Sudden Valley Community Association
Architectural Control Committee

Agenda

Date 11/19/2026
Time 5:00 PM
Location - Multi-Purpose Room "A"

Type of meeting: Request and Plan Review

Facilitator: Daniel Rodriguez, Chair

Committee Attendees:

Excused Absence:

Attendees:

Observers:

Item – 1	Approval of 11/19/2026 ACC Meeting Agenda
Item – 2	Property Owner Comments
Item – 3	Consent Agenda – Approval of the 11/05/2026 ACC Meeting Minutes
Item – 4	115 Grand View Ln, G2, Tree (Remove 1)
Item – 5	2 Marigold Dr #40 Center Condos, G2, Ext Alt (Mini-Split)
Item – 6	1 Morning Beach Dr, #20, G2, Ext Alt (Deck and Railing) - Ranch House Condominium Association
Item – 7	13 Fawn Ct, G9, Fence (Privacy)
Item – 8	69 Honeycomb Ln, G9, Tree (Remove 3)
Item – 9	16B Grey Birch Ln, G13, Tree (Remove 1) ***Resubmission***
Item – 10	146 Harbor View Dr, G13, Fence (Pet) ***Resubmission***
Item – 11	
Item – 12	
Item – 13	
Item – 14	
Item – 15	
Item – 16	

Meeting Called to Order 00:00 PM

Item – 1	Approval of 11/19/2026 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 11/05/2026 ACC Meeting Minutes		Video 00:00:00 – 00:00:00
Comments:			
Discussion:			
Action:		Motion:	

Item – 4	115 Grand View Ln, G2, Tree (Remove 1)		Video 00:00:00 – 00:00:00
Comments:			
Discussion:			
Action:		Motion:	

Item – 5	2 Marigold Dr #40 Center Condos, G2, Ext Alt (Mini-Split)		Video 00:00:00 – 00:00:00
Comments:			
Discussion:			
Action:		Motion:	

Item – 6	1 Morning Beach Dr, #20, G2, Ext Alt (Deck and Railing) – Ranch House Condo.		Video 00:00:00 – 00:00:00
Comments:			
Discussion:			
Action:		Motion:	

Item – 7	13 Fawn Ct, G9, Fence (Privacy)		Video 00:00:00 – 00:00:00
Comments:			
Discussion:			
Action:		Motion:	

Item – 8	69 Honeycomb Ln, G9, Tree (Remove 3)		Video 00:00:00 – 00:00:00
Comments:			
Discussion:			
Action:		Motion:	

Item – 9	16B Grey Birch Ln, G13, Tree (Remove 1) ***Resubmission***		Video 00:00:00 – 00:00:00
Comments:			
Discussion:			
Action:		Motion:	

Item – 10	146 Harbor View Dr, G13, Fence (Pet) ***Resubmission***		Video 00:00:00 – 00:00:00
Comments:			
Discussion:			
Action:		Motion:	

Item – 11			Video 00:00:00 – 00:00:00
Comments:			
Discussion:			
Action:		Motion:	

Item – 12			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 11/05/2026
Time 9:00 AM
Location - Zoom

Type of meeting:	Request and Plan Review
Facilitator:	Daniel Rodriguez, Chair
Committee Attendees:	Patric Zwolenski, Matt Griscom, Jo Jean Kos, Terry Niblack, Dan Vink
Excused Absence:	
Attendees:	Jerry Gangle, Allen Helvajian
Observers:	Riley McClenaghan (Items 6 & 7), Raina Langer (Item 10), Ken Rutz (Item 8), Lukas Holland (Observer)

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 9:03 AM

Item – 1	Approval of 11/05/2026 ACC Meeting Agenda		Video 00:00:04 – 00:00:32
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

Item – 2	Property Owners Comments		Video 00:00:35 – 00:01:03
Comments:	None		
Discussion:			
Action:		Motion: N/A	

Item – 3	Consent Agenda – Approval of the 10/15/2026 ACC Meeting Minutes		Video 00:01:06 – 00:01:20
Comments:			
Discussion:			
Action:	Approved	Motion: Matt	Unanimous

Item – 4	10 Topside Ct, G1, Tree (Remove 1)		Video 00:19:36 – 00:22:28
Comments:	Replace the removed tree by planting two new native species trees of at least 8' height. The ACC		
Discussion:	welcomes questions about the planting requirement. A Whatcom County tree removal permit is required.		
Action:	Approved	Motion: Terry	Unanimous

Item – 5	7 Sanwick Point Ct, G1, Ext Alt (Deck)		Video 00:22:34 – 00:22:53
Comments:			
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

Item – 6	6 Nighthawk Cir, G2, Fence (Pet) ***Resubmission***		Video 00:01:24 – 00:04:24
Comments:			
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

Item – 7	6 Nighthawk Cir, G2, Variance (Side Setback) ***Resubmission***		Video 00:01:24 – 00:04:24
Comments:	Installation is approved 1' from the owners' property line (4' into the setback).		
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

Item – 8	40 Rocky Ridge Dr, G3, Tree (Remove 1) ***Resubmission***		Video 00:04:31 – 00:14:04
Comments:	Replace the removed tree by planting two new native species trees of at least 8' height.		
Discussion:	Provide a Whatcom County tree removal permit.		
Action:	Approved	Motion: Terry	Majority (Dan votes No)

Item – 9	312 Sudden Valley Dr, G9, 1st Extension (New Home) ***Six Months***		Video 00:22:55 – 00:23:07
Comments:			
Discussion:			
Action:	Approved	Motion: Matt	Unanimous

Item – 10	65 Stable Ln, G13, Fence (Pet) ***Resubmission***		Video 00:15:33 – 00:19:05
Comments:			
Discussion:			
Action:	Approved	Motion: Matt	Unanimous

Item – 11	18 Stable Ln, G13, Tree (Remove 1, Limb 1)		Video 00:23:11 – 00:26:01
Comments:	Provide a Whatcom County tree removal permit.		
Discussion:			
Action:	Approved	Motion: Jo Jean	Unanimous

Item – 12	146 Harbor View Dr, G13, Fence (Pet)		Video 00:28:20 – 00:34:58
Comments:	Provide more information about the type of fence to be installed. If you are resubmitting, please denote		
Discussion:	the fence line by using stake and string to show the relation / distance to the property lines.		
Action:	Denied	Motion: Matt	Unanimous

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 9:38 AM

Rec'd 11/10/2026
11:07 AM

Item 4
Pg 1 of 10
G2

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

Street Address: 115 Grand View Lane, Bellingham, WA 98229 Div 17 Lot 79
Owner: Keenen Helyer
Mailing Address: 115 Grand View 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 ____ # Limbing

Type:
___Fir ___Cedar ___ Hemlock
___Alder ___ Maple X___ 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).



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: Remove one black cottonwood, 33" DBH, approx. 140 ft tall, 50 ft canopy, NE of the house.
Several large overextended limbs extend over the residence. TRAQ Level 2 assessment rates the limbs Moderate risk;
a large limb reportedly failed in July 2026.

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: _____

EARTH WORKS
TREE SERVICE

Arborist Assessment

Black Cottonwood – Tree Risk Assessment

115 Grand View Lane, Bellingham, WA

Client:	Keenen Helyer
Property:	115 Grand View Lane, Bellingham
Inspection Date:	July 17, 2026
Report Date:	November 10, 2026
Prepared by:	Christopher Hunsaker, ISA Certified Arborist PN-8658A, TRAQ

Earthworks Tree Service

Established in 2007, Earthworks Tree Service provides arborist consulting, tree risk assessment, tree reports, pruning, removals, and risk mitigation throughout northwestern Washington.

