the subject structure. Structural drawings S1 through S3 have been signed and sealed by the engineer of record and represents a required element of the building specifications. This structure was engineered per the 2021 IRC requirements.

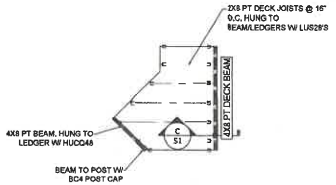
Notes, Disclaimers:

- Bradley Engineering, Inc. takes no responsibility for items not specifically addressed within this report set.
- This report is valid only for the specific project shown above and herein.

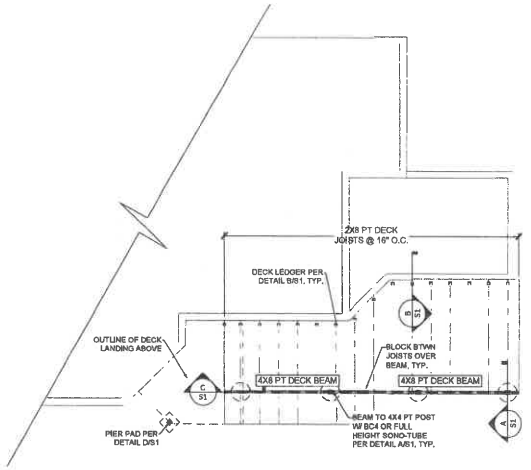
BRADLEY
ENGINEERING, INC.
811 Yew St.
Bellingham, WA 98229
Ph. (360) 752-5795



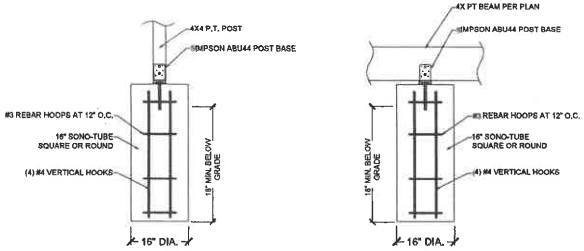
EXISTING DECK
SCALE: 1/4" = 1' - 0"



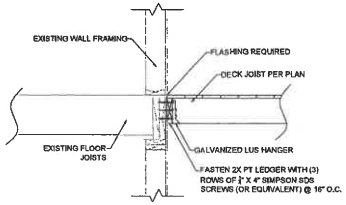
DECK LANDING PLAN
SCALE: 1/4" = 1' - 0"



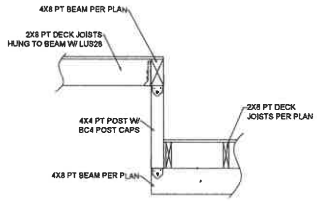
DECK FRAMING PLAN
SCALE: 1/4" = 1' - 0"



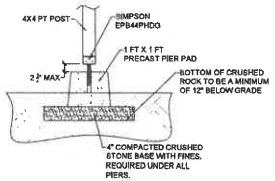
A SONO-TUBE DETAIL
SCALE: 3/4" = 1'-0"



B DECK LEDGER DETAIL
SCALE: 3/4" = 1'-0"



C DECK BEAM DETAIL
SCALE: 3/4" = 1'-0"



D PIER PAD DETAIL
SCALE: 3/4" = 1'-0"

DRAWING TO BE PRINTED ON 24"X36" IN ORDER TO BE SCALE

Item 5
Pg 5 of 6
G1

REVISIONS	DATE	VERSION
ORIGINAL	10/13/2026	1
—	—	—
—	—	—
—	—	—

TYLER A. HRUBY — STATE OF WASHINGTON — 22826 — REGISTERED PROFESSIONAL ENGINEER
10/13/2026

DATE	VER
10/13/2026	1

ENGINEERED BY T. HRUBY
CHECKED BY D. BRADLEY
APPROVED BY D. BRADLEY
SCALE 1/4"=1" SIZE D

BRADLEY ENGINEERING

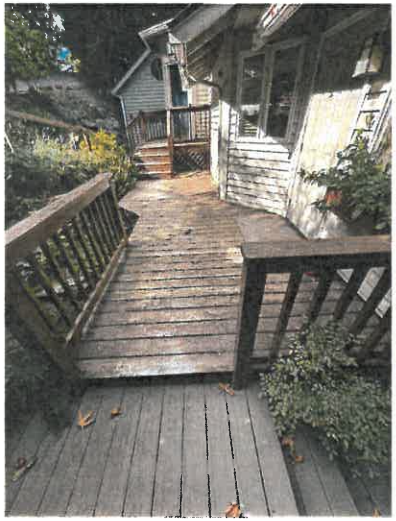
BRADLEY ENGINEERING
WWW.BRADLEYENGINEERINGINC.COM
DAVID BRADLEY, P.E.
811 1ST STREET // BELLINGHAM, WA 98229
(360) 752-2795
DAVID@BRADLEYENGINEERINGINC.COM

FOR QUESTIONS & CHANGES PERTAINING TO THIS PROJECT, CALL T. HRUBY AT (360) 338-0907 OR EMAIL TYLER@BRADLEYENGINEERINGINC.COM

DECK PLAN & DETAILS

SPRUNGER FRONT DECK
7 SANWICK PT CT
BELLINGHAM, WA

S1 of 3







PHOTOS OF EXISTING DECK TO BE REMOVED





PHOTOS OF EXISTING DECK TO BE REMOVED

Item 5
Pg 6 of 6
G1

DRAWING TO BE PRINTED ON 24"X36" IN ORDER TO BE SCALE

EXISTING DECK PHOTOS

SPRUNGER FRONT DECK
7 SANMICK PT CT
BELLINGHAM, WA

S2 of 3

BRADLEY ENGINEERING
WWW.BRADLEYENGINEERINGINC.COM

DAVID BRADLEY, P.E.
811 YEW STREET // BELLINGHAM, WA 98229
(360) 752-5795
DAVID@BRADLEYENGINEERINGINC.COM

FOR QUESTIONS & CHANGES PERTAINING TO THIS PROJECT, CALL T. HRUBY AT (360) 836-6807 OR EMAIL TYLER@BRADLEYENGINEERINGINC.COM