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

SITE MAP



Figure 1. Site map of 115 Grand View Lane showing the black cottonwood northeast of the residence, near Sunflower Circle.

1. PURPOSE AND SCOPE

Earthworks Tree Service was retained to evaluate a mature black cottonwood (*Populus trichocarpa*) located northeast of the residence at 115 Grand View Lane, near Sunflower Circle.

This assessment used an ISA Tree Risk Assessment Qualification (TRAQ) Level 2 Basic Assessment to evaluate the tree, assess risk to the homes and other nearby targets, and provide management recommendations. The client has requested removal of the tree. The primary concern is the failure of large limbs that extend over the residence.

2. TREE INFORMATION

Species: Black cottonwood (*Populus trichocarpa*)
Height: Approximately 140 feet
DBH: Approximately 33 inches
Canopy Width: Approximately 50 feet
Living Crown Ratio: Approximately 55%
Location: Northeast of the residence, near Sunflower Circle, with limbs extending over the house
Current Risk Rating: Moderate/high, using a 2-year assessment period.

3. INSPECTION METHOD AND LIMITATIONS

The tree was assessed on July 17, 2026, using a Level 2 Basic Assessment: a ground-based visual inspection of the crown, trunk, root collar, and visible roots, with binoculars used to view the upper crown. No climbing inspection, resistance drilling, or root collar excavation was performed. Internal decay, defects in the upper crown that could not be seen from the ground, and conditions below grade could not be fully evaluated.

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.

This report was issued on November 10, 2026, about four months after the inspection. If storms, additional limb failure, or other changes have occurred since July 17, 2026, a follow-up inspection is recommended before work is planned.

4. OBSERVATIONS

The subject tree is a mature black cottonwood, approximately 140 feet tall, with a DBH of approximately 33 inches, a canopy width of approximately 50 feet, and a living crown ratio of approximately 55%. It stands northeast of the residence at 115 Grand View Lane.

The tree has developed an asymmetric crown. Several large, overextended limbs extend southwest over the residence, and dead and broken branches are present in the crown. Greater light availability over the house may have contributed to this growth pattern.

A very large limb reportedly failed from the tree in July 2026 very near the house. The cause of that failure has not been established, but it is relevant to assessing the remaining large limbs.

Black cottonwood has relatively low wood strength compared with many other large native trees in the region. Large, overextended limbs on this species can fail during wind events or in relatively calm conditions. Summer branch drop, in which large limbs fail in calm, warm weather, is a recognized pattern in cottonwoods; failures strongly coincide with a combination of dry conditions and a full canopy.

No significant defects were observed in the trunk, at the root collar, or in the visible roots, and no root plate movement was seen.

Targets within the height of the tree include:

- The residence at 115 Grand View Lane
- The neighboring residence at 117 Grand View Lane
- The shared easement drive serving 113, 115, and 117 Grand View Lane
- Sunflower Circle.

The residences are occupied structures. The drive and road are used intermittently by residents and visitors. Maple trees and landscaping below the cottonwood are also within reach of falling limbs.

5. TREE RISK ASSESSMENT

Overall Risk Rating: Moderate to High depending on limb size

Assessment period: 2 years

A two-year assessment period was used to evaluate the likelihood of failure under the conditions observed on July 17, 2026.

Large limbs over the residence. The likelihood of failure of the large limbs extending over the residence at 115 Grand View Lane is rated **probable** within the assessment period. These limbs are large and overextended; the species has relatively low wood strength, and a large limb reportedly failed from the tree in July 2026.

The likelihood of impact is rated **high**. These limbs extend directly over the roof, and a failed limb would likely strike the house.

The consequences are rated **significant** because of the size and weight of these limbs, the potential for structural damage to the house, and the potential for injury to occupants.

A possible likelihood of failure and a high likelihood of impact give a combined likelihood of **Somewhat Likely**. With severe consequences, the risk rating for large limb failure onto the residence is **Moderate to High depending on size of the limb.**

Other limbs extend toward the neighboring residence, the drive, and Sunflower Circle. The likelihood of impact for these targets is lower than for the residence at 115, where limbs are directly overhead, so the risk they present does not exceed Moderate.

Whole-tree failure. No significant trunk, root collar, or root defects were observed, and the likelihood of whole-tree failure within the assessment period is rated **improbable**. Concealed defects cannot be ruled out by a ground-based inspection. The likelihood of impact is rated **high**, because the tree could fall in several directions and not all of them reach a target, and the consequences would be severe. The combined likelihood is **Unlikely**, and the risk rating for whole-tree failure is **Low.**

Long-Term Outlook

The limbs over the residence are expected to keep increasing in length and weight as the tree grows. Pruning can reduce the likelihood of limb failure but would need to be repeated as the limbs regrow.

6. RECOMMENDED MITIGATION

Two management options are reasonable: selective lateral reduction to retain the tree, or removal (requested).

Selective lateral reduction of the limbs extending over the residence would shorten and lighten them and is expected to reduce the likelihood of limb failure. The residual risk would depend on the extent of the reduction, the remaining limb structure, and the tree's condition after pruning. As the limbs regrow, a maintenance cycle of approximately 5–7 years is anticipated, and pruning or reassessment may be needed sooner if conditions change.

Removal is recommended as the preferred long-term option because of the tree's mature size, the extent of its crown over the residence, its recent history of limb failure, the need for recurring pruning to manage regrowth, and the client's preference. Removal would eliminate the assessed failure scenarios from this tree.

Removal should be planned to protect the house, the neighboring property, and the maple trees and landscaping below, with a crane used if the removal plan calls for one. The tree should be removed to a low stump.

7. CONCLUSION AND ARBORIST RECOMMENDATIONS

The black cottonwood at 115 Grand View Lane has several large, overextended limbs over the residence, and a large limb reportedly failed from the tree in July 2026. Over a two-year assessment period, the risk of large limb failure onto the residence is rated Moderate to high depending on the size of the limb, and the risk of whole-tree failure is rated Low. Selective lateral reduction could reduce the likelihood of limb failure while keeping the tree, but continued growth would require periodic pruning and reassessment. Removal is recommended as the preferred long-term option.

If the tree is removed, replacement with a species suited to the available growing space is encouraged. Western red cedar or Douglas-fir may be appropriate where there is room for their mature size. Smaller native options include bitter cherry, shore pine, vine maple, Douglas maple, Pacific dogwood, and cascara, depending on growing space and site conditions. These species generally stay much smaller than black cottonwood, which may reduce future conflicts with nearby structures. All of these options would not require thousands of dollars of periodic mitigative pruning like what is required of cottonwood with a history of large limb failure.

8. GLOSSARY

DBH – Diameter at Breast Height
The diameter of a tree trunk measured approximately 4.5 feet above grade.

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

Lateral Reduction
A pruning method that shortens limbs extending in one direction, such as over a structure, by cutting them back to smaller lateral branches.

Living Crown Ratio (LCR)
The percentage of a tree's total height occupied by live crown.

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 over which the likelihood of tree or tree-part failure is assessed. The assigned risk rating applies to the conditions observed and the assessment period stated in this report.



Figure 2. Photo of the cottonwood



Figure 3. View looking north-northeast with neighbor's home (117 Grand View) in the background.

Rec'd 10/29/2026
6:13 PM

Sudden Valley Community Association
Exterior Alteration Request

Item 5
Pg 1 of 6
G2

Street Address: 2 Marigold Dr, unit 40 Div 55 Lot 040
Owner: Steven Zavala
Mailing Address: 2 Marigold Dr, unit 40, Bellingham, WA 98229
Phone: [redacted] Email: [redacted]

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

Requested for:
☑ Existing home
☐ New construction

The change would affect:
☑ Exterior appearance
☐ Drainage/Erosion control
☐ Open space & Lot coverage
☐ Setbacks to property line
☐ Structure height

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

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

I am interested in installing a mini split in my unit . The outdoor unit will be placed on the balcony as opposed to the first floor,

This will eliminate potential noise/vibration disturbances to the 1st floor unit and reduce the scope of work with minimum exterior

alterations. The previously approved SOW/mock up is attached in the email. Along with the new proposed mock up on the balcony.

The unit runs at 51-55 dB and weighs 118 lbs. The specifications sheet is also attached in the email.

For drainage, a pvc line will divert thewater away from the balcony and lower units.

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

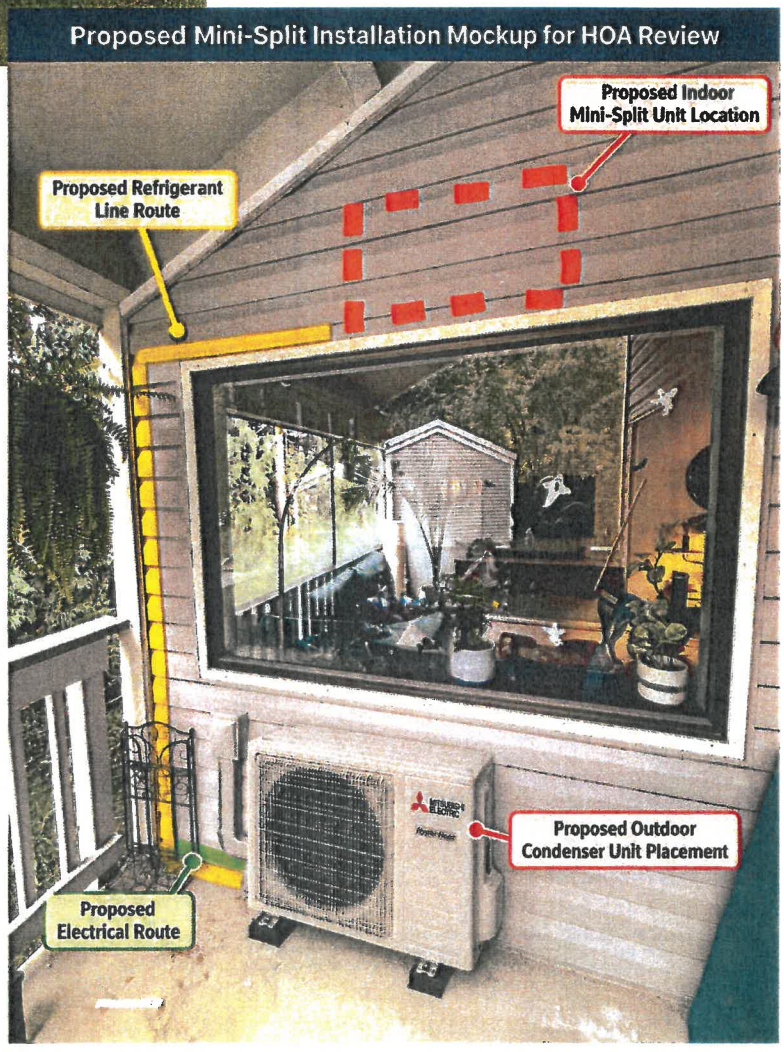
Submission of this form provides notice for the ACC to visit the property during reasonable hours.

Owner Signature: Steven Zavala Date: 10/29/2026



Existing approved design
(ACC - 08/06/2026)

Requested new design



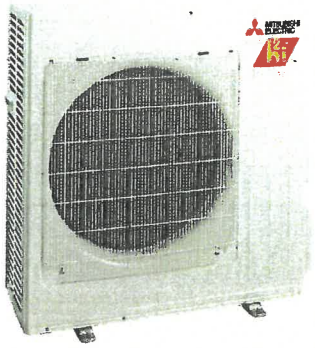
MSZ-FS15NA & MUZ-FS15NAH
15,000 BTU/H DELUXE WALL-MOUNTED INDOOR UNIT
15,000 BTU/H HYPER-HEATING OUTDOOR UNIT W/BASE PAN HEATER

MITSUBISHI ELECTRIC

Job Name:

System Reference: Date:





Indoor Unit MSZ-FS15NA

Outdoor Unit MUZ-FS15NAH

Item 5

Pg 3 of 6

INDOOR UNIT FEATURES

- Slim wall-mounted indoor units provide zone comfort control
- Dual Barrier Coating applied to the heat exchanger, vanes and fan to prevent hydrophilic and hydrophobic dirt build-up
- Multiple fan speed options: Quiet, Low, Medium, High, Super-high, Auto
- 3D i-see Sensor® enables advance features:
  - Indirect or Direct Airflow for personalized comfort
  - Absence Detection for energy-saving mode
- Double Vane features:
  - Separates airflow to deliver air across a large area
  - Simultaneously deliver to air separate sections of a room
  - Generates more comfortable natural airflow pattern
- Multiple control options available:
  - Back-lit screen handheld remote controller (provided with unit)
  - kumo cloud® smart device app for remote access
  - Third-party interface options
  - Wired or wireless controllers
- Triple-action Filtration: Nano Platinum Filter, Deodorizing Filter, & Electrostatic Anti-Allergy Enzyme Filter
- Hot-Start Technology: no cold air rush at equipment startup or when restarting after Defrost Cycle
- Quiet operation

OUTDOOR UNIT FEATURES

- INVERTER-driven compressor and LEV provide high efficiency and comfort while using only the energy needed to maintain maximum performance
- H2i plus™ performance offers 100% heating capacity at -5° and 70% to 81% heating capacity at -13° F
- Blue Fin anti-corrosion treatment applied to the outdoor unit heat exchanger for increased coil protection and longer life
- Built-in base pan heater

Specifications are subject to change without notice.

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SPECIFICATIONS: MSZ-FS15NA & MUZ-FS15NAH

Cooling at 95°F[1]	Maximum Capacity	BTU/H	19,000
	Rated Capacity	BTU/H	14,000
	Minimum Capacity	BTU/H	6,450
	Maximum Power Input	W	2,010
	Rated Power Input	W	1,000
	Moisture Removal	Pints/h	4.0
	Sensible Heat Factor		0.70
	Power Factor	%	96.0/96.0
Heating at 47°F[2]	Maximum Capacity	BTU/H	24,000
	Rated Capacity	BTU/H	16,000
	Minimum Capacity	BTU/H	5,150
	Maximum Power Input	W	3,360
	Rated Power Input	W	1,155
	Power Factor	%	98.0/98.0
Heating at 17°F[3]	Maximum Capacity	BTU/H	22,730
	Rated Capacity	BTU/H	10,000
	Maximum Power Input	W	3,210
	Rated Power Input	W	950
Heating at 5°F[4]	Maximum Capacity	BTU/H	19,360
	Maximum Power Input	W	2,730
Heating at -5°F[6]	Maximum Capacity	BTU/H	16,000
Heating at -13°F[7]	Maximum Capacity	BTU/H	14,400
Efficiency	SEER		22.2
	EER[1]		14.0
	HSPF [IV]		12.0
	COP at 47°F[2]		4.06
	COP at 17°F at Maximum Capacity[5]		2.08
	COP at 5°F at Maximum Capacity[4]		1.91
	COP at -5°F at Maximum Capacity[6]		1.91
	COP at -13°F at Maximum Capacity[7]		1.9
	ENERGY STAR® Certified		Yes
Electrical	Voltage, Phase, Frequency		208/230, 1, 60
	Guaranteed Voltage Range	V AC	187 - 253
	Voltage: Indoor - Outdoor, S1-S2	V AC	208/230
	Voltage: Indoor - Outdoor, S2-S3	V DC	24
	Short-circuit Current Rating [SCCR]	kA	5
	Recommended Fuse/Breaker Size (Oudoor)	A	20
	Recommended Wire Size [Indoor - Outdoor]	AWG	14
	Power Supply		Indoor unit is powered by the outdoor unit
Indoor Unit	MCA	A	1.0
	Fan Motor Full Load Amperage	A	0.65
	Fan Motor Output	W	40
	Fan Motor Type		DC Motor
	Airflow Rate at Cooling, Dry	CFM	225–262–304–355–437
	Airflow Rate at Cooling, Wet	CFM	194–225–261–305–376
	Airflow Rate at Heating, Dry	CFM	201–272–350–410–514
	Sound Pressure Level [Cooling]	dB[A]	27–31–35–39–44
	Sound Pressure Level [Heating]	dB[A]	25–31–37–40–46
	Drain Pipe Size	In. [mm]	5/8 [15.88]
	Coating on Heat Exchanger		Dual Barrier Coating
	External Finish Color		Munsell 1.0Y 9.2/0.2
	Unit Dimensions	W x D x H: In. [mm]	36-7/16 x 9-3/16 x 12 (+11/16) [925 x 234 x 305 (+17)]
	Package Dimensions	W x D x H: In. [mm]	39 x 12-1/4 x 15-1/2 [990 x 310 x 400]
	Unit Weight	Lbs. [kg]	29 [13.5]
	Package Weight	Lbs. [kg]	34 [15.4]
Indoor Unit Operating Temperature Range	Cooling Intake Air Temp [Maximum / Minimum]*	°F	90 DB, 73 WB / 67 DB, 57 WB
	Heating Intake Air Temp [Maximum / Minimum]	°F	80 DB / 70 DB