BRADLEY ENGINEERING

DATE	10/13/2026
ENGINEERED BY	T. HRUBY
CHECKED BY	D. BRADLEY
APPROVED BY	D. BRADLEY
SCALE	1/4"=1'
VER	1
SIZE	D

VERSION	DATE	REVISIONS
1	10/13/2026	ORIGINAL
—	—	—
—	—	—
—	—	—

10/13/2026

Rec'd 10/25/2026
10:25 PM

Resubmission from the 10/01/26 ACC Meeting

Item 6
Pg 1 of 2
G2

Sudden Valley Community Association
Fence Request

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 along the side of the house. The configuration of the fence has been updated to enclose only the side yard, and leaves the front of the house open per the request of the ACC on 10.01.

It was also requested that I gather written permission from the neighboring property owner if the fence is to be built on the property line. Unfortunately the neighboring property (8 Nighthawk) is jointly owned by three separate families, none of whom reside in Sudden Valley. I have contacted one of the neighboring property owners on three separate occasions to requestion permission to install the proposed fence along our shared property line. Despite these attempts, I have not received a definitive response or written authorization. I have made a good-faith effort to coordinate with the neighboring property owner and would appreciate the ACC's guidance on how to proceed given the lack of response. I am open to moving the fence off of the property line but would prefer to keep it as close to the boundary as the ACC permits.

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:

10/1/26 ACC Comments: Open to further discussion about a fence on the sides & back with no front yard fencing

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.

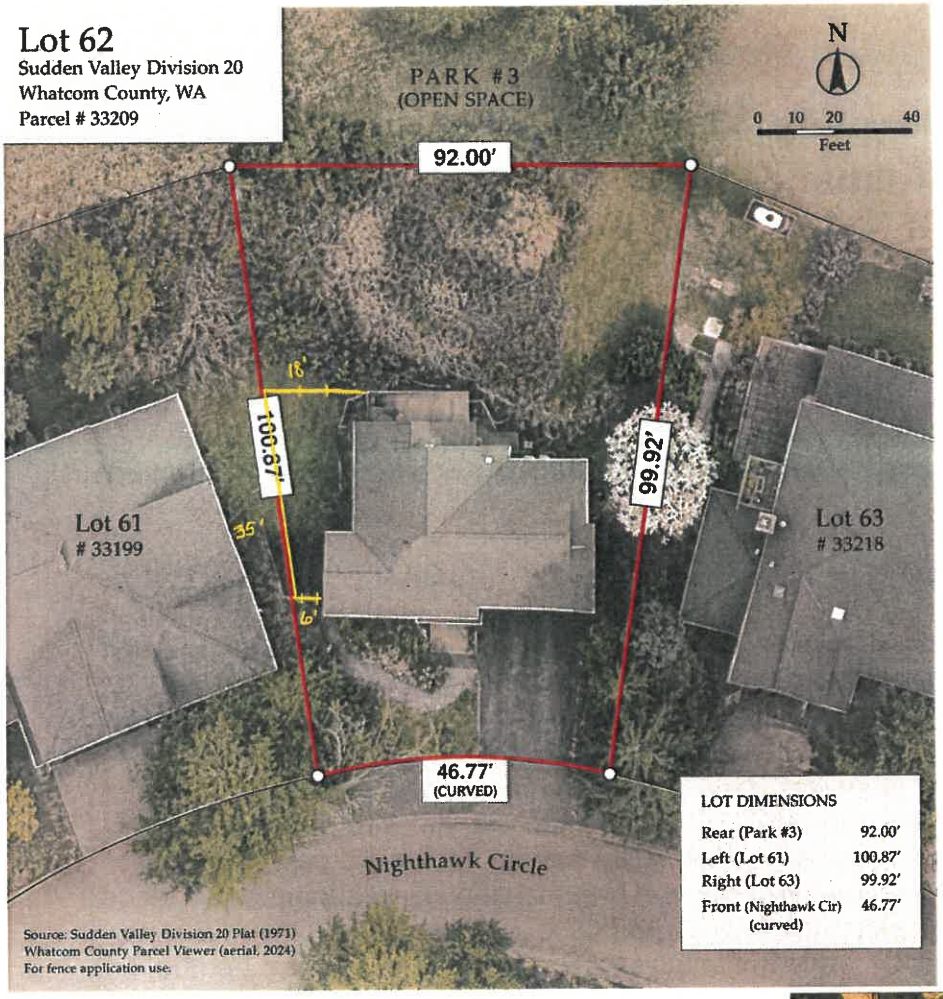
Owner Signature: Riley McClenaghan Date: 09/09/2026

AC Staff Comments:

Item 6
Pg 2 of 2
G2

Lot 62

Sudden Valley Division 20
Whatcom County, WA
Parcel # 33209





Rec'd 10/25/2026
10:25 PM

Resubmission from the 10/01/26 ACC Meeting

Item 7
Pg 1 of 1
G2

Sudden Valley Community Association
Variance Request

Street Address: 6 Nighthawk Circle Belligham 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.

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 Guideline14.8.12 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 not provide a functional enclosed yard area.

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

10/1/2026 ACC 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.

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
JUL 15 2026

Resubmission from ACC Meeting on 8/6/26 & 8/20/26

Item 8
Pg 1 of 8
G3

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

Street Address: 140 Rocky Ridge Drive Div 2 Lot 163
Owner: Kenneth Ridz
Mailing Address: 5810 Charleston Lane Cumming GA 30041
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

Type:
___Fir ___Cedar ___Hemlock
___Alder X Maple ___Other

Check any that apply:
X 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.*

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

2 photos were sent to:
Accadmin@suddenvalley.com

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:
Removal of a Maple Tree (69 inches circumference at base - 22 inch diameter) bordering the front driveway (34 inches from the existing driveway and appx. 15 ft. from the house). At present there are already 2 massive Maple trees in BOTH the front and backyard. The tree in question, because of its proximity to both the Driveway and house has dropped several large limbs on the cars below, as well as the roof, over the past couple of winters. * Ben Rawls with Rawls Tree Service would be performing the work.