NOTES:

AHRI Rated Conditions
(Rated data is determined at a fixed compressor speed)

Conditions	[1]Cooling (Indoor // Outdoor)	°F	80 DB, 67 WB // 95 DB, 75 WB
	[2]Heating at 47°F (Indoor // Outdoor)	°F	70 DB, 60 WB // 47 DB, 43 WB
	[3]Heating at 17°F (Indoor // Outdoor)	°F	70 DB, 60 WB // 17 DB, 15 WB
	[4]Heating at 5°F (Indoor // Outdoor)	°F	70 DB, 60 WB // 5 DB, 4 WB
	[5]Heating at -4°F (Indoor // Outdoor)	°F	70 DB, 60 WB // -4 DB, -5 WB
	[6]Heating at -5°F (Indoor // Outdoor)	°F	70 DB, 60 WB // -5 DB, -6 WB
	[7]Heating at -13°F (Indoor // Outdoor)	°F	70 DB, 60 WB // -13 DB, -14 WB

*Outdoor Unit Operating Temperature Range (Cooling Air Temp (Maximum / Minimum)):
- Applications should be restricted to comfort cooling only; equipment cooling applications are not recommended for low ambient temperature conditions.

**Outdoor Unit Operating Temperature Range (Cooling Thermal Lock-out / Re-start Temperatures; Heating Thermal Lock-out / Re-start Temperatures):
- System cuts out in heating mode to avoid thermistor error and automatically restarts at these temperatures.

Item 5
Pg 4 of 6

Specifications are subject to change without notice.

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SPECIFICATIONS: MSZ-FS15NA & MUZ-FS15NAH

Outdoor Unit	MCA	A	18.0
	MOCP	A	20
	Fan Motor Full Load Amperage	A	0.93
	Fan Motor Output	W	50
	Airflow Rate	CFM	1801/1949
	Refrigerant Control		LEV
	Defrost Method		Reverse Cycle
	Coating on Heat Exchanger		Blue Fin Coating
	Sound Pressure Level, Cooling[1]	dB(A)	51
	Sound Pressure Level, Heating[2]	dB(A)	55
	Compressor Type		Twin Rotary
	Compressor Model		SNB172FQKMT
	Compressor Rated Load Amps	A	17
	Compressor Locked Rotor Amps	A	13.6
	Compressor Oil Type // Charge	oz.	FV50S // 0.40
	External Finish Color		Munsell 3Y 7.8/1/1
	Base Pan Heater		Built-in
	Unit Dimensions	W x D x H: In. [mm]	33-1/16 x 13 x 34-5/8 [840 x 330 x 880]
	Package Dimensions	W x D x H: In. [mm]	38-3/4 x 16-3/4 x 39 [980 x 420 x 990]
	Unit Weight	Lbs. [kg]	118 [53.5]
	Package Weight	Lbs. [kg]	135 [61]
Outdoor Unit Operating Temperature Range	Cooling Air Temp [Maximum / Minimum]*	°F	115 DB / 14 DB
	Cooling Thermal Lock-out / Re-start Temperatures**	°F	-4 / 0
	Heating Air Temp [Maximum / Minimum]	°F	75 DB, 65 WB / -13 DB, -14 WB
	Heating Thermal Lock-out / Re-start Temperatures**	°F	-18 / -14
Refrigerant	Type		R410A
	Charge	Lbs, oz	3, 7.0
	Chargeless Piping Length	Ft. [m]	25.0 [7.5]
	Additional Refrigerant Charge Per Additional Piping Length	oz./Ft. [g/m]	0.216 [20]
Piping	Gas Pipe Size O.D. [Flared]	In.[mm]	1/2 [12.7]
	Liquid Pipe Size O.D. [Flared]	In.[mm]	1/4 [6.35]
	Maximum Piping Length	Ft. [m]	100 [30]
	Maximum Height Difference	Ft. [m]	50 [15]
	Maximum Number of Bends		10

Item 5
Pg 5 of 6

NOTES:

AHRI Rated Conditions
(Rated data is determined at a fixed compressor speed)

[1]Cooling (Indoor // Outdoor)	°F	80 DB, 67 WB // 95 DB, 75 WB
[2]Heating at 47°F (Indoor // Outdoor)	°F	70 DB, 60 WB // 47 DB, 43 WB
[3]Heating at 17°F (Indoor // Outdoor)	°F	70 DB, 60 WB // 17 DB, 15 WB

Conditions

[4]Heating at 5°F (Indoor // Outdoor)	°F	70 DB, 60 WB // 5 DB, 4 WB
[5]Heating at -4°F (Indoor // Outdoor)	°F	70 DB, 60 WB // -4 DB, -5 WB
[6]Heating at -5°F (Indoor // Outdoor)	°F	70 DB, 60 WB // -5 DB, -6 WB
[7]Heating at -13°F (Indoor // Outdoor)	°F	70 DB, 60 WB // -13 DB, -14 WB

*Outdoor Unit Operating Temperature Range (Cooling Air Temp (Maximum / Minimum)):
- Applications should be restricted to comfort cooling only; equipment cooling applications are not recommended for low ambient temperature conditions.

**Outdoor Unit Operating Temperature Range (Cooling Thermal Lock-out / Re-start Temperatures; Heating Thermal Lock-out / Re-start Temperatures):
- System cuts out in heating mode to avoid thermistor error and automatically restarts at these temperatures.

Specifications are subject to change without notice.