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

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

Owner Signature: [signature] Date: 7/15/26

Rutz Tree Risk Assessment

Bellingham (Sudden Valley), WA 98229

Prepared for Kenneth Rutz
40 Rocky Ridge Dr.
Bellingham, WA 98229

Aubrey Stargell
PN6860A, TRAQ

Prepared by Aubrey Stargell, ArborFor, LLC
Forester, Certified Arborist PN 6860A, TRAQ

August 8, 2026

Minutes from the ACC Meeting on 08/06/2026 on top and the one from 08/20/2026 on the bottom:

Item – 17	40 Rocky Ridge Dr, G3, Tree (Remove 1)		Video 00:00:00 – 00:00:00
Comments:	Please consult with an Arborist to discuss ways of bracing limbs, removing limbs, or a combination of both		
Discussion:	To preserve the tree.		
Action:	Denied	Motion: Terry	Unanimous

Item – 14	40 Rocky Ridge Dr, G3, Tree (Remove 1) ***Resubmission***		Video 01:17:09 – 01:19:58
Comments:	The previous ACC request to limb or brace the tree was not considered. The ACC would like threat		
Discussion:	mitigation considered per the previous request versus simply removing the tree.		
Action:	Denied	Motion: Terry	Unanimous

Purpose and Background Information

I was asked by Kenneth Rutz to conduct a Tree Risk Assessment of one bigleaf maple (*Acer macrophyllum*) tree located adjacent to his home at 40 Rocky Ridge Dr. for its relative risk to the home, pedestrian occupants, and driveway/vehicles at this site. The site was reviewed on 8/8/26.

Tree Risk Assessment Methodology

The relative hazard of a tree is determined by consideration of several factors. The first factor to consider is the likelihood of failure. This likelihood can be rated from Improbable to Imminent. Determining components of likelihood of failure include the detection and relative size or proportion of defective tree mass, soil conditions, degree of lean, the presence of pests or parasitic organisms, a tree's relative position in the landscape, and site history among others. Failure can range from partial failure (large branches, tops etc.) to total failure (tree is uprooted and toppled). Any of the points in this range has the potential to cause significant damage and or death, especially with large trees.

The second important component of a tree's relative hazard is the potential target and likelihood of impact if a tree fails. The target potential can be rated from Very Low to High. Factors contributing to target potential include the presence of buildings, pedestrians, and the frequency of occupation/presence of people.

The third factor contributing to a tree's relative hazard is the consequences of failure and impact. This is rated from Negligible to Severe.

There are also other risk factors to be considered such as sheltering by other trees, past grade changes/construction practices around a given tree, and historical/experiential characteristics specific to particular tree species.

The tree in this study was assessed by a Level 2 Tree Assessment (VTA) per the Tree Risk Assessment Qualification (TRAQ) protocol as developed by the International Society of Arboriculture (ISA) as of 2016. The TRAQ risk rating is derived from a combination of considerations including likelihood of failure, likelihood of impacting a target(s), and consequences of impact. The above factors are considered together to determine a risk rating that ranges from Low to Moderate to High to Extreme Risk. Low Risk means that failure and strike with significant to severe consequences is unlikely in a given time context. Moderate Risk means failure and strike with significant to severe consequences is somewhat likely within a given time context. High Risk means failure and strike with significant to severe consequences is likely in a given time context. Extreme Risk means that failure and strike with significant to severe consequences is very likely in a given time context. VTA is a commonly accepted method of hazard tree evaluation. The tree was visited and assessed by visually examining the

tree for species identification, form, defect, vigor, size, and potential targets. The risk time horizon for this assessment is three years. The tree was pre-marked with red/white checkered ribbon and marked with pink ribbon and labeled by Aubrey Stargell, ArborFor, LLC and designated Tree 1.

Results

Tree 1

Tree 1 is a 22" dbh (diameter at breast height) bigleaf maple with a height of ~ 90' and a crown spread of ~ 45'. It is located along the Rutz north property line 16' southwest of the home and 3' west of the driveway. The crown appears in good condition in terms of crown color but is somewhat unbalanced heavier over the driveway. There are limbs up to ~ 6" diameter and some junctions with tight branch angles and included bark hanging directly below parking below. This type of branch architecture can be more subject to failure under a wind/snow/ice load. Rutz stated that there have been a series of limb failure events over the last few years with some striking the home's roof and some landing in the driveway where vehicles are regularly parked. Recent broken 2" limbs near the home (see attached photo) corroborate this statement. The roots appear to be contributing to several cracks in the concrete driveway. The driveway appears to have a slight hump immediately adjacent to the trunk just 3' away. About 60% of the Critical Root Zone is covered by the driveway, Rocky Ridge Dr., and the home's foundation.

Given this series of recent events and site circumstances, the TRAQ risk rating for Tree 1 is High for partial crown failure and strike of the underlying vehicles or home.

See the attached photos for illustration of current site conditions.

Disclaimer

This Tree Risk Assessment uses accepted professional methods for evaluation and exercises a reasonable standard of care. Aubrey Stargell and ArborFor, LLC in no way warrant the relative stability or safety of any tree either expressed or implied due to the potential of undetected defect or acts of God/force majeure. There are many other trees on the property and adjacent properties that were not evaluated and no representations are made or implied whatsoever regarding their safety or hazard. Be advised that even a healthy and apparently stable tree can be a hazard under adverse conditions. This tree is not a Geotechnical Assessment and should not be construed as such.

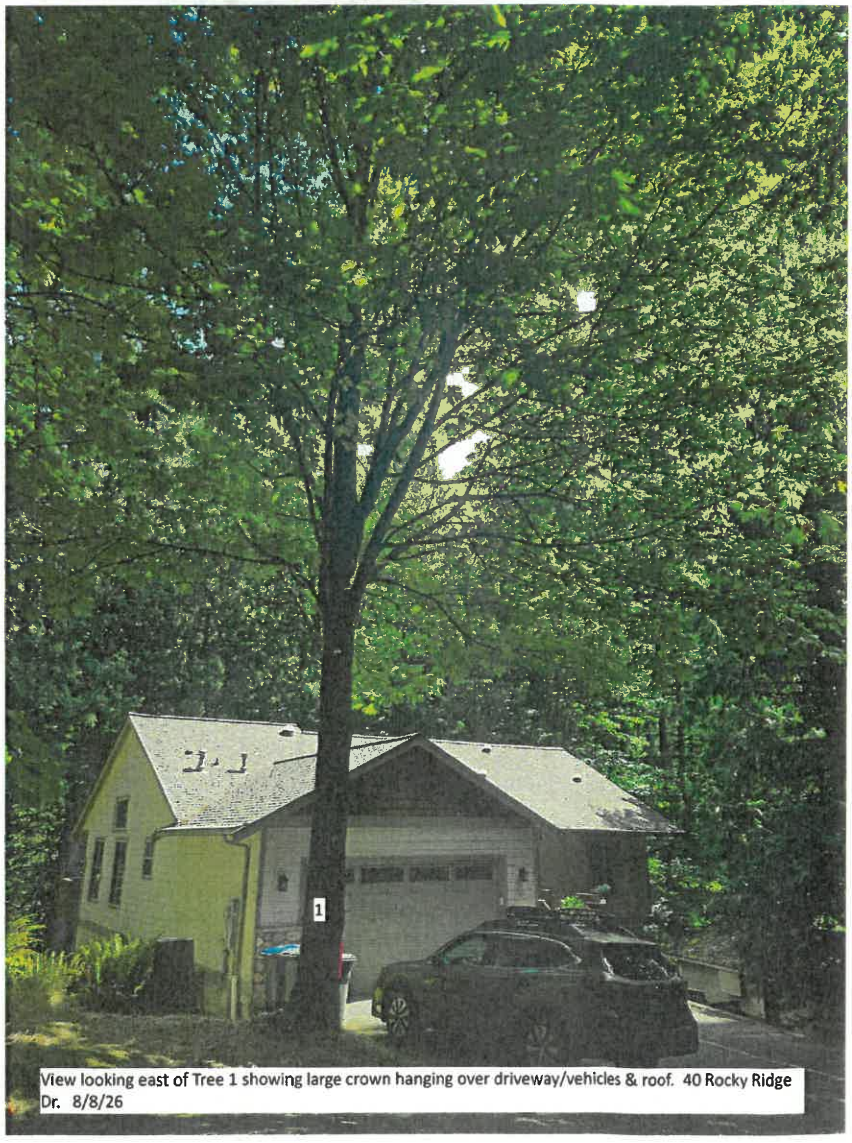
Respectfully,

Aubrey Stargell

Aubrey J. Stargell, ArborFor, LLC
Forester, ISA Certified Arborist PN-6860A, TRAQ

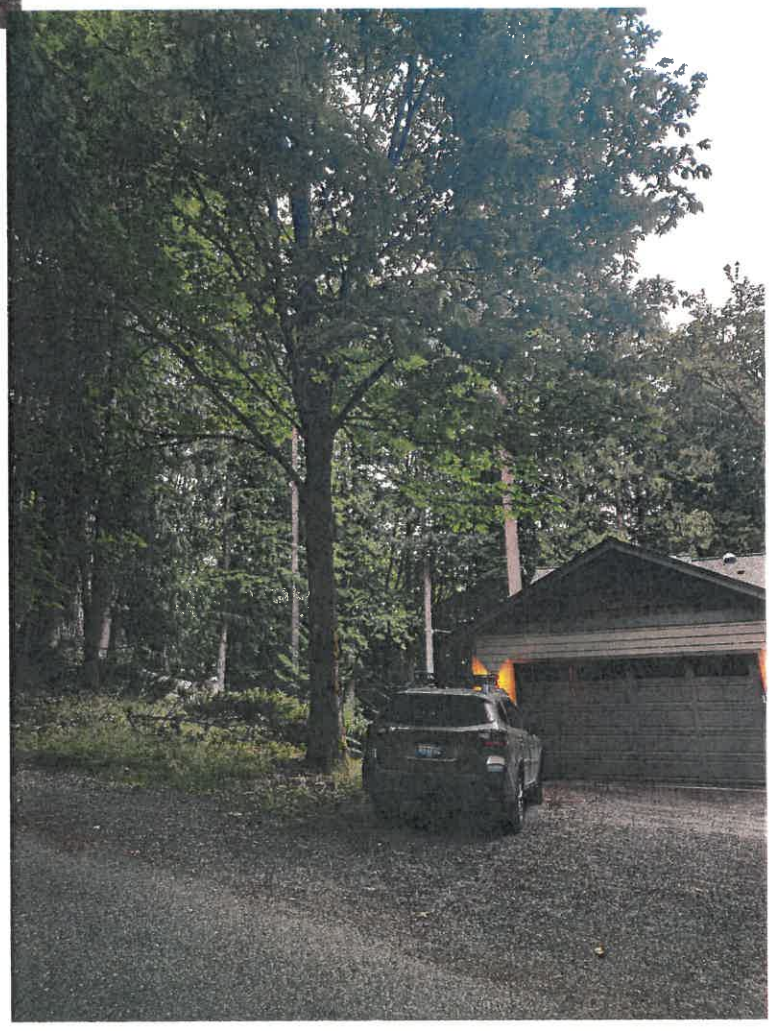


View looking west showing base of Tree 1 in close proximity to driveway and slight hump/rise in driveway from root pressure immediately adjacent to the trunk. 40 Rocky Ridge Dr. 8/8/26



View looking east of Tree 1 showing large crown hanging over driveway/vehicles & roof. 40 Rocky Ridge Dr. 8/8/26