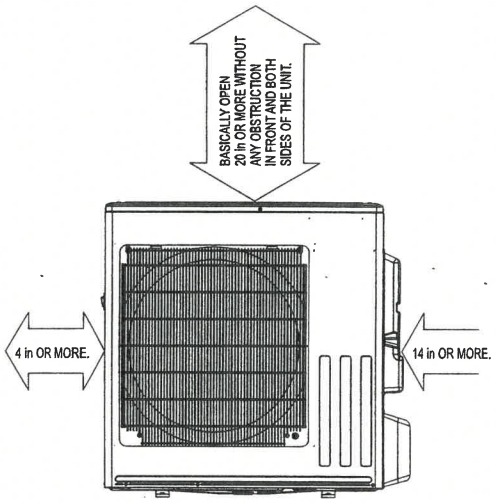
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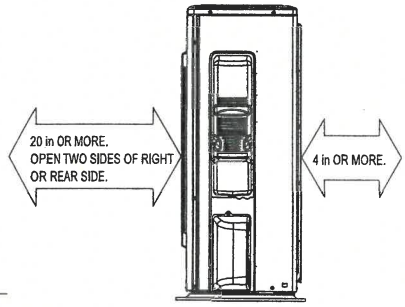
OUTDOOR UNIT DIMENSIONS: MUZ-FS15NAH

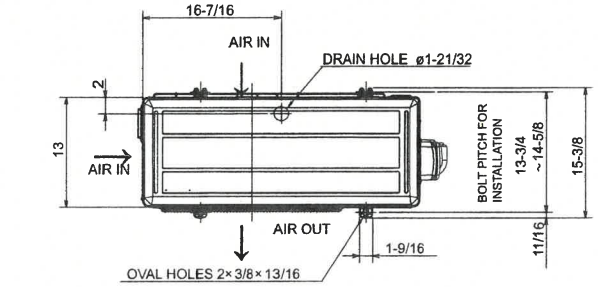
Unit: inch

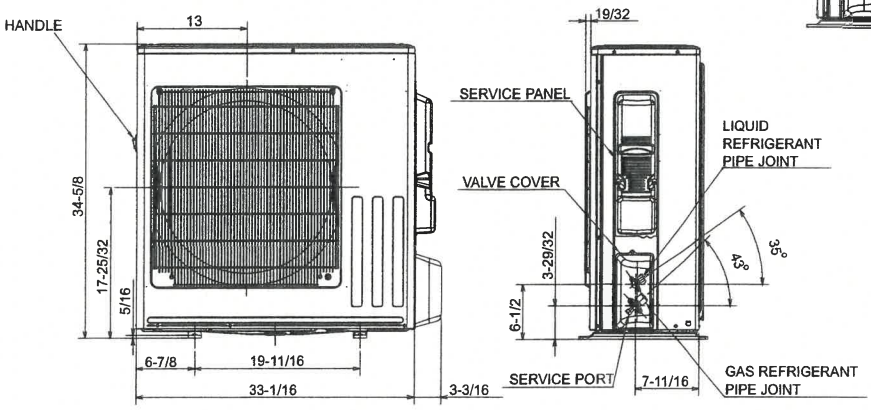
Item 5
Pg 6 of 6

REQUIRED SPACE









REFRIGERANT PIPE JOINT	LIQUID REFRIGERANT PIPE	FLARED ø6.35 (1/4")
	GAS REFRIGERANT PIPE	FLARED ø12.7 (1/2")

1340 Satellite Boulevard Suwanee, GA 30024
Toll Free: 800-433-4822 www.mehvac.com

Specifications are subject to change without notice.

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Rec'd 11-06-2026
Drop Off

Item 6
Pg 1 of 2
G2

Sudden Valley Community Association
Exterior Alteration Request

Street Address: Ranch House Condominiums Div 56 Lot 020
Owner: Request made by Bradley Smith, Treasurer, on behalf of the Board of Directors of Ranch House
Mailing Address: 1 Morning Beach Drive #20
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.

As the association replaces decks and rails we request permission to replace the orginal wooden rails with brused aluminum in bronze to match the windows and doors.

Why? There are multiple reasons:

1. When sitting on your deck the top rail on the old wood rails is so wide it dimishes the view from our rear decks that the homeowners refer to as their "View Decks". Therefore, we view the need to replace railings as an opportunity to replace the old wood with a railing that allows better visability, and

2. The cost to install a wood rail and a brushed aluminum rail have now become equal. Therefore, since the wood rail needs to be painted on a regular 2-5 year basis, and the bronzed, brushed aluminum needs no mainteance for 20-years, the cost is substantaily more sensible.

3. The railngs will be replaced as a deck is needed to be replaced.

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

Photo attached. We had two sample made and chose the bronze to match the windows and doors. Also, we will continue to work with the manufacturer to reduce the exterior footprint of the width of the top rail and ballustrades while following all legal requirements but trying to provide the best view alternative possible to homeowners. Thank you.

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: B Smith, Treasurer, Ranch House BOD Date: 11-1-2026

Bradley-Alison Smith

From: Bradley Smith <carriagehouse1892@gmail.com>
Sent: Sunday, November 1, 2026 8:03 AM
To: Bradley-Alison Smith



Sent from my iPhone

RECEIVED
NOV 0 4 2026

Sudden Valley Community Association
Fence Request

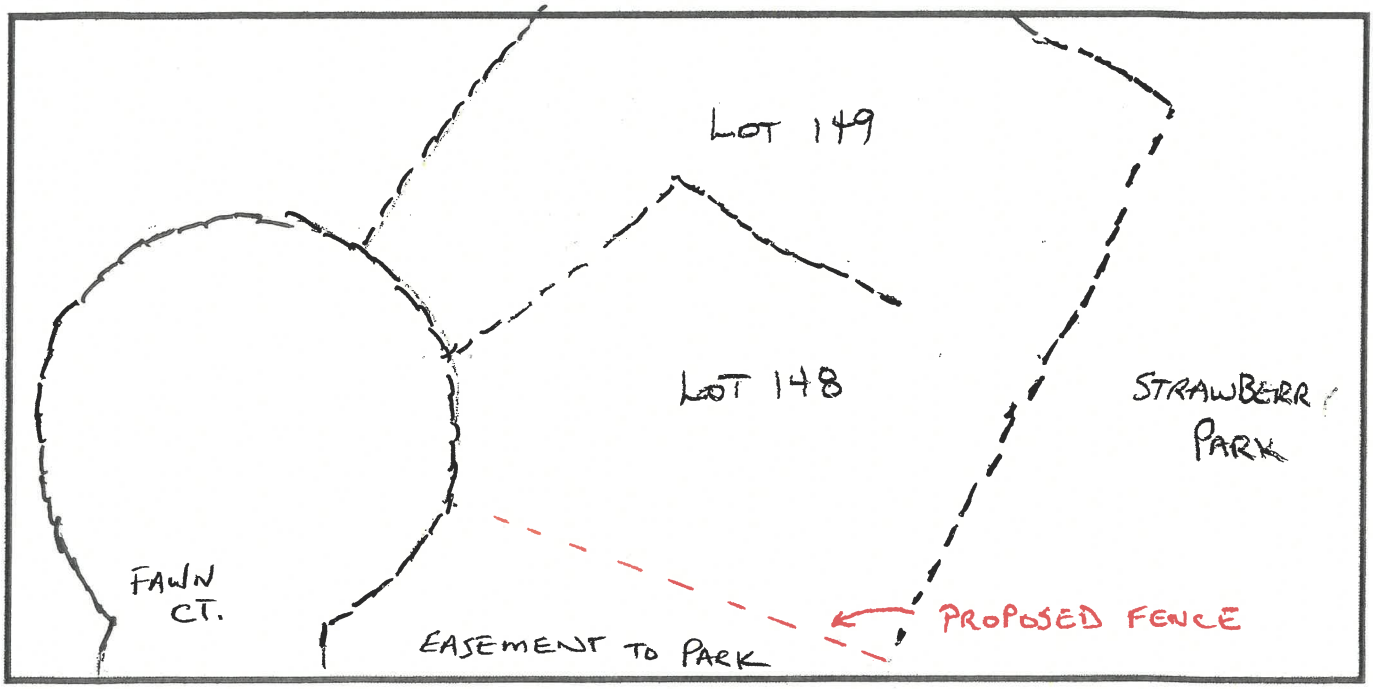
Item 7
Pg 1 of 1
G9

Street Address: 13 Fawn Ct Div 3 Lot 149 & 148
Owner: JEFF & CRISS FORSLUND
Mailing Address: 13 FAWN CT
Phone: [redacted] Email: [redacted]

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

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

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



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

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

APPROXIMATELY 60' OF 2 RAIL FENCE, 3 FT HIGH SEPARATING THE EASMENT INTO STRAWBERRY PARK AND LOT 148/9.