Fwd: ACC Decision 08.20.2026 – Item 14 40 Rocky Ridge Dr, G3, Tree (Remove 1) Resubmission 02-163

From Kenneth Rutz <rutzkenneth@gmail.com>
Date Wed 10/28/2026 8:46 AM
To ACCAdmin <accadmin@suddenvalley.com>

In His Grip,
Ken Rutz
(530) 306-1360
"He who began a good work in you will be faithful to complete it until the day of Christ Jesus." Phil. 1:6

---------- Forwarded message ---------
From: **Aubrey Stargell** <aubrey.stargell@gmail.com>
Date: Wed, Sep 2, 2026 at 2:01 PM
Subject: Re: ACC Decision 08.20.2026 – Item 14 40 Rocky Ridge Dr, G3, Tree (Remove 1) Resubmission 02-163
To: Kenneth Rutz <rutzkenneth@gmail.com>

Hi Kenneth,

This email is in response to the Sudden Valley ACC's denial of your request to remove the bigleaf maple along your driveway at 40 Rocky Ridge Dr.

The ACC had requested that the tree be braced or limbed. I will address those requests below.
1. Bracing: Since this tree is not cracked or leaning hard, I do not see the benefit of bracing. Bracing may even be net harmful to the tree by the invasiveness of adding hardware to the tree.
2. Limbing: Limbing/pruning may at first glance reduce some of the hazard by having fewer limbs hanging over the driveway and garage. However, remaining limbs would have less collective force absorption/damping thus increasing the load on the remaining limbs. You have already stated that there have been multiple limb failures on the house and driveway as evidenced by the broken limb stubs remaining in the crown. Pruning too much (generally > 1/3rd live crown) can diminish tree vigor and potentially cause greater shoot production by removing apical dominance (especially in bigleaf maple).
Thus, limbing is not likely to have a net reduction in risk while potentially diminishing the health of the tree.

Additionally, bracing or limbing will not help resolve the ongoing driveway lifting/cracking. Let me know if you have any further questions. Thank you.

Aubrey Stargell, ArborFor, LLC

On Mon, Aug 24, 2026 at 8:35 PM Kenneth Rutz <rutzkenneth@gmail.com> wrote:

Hi Aubrey,

I had a few questions regarding their brief response and deliberation of the tree during the YouTube linked board meeting.

Please review and let me know what you think?

In His Grip,
Ken Rutz
(530) 306-1360
"He who began a good work in you will be faithful to complete it until the day of Christ Jesus." Phil. 1:6

---------- Forwarded message ---------
From: **ACCAdmin** <ACCAdmin@suddenvalley.com>
Date: Mon, Aug 24, 2026, 12:31 PM
Subject: ACC Decision 08.20.2026 – Item 14 40 Rocky Ridge Dr, G3, Tree (Remove 1) Resubmission 02-163
To: rutzkenneth@gmail.com <rutzkenneth@gmail.com>

Hi,

Attached please find the decision letter for the above referenced property.

Thank you!

Allen Helvajian
Compliance Manager
Sudden Valley Community Association
4 Clubhouse Circle, Bellingham, WA 98229
360-734-6430, Ext. 302
ahelvajian@suddenvalley.com

Rec'd 10/15/2026
1:09 PM

Item 9
Pg 1 of 1
G9

Sudden Valley Community Association
Extension and Re-Approval Request

Street Address: 312 Sudden Valley Dr, Bellingham, WA 98229 Div 3 Lot 98
Owner: Mark Chernomorets
Mailing Address: 7561 Hannegan Rd, 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:
☑ Extension
☐ Re-approval

The change would affect:
☐ Start date
☑ Completion date

Please refer to ACC Guideline 14.8 for more information.

Give a full description of the request, a detailed timeline, and attach any additional information if needed: Requesting an extension of the completion date for the new residence at 312 Sudden Valley Dr, from September 11, 2026 to January 11, 2027. The exterior of the house is complete. The remaining work is interior finish work only, which has taken longer than originally anticipated. No changes to the approved plans or to the exterior are requested. Timeline: interior finish work will continue through fall 2026, with all work, final inspection, and completion by January 11, 2027.

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

Owner Signature: Mark Chernomorets Date: 10/15/2026

AC Staff Comments:

Rec'd 07/09/2026
10:08 AM

Resubmission from the ACC Meeting on 7/16/2026

Sudden Valley Community Association
Fence Request

Item 10
Pg 1 of 3
G13

Street Address: ~~[redacted]~~ 65 STABLE LN. Div 06 Lot 019
Owner: RAINA LANGER & MAURICIO MENARD
Mailing Address: 65 STABLE 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).

DRAWING FROM DISCOUNT FENCE ATTACHED.

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:
REQUESTING TO FENCE A GRASSY PORTION OF OUR PROPERTY TO ALLOW OUR DOGS TO USE THE BATHROOM FREQUENTLY, & ACCESS THE OUTSIDE FROM ALL FLOORS. ONE DOG IS SMALL, OLDER, & NEEDS TO BE OUT OFTEN, AS HE HAS BOUTS OF INCONTINENCE. HE ALSO CANNOT EASILY CLIMB STAIRS. WE ARE ALSO ASKING FOR A VARIANCE ON THE RIGHT SIDE OF THE PROPERTY AS THERE ISN'T ROOM TO LEAVE 5 FEET BETWEEN OUR PROPERTY & THE NEIGHBORS.

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: _____

AC Staff Comments:
OUR NEIGHBOR STATED HE IS FINE WITH THAT, BUT I WILL GET IT IN WRITING IN THE NEXT DAY OR SO, AS HE HAS NOT BEEN HOME.