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: Jeff Forslund Date: 11/4/26

AC Staff Comments:

RECEIVED
OCT 29 2026

Item 8
Pg 1 of 6

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

G9

Street Address: 69 Honeycomb Lane (Vacant Lot) Div 3 Lot 183
Owner: John + Sharon Wake
Mailing Address: 353 Sudden Valley Dr
Phone: [redacted] Email: [redacted]

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

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

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

3 Number of trees/shrubs
3 # Removal ___ # Limbing

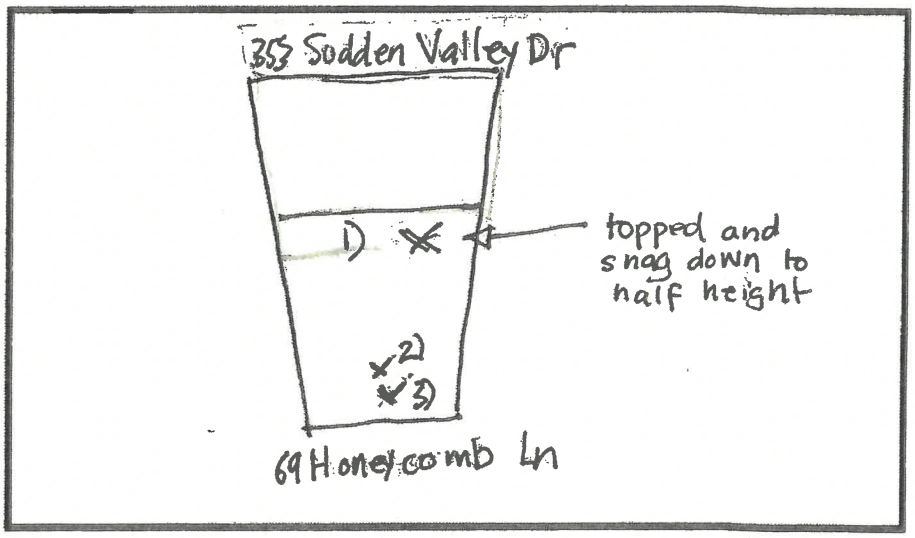
Type:
___Fir ___Cedar /Hemlock
___Alder ___Maple ___Other

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.*

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



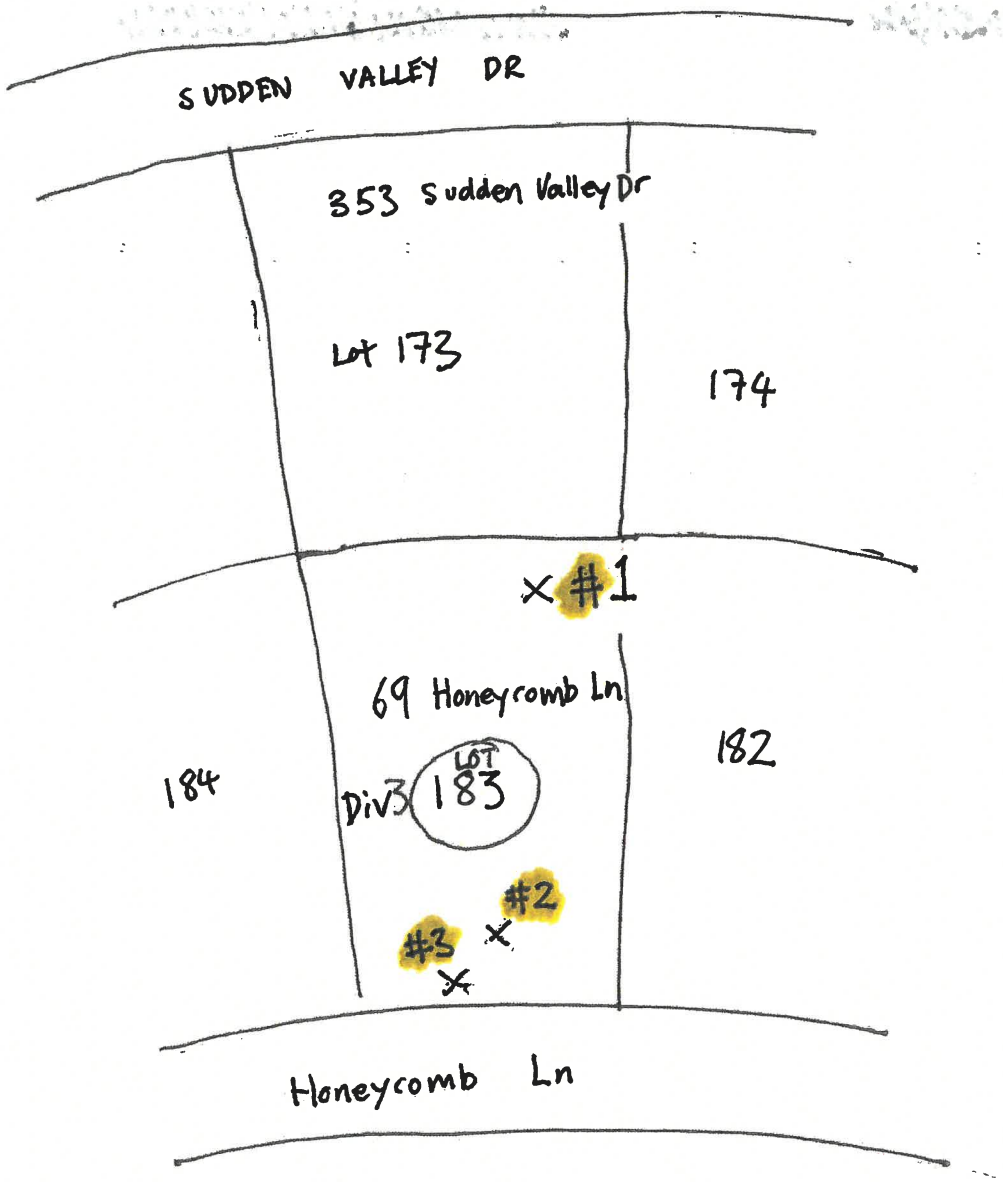
Please refer to ACC Guideline 14.10 for more information. Please email to: office@suddenvalley.com

Give a full description, the reason for the requested action and diameter on each tree, and attach any additional information if needed:
1) has already snapped in half and is the trunk only at 40' 23"Ø would like to cut down to 20' 2) is 22"Ø and is dead 3) is 31"Ø and is also dead

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: 10/29/26


SUDDEN VALLEY DR
353 Sudden Valley Dr
Lot 173
174
#1
69 Honeycomb Ln
182
184
Div3
LOT
183
#2
#3
Honeycomb Ln

WHATCOM COUNTY
WASHINGTON

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

Tree Removal Permit Determination

Applicant: John Wake
[redacted]

Date: October 22, 2026

Location: Address: 69 Honeycomb Ln
APN: 3704073554670000

Case No: LCP2026-00086

Staff has reviewed the information you submitted with the Tree Removal Permit application and have determined that the proposed work is consistent with all applicable codes. The trees may be removed upon receipt of this determination.

For specific requirement questions, please contact the applicable NR staff person listed below by email or at (360) 778-5900.