DISCOUNT FENCE

Contact Us

Office: (360) 873 4005
Email: [illegible]
Web: http://www.[illegible].com

Mailing Address:
[illegible]
Bellingham, WA 98229

RESIDENTIAL Fencing Estimate
Additional Terms & Conditions on Reverse

Estimate/Contract # 2026 0114
Date/Time:
Source:

Item 10
Pg 2 of 3

Estimate valid for 30 days

White Copy - Contractor
Yellow Copy - Customer

Old fence proposal

Interested in

Customer: Raina Langer / Marty
Address: 65 Stable Ln
City/Zip: Bellingham wa 98229

Phone 1: 786 - 301 - 7306
Phone 2: mmenar01@gmail.com
Email: Rainahanger@gmail.com

☐ Chain Link ☐ Wood
☐ Ornamental ☐ Vinyl
☐ Deco Mesh ☐ Custom
Other: No TRim

Height	Style
5'	Deco NO TRim
Ik Gate	Drive Gate
4'	9
e Type	Concrete
	24" ±
Posts	Gate Posts
X4	4X4
osts	Top Rail
4	2X4
acing	Post Size
	4X4
g	Facing
3'	OUT
/ire	Barb Wire
-	✓

g Conditions

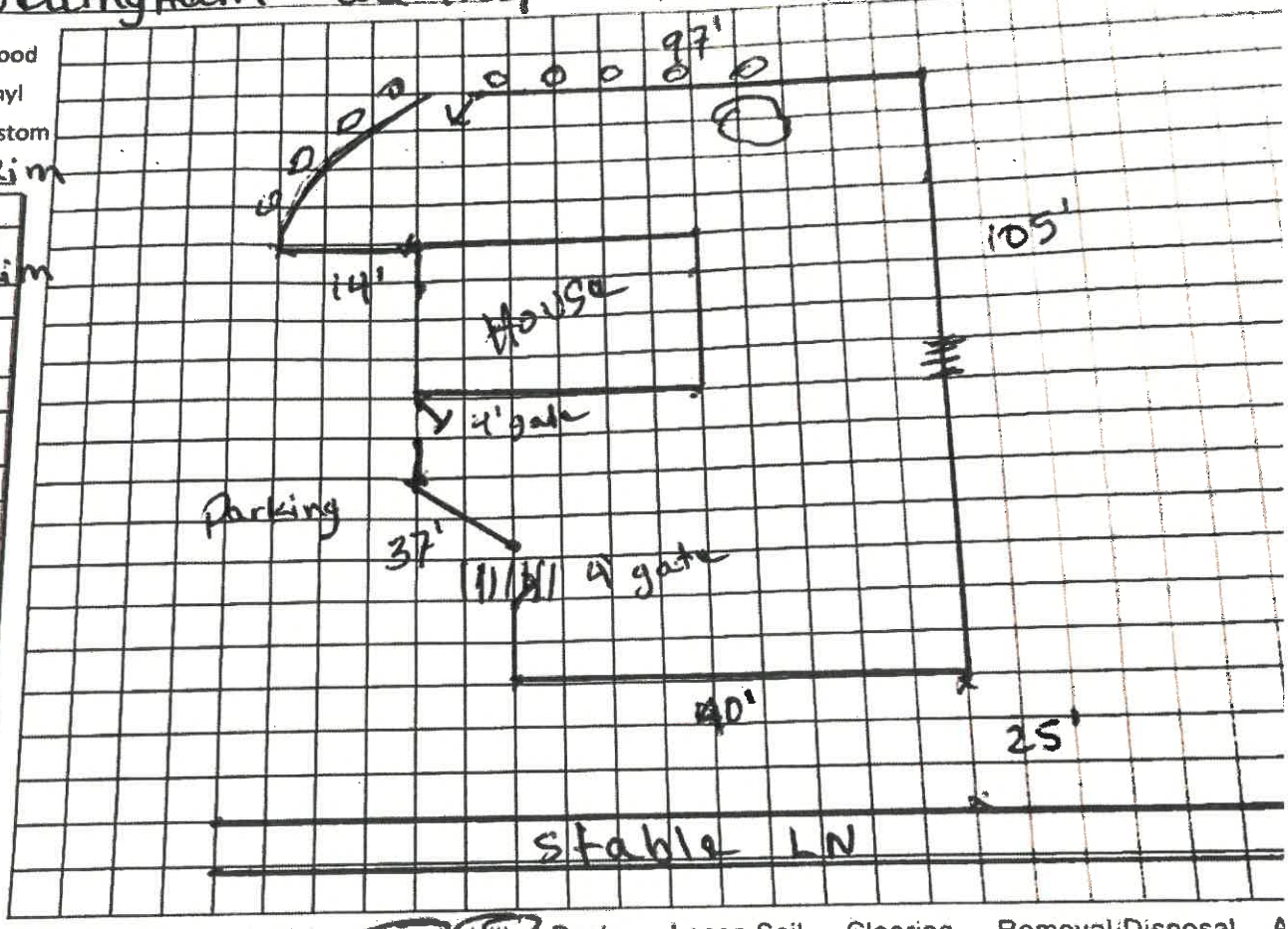
te Conditions WILL

be completed prior
g or owner will be
r and/or trip fee

Disposal NOT
ess specifically
ded

r to backfill on

te NOT
ost



Site Conditions: Level (Slope) (Hill) Rocky Loose Soil Clearing Removal/Disposal A