Please note: This document and attachments may include appealable decisions pursuant to the applicable regulations. Please contact the reviewing staff person for additional information and associated time limitations.

Wetlands & HCA (WCC 16.16) – Nathan Goldschmidt - NGoldsch@co.whatcom.wa.us

- Tree removal is approved for compliance with WCC 16.16 Articles 6 & 7 (wetlands and habitat conservation areas).

PDS Stormwater (Title 20) – Belinda Burk - BBurk@co.whatcom.wa.us

Staff Analysis

- The proposed project proposes to remove three (3) dead trees which encompass approximately 0% sq. ft. of tree canopy. Photo documentation support the claim of dead trees and no representation of canopy.
- Per WCC 20.51.430, applicants are allowed to remove up to 20% of the existing tree canopy. The parcel in question appears to have 100% lot canopy coverage (5988 sq. ft.) estimated using GIS aerial imagery as it is undeveloped.
- The proposed project is approved, with the following conditions:

Conditions of Approval

1. Should any soils be exposed as part of this project, adequate Erosion and Sedimentation Control (ESC) measures shall be installed to prevent sediment laden water from entering neighboring properties, surface drainages (i.e. ditches), and critical areas.

2. Activities which expose more than 500 sq. ft. of soil are prohibited from October 1 through May 31.

3. No stump removal is approved or permitted.

Geohazards (WCC 16.16) - Andrew Wiser - AWiser@co.whatcom.wa.us

Staff Analysis

- Tree removal is approved for compliance with WCC 16.16 Articles 3 (Geologically Hazardous Areas).

Findings

- Sufficient tree canopy is present in the area surrounding the trees proposed for removal such that root strength will be maintained assuming the following conditions are implemented. maintain slope stability.

Conditions of Approval

1. No ground disturbance is approved by the proposed tree removal.
2. The stump of the subject tree shall remain undisturbed following removal and be allowed to rot in place.
3. Natural re-vegetation shall be allowed and encouraged in the area surrounding the remaining tree stump.

Whatcom County
Report Text Library:
Permit_Municipality_Address

Permit NO.: **LCP2026-00086** *Permit IVR Number:* **143014**
Permit Type: **Land Clearing**
Work Classification: **Permit**
Permit Status: **Issued**
Issue Date: 10/22/2026 **Expiration: 10/22/2027**

Location Address
69 HONEYCOMB LN, Bellingham, WA 98229

Parcel Number
3704073554670000

Item 8
Pg 5 of 6

Contacts

John Wake **Owner** 353 SUDDEN VALLEY DR, Bellingham, WA 98229 [redacted]	The Tree Guys and Gals **Applicant** 4657 MISSION RD, Bellingham, WA 98226 (360)510-6428

Description: Tree removal of 2 dead hemlocks

Valuation: $0.00
Total Sq Feet: 0.00

Inspection Requests:
Inspection_Phone

Fees	Amount
5% Technology Fee (P/P/C/L) (2843)	$3.50
Notification of Activity/Tree Removal (8441)	$70.00
Total:	**$73.50**

Payments	Amt Paid
Total Fees	**$73.50**
CR Manual	$73.50
Amount Due:	**$0.00**

Inspections:	
Inspection Type	
NR - Site	

Insert a permit notice prefix in the report text bank, entry: Permit_Notice_Prefix

Issued By: Sam McDaniel

October 22, 2026
Date

Permit_Signature_1

Date

Permit_Signature_2

Date

	Condition Name	Condition Requirement
1	General Condition	Natural re-vegetation shall be allowed and encouraged in the area surrounding the remaining tree stump.
2	General Condition	Activities which expose more than 500 sq. ft. of soil are prohibited from October 1 through May 31.
3	General Condition	No stump removal is approved or permitted.
4	General Condition	No ground disturbance is approved by the proposed tree removal.
5	General Condition	Should any soils be exposed as part of this project, adequate Erosion and Sedimentation Control (ESC) measures shall be installed to prevent sediment laden water from entering neighboring properties, surface drainages (i.e. ditches), and critical areas.
6	General Condition	The stump of the subject tree shall remain undisturbed following removal and be allowed to rot in place.

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

Resubmission from the ACC meeting on 09/17/2026

Item 9
Pg 1 of 8

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

G13

Street Address: 16B GRAY BIRCH LANE Div. 9 Lot 12
Owner: KRISTEN SULLIVAN
Mailing Address: 16B GRAY BIRCH 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 ___ # Limbing

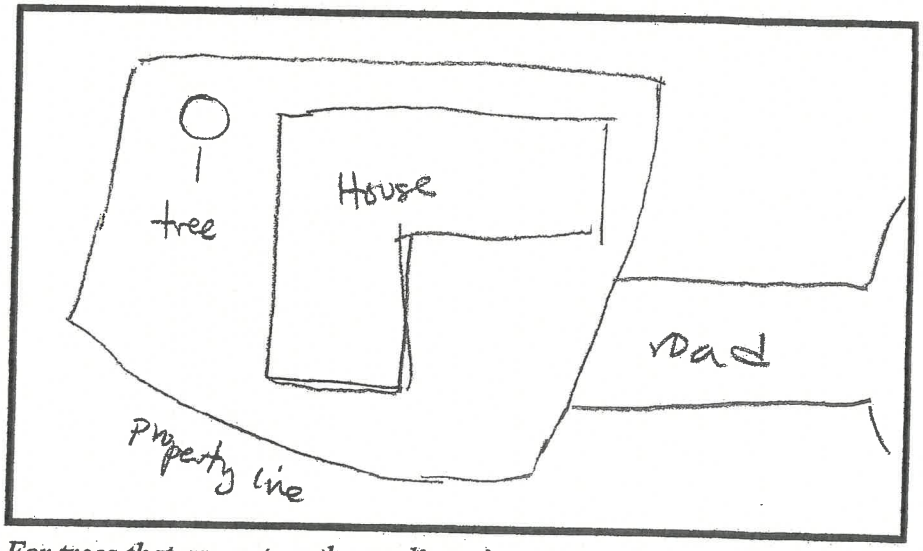
On the diagram below, please indicate the location of the road, property line, house, and each tree (numbered individually).

Type:
1 Fir ___ Cedar ___ Hemlock
___ Alder ___ Maple ___ Other

Check any that apply:
1 Property or personal danger
___ Dead/Diseased
1 Leaning
___ Roots exposed
1 On a slope
___ Creation/maintenance of view

___ Replanting trees/shrubs

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



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

Give a full description, the reason for the requested action and diameter on each tree, and attach any additional information if needed:
Douglas fir is located directly behind the house. There is a history of laminated root rot and butt rot along this ridgeline. One large failure recently was 35ft way. This tree has a significant defect at the base along with heavy upper canopy and is leaning in the direction of the home.
25" DBH

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

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

Owner Signature: [signature] Date: 9/2/26

Sullivan Tree Risk Assessment

Bellingham (Sudden Valley), WA 98229

Prepared for Kristen Sullivan
16B Gray Birch Ln.
Bellingham, WA 98229

Aubrey Stargell
PN6860A, TRAQ

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

10/8/26

Minutes from the ACC Meeting on 09/17/2026:

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

Purpose and Background Information

I was asked by Kristen Sullivan to conduct a Tree Risk Assessment of one Douglas fir (*Pseudotsuga menziesii*) tree located adjacent to her home at 16B Gray Birch Ln. Sudden Valley Dr. for its relative risk to the home at this site. The site was reviewed 10/2/26.

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 3 (hammer soundings) Visual 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 one year. The tree was marked with pink ribbon and labeled by Aubrey Stargell, ArborFor, LLC and designated Tree 1.

Results

Tree 1

Tree 1 is a 32" dbh (diameter at breast height) Douglas fir with a height of ~ 140' and a crown spread of ~ 25'. It is located 18' northwest of the Sullivan home. The crown appears vigorous in terms of crown color but is somewhat thin in density and unbalanced heavier toward the Sullivan home. The thinning crown is a potential indicator of weakening vigor. However, there is an old ~ 12" Douglas fir stump at the immediate northwest base of Tree 1 that is completely compartmentalized which is an indicator of good tree vigor via root grafting of this stump with Tree 1. Hammer soundings around the base including the buttress roots were moderate to bright indicating sound wood. Sullivan reports that this tree sways significantly more than adjacent trees during wind events. The soils in the general area may be somewhat more shallow as this area appears to be on Chuckanut sandstone bedrock with exposed areas of rock at the surface in the near area. The possibility of subsurface root decay weakening the anchorage of the tree to the ground was discussed with Sullivan. However, there was no apparent evidence of root decay. Sullivan reported no known incidents of limb failure and strike of her home from Tree 1.

The TRAQ risk rating for Tree 1 is Moderate for partial crown failure or complete failure and strike of the home at 16B Gray Birch Ln. Existing limb failure risk could be reduced by pruning dead or damaged limbs. This tree should be monitored for increasing crown decline.

See the attached photos for illustration of site conditions.

Limitations and Conditions

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.

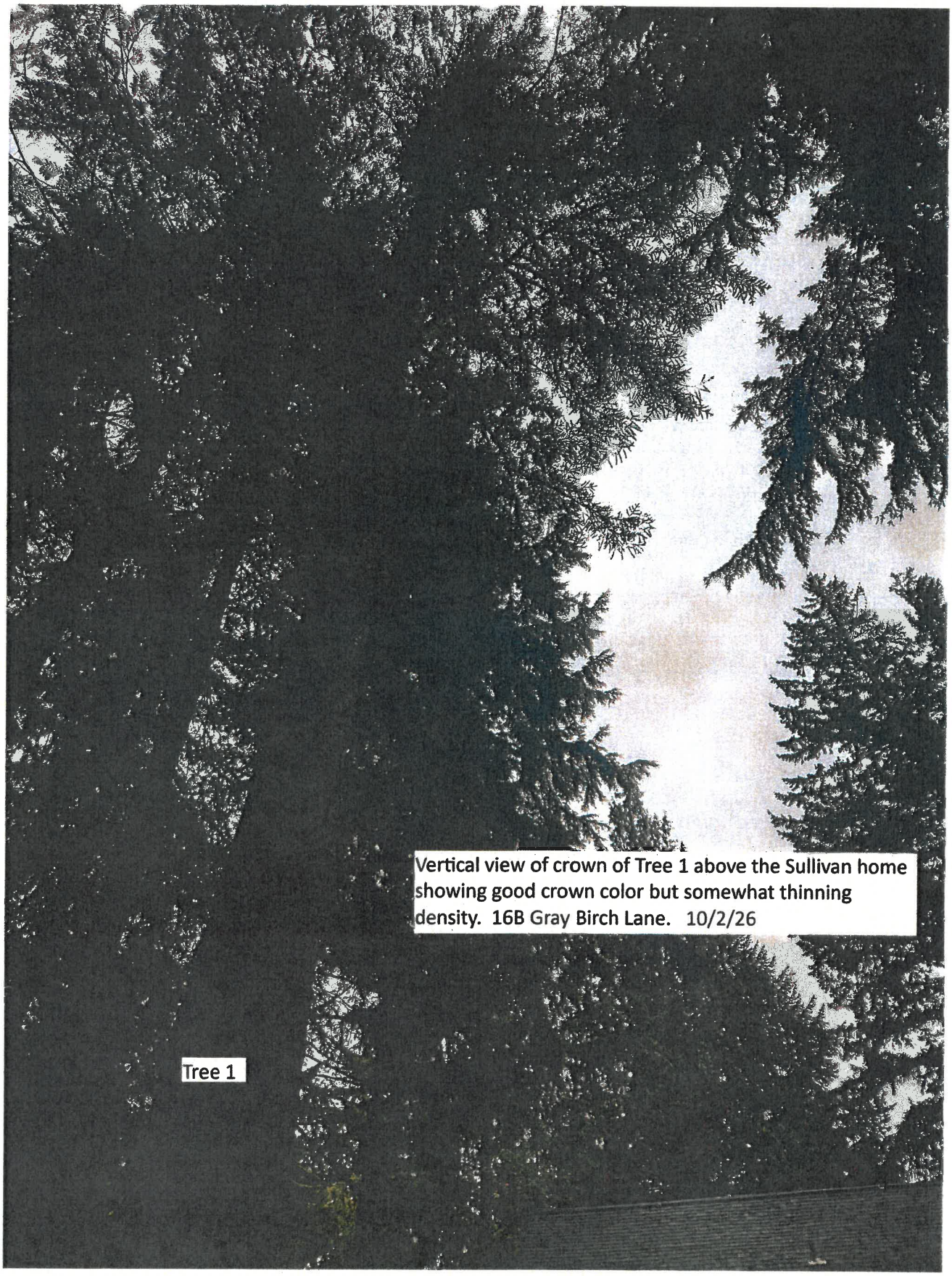
Tree assessments are based on the conditions observed at the time of inspection. Tree and site conditions change over time and changes can occur rapidly. Furthermore, failures can occur on apparently defect-free trees, especially during storm events. The qualitative assessment approach employed in this report involves the judgment of the tree risk assessor, which is inherently subjective and based on the assessor's unique experience and knowledge.

Any legal description provided to the consultant is assumed to be correct. Any titles and ownership to any property are assumed to be good and marketable. No responsibility is assumed for matters legal in character. It is assumed that any property is not in violation of any applicable codes, ordinance, statutes, or other government regulations. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the consultant can neither guarantee nor be responsible for the accuracy of information provided by others. The consultant shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contract of engagement. Unless required by law otherwise, the possession of this report or a copy thereof does not imply right of publication or use for any other purpose by any other than the person to whom it is addressed, without the prior expressed written or verbal consent of the consultant/appraiser. Unless required by law otherwise, neither all nor any part of the contents of this report, nor copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales, or other media, without the prior expressed conclusions, identity of the consultant/appraiser, or any reference to any professional society or institute or to any initiated designation conferred upon the consultant/appraiser as stated in his qualifications. This report and any values expressed herein represent the opinion of the consultant, and the consultant's fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported. Sketches, drawings, and photographs in this report, being intended for visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys unless expressed otherwise. The reproduction of any information generated by engineers, architects, or other consultants on any sketches, drawings, or photographs is for the express purpose of coordination and ease of reference only. Inclusion of said information on any drawings or other documents does not constitute a representation by Aubrey Stargell or ArborFor, LLC to the sufficiency or accuracy of said information. Unless expressed otherwise: a. information contained in this report covers only those items that were examined and reflects the conditions of those items at the time of inspection; and b. the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the plants or property in question may not arise in the future. Loss or alteration of any part of this report invalidates the entire report.

Respectfully,

Aubrey Stargell

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



Vertical view of crown of Tree 1 above the Sullivan home showing good crown color but somewhat thinning density. 16B Gray Birch Lane. 10/2/26



View looking east showing location of Tree 1 relative to Sullivan home and a portion of the buttress roots at base. 16B Gray Birch Lane. 10/2/26



View looking south of Tree 1 relative to the Sullivan home. The grown over stump in the foreground is an indicator of good vigor by the compartmentalization of the old stump via root grafting with Tree 1. 16B Gray Birch Ln. 10/2/26

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

Resubmitted from the ACC Meeting on 11/05/2026

Item 10
Pg 1 of 2
G13