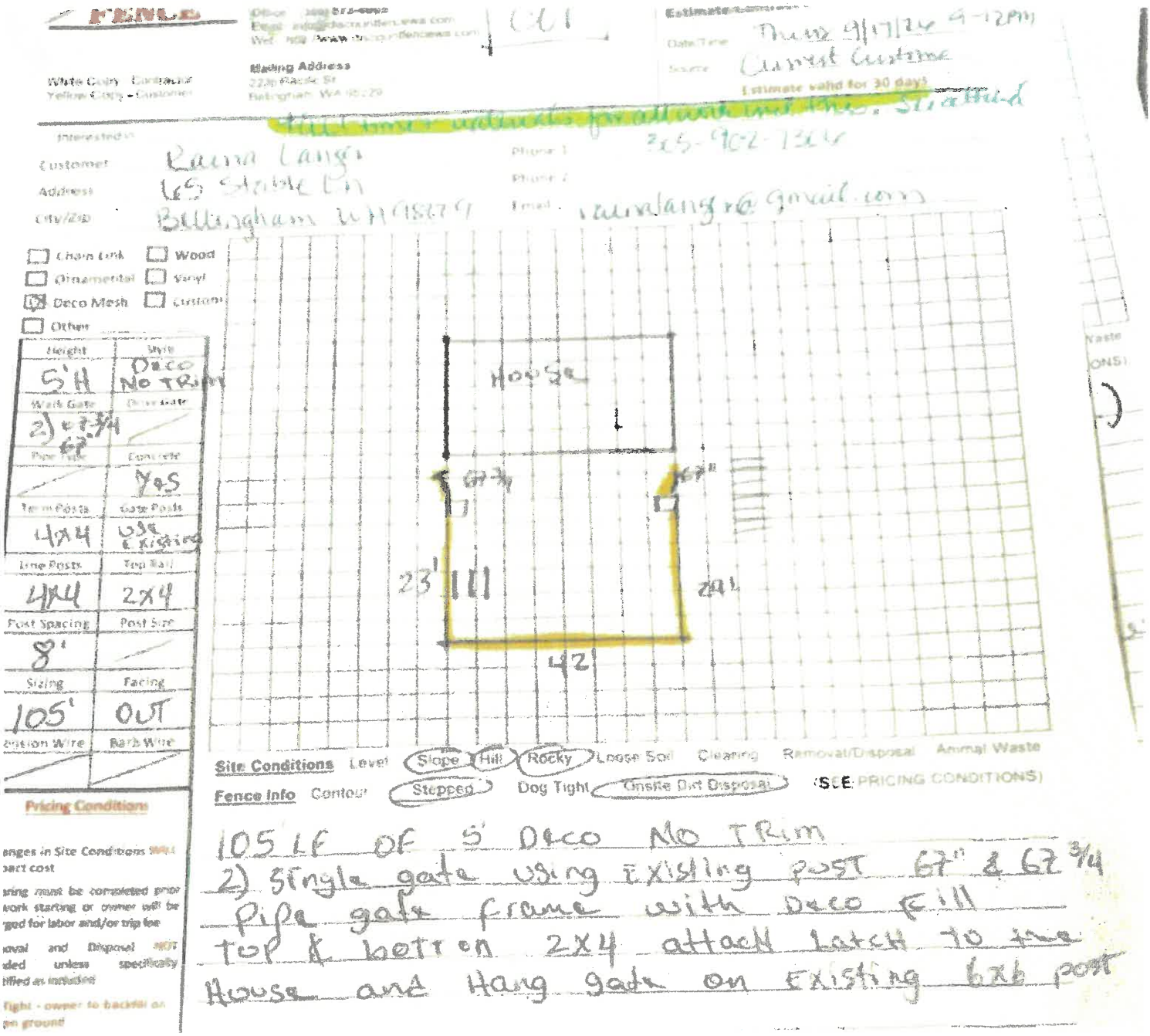
Fence Info (Contour) Stepped Dog Tight Onsite Dirt Disposal (SEE PRICING C

Fence Line

293' Lf of 5' Deco NO TRim 3) 4' w
Pipe frame Fill with 4x4, TOP & B
2x4 frame

Item 10
Pg 3 of 3

New smaller fence design



Item – 22	65 Stable Ln, G13, Fence (Pet)		Video 00:08:24 – 00:18:35
Comments:	Please reconfigure and scale back the size of the fence. Please submit a Variance request as appropriate.		
Discussion:			
Action:	Denied	Motion: Dan	Unanimous

REC[illegible]

OCT 2 0 2026

Item 11

Pg 1 of 2

G13

Sudden Valley Community Association

Tree/Vegetation Trimming and/or Removal Request

Street Address: 18 Stable Lane Div 06 Lot 105

Owner: Larry C. & Katherine A. Davis

Mailing Address:

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

X # Removal ✓ # Limbing

Type:

X Fir ___ Cedar ___ Hemlock

___ Alder ___ Maple ___ Other

Check any that apply:

___ Property or personal danger

X Dead/Diseased

___ Leaning

X Roots exposed

___ On a slope

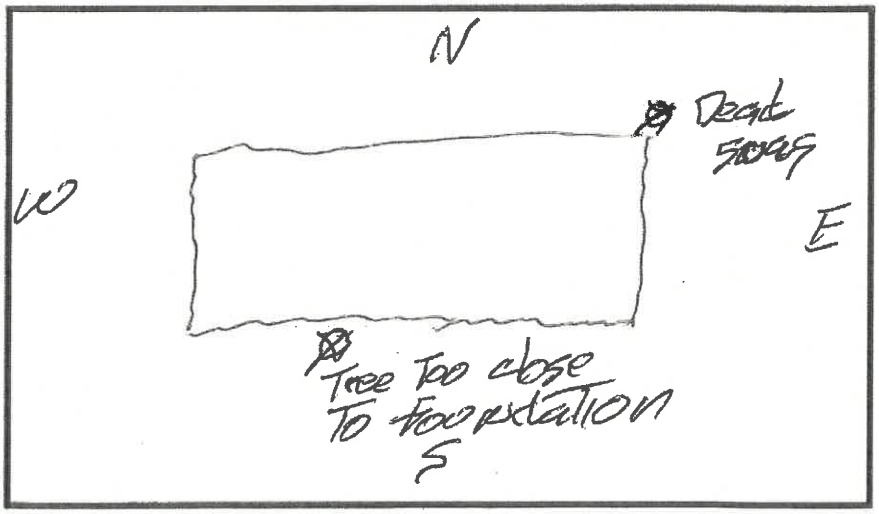
___ Creation/maintenance of view

___ 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.*

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



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

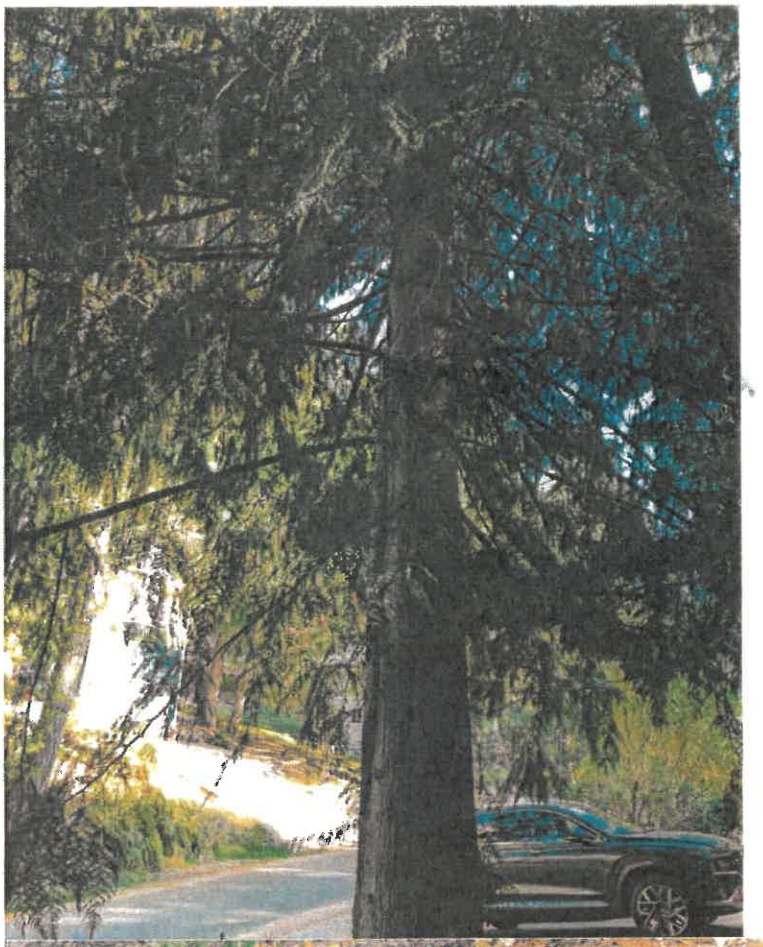
Give a full description, the reason for the requested action and diameter on each tree, and attach any additional information if needed:

Branch's Touching house & neighbors house
Tree within 5' of house & SST system Too close To foundation

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: Larry C. Davis Date: ~~10-20-26~~ 10-21-26











Rec'd 10/16/2026
8:46 AM

Item 12
Pg 1 of 1
G13

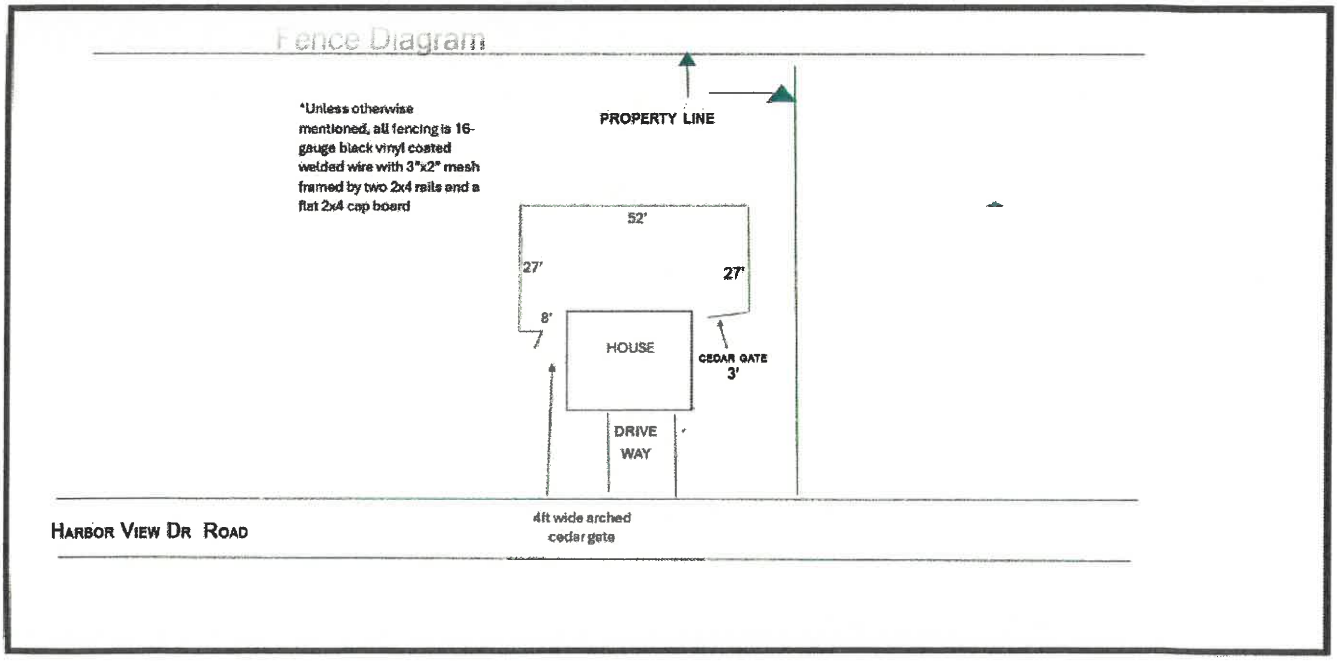
Sudden Valley Community Association
Fence Request

Street Address: 146 Harbor View dr Div 22 Lot XX 242
Owner: Karen Ayotte
Mailing Address: 146 Harbor View Dr
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 14.6.9 for more information.

Give a full description, additional considerations, and attach additional information if needed:
It is imperative that I have a fence, my dog has been reactive in the past, I need this extra security.
WE HAVE BEEN THROUGH TRAINING WITH EXELLENT RESUTS BUT
I WANT TO BE EXTRA CAUTIOUS.

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: KAREN AYOTTE Date: 9/14/26

AC Staff Comments: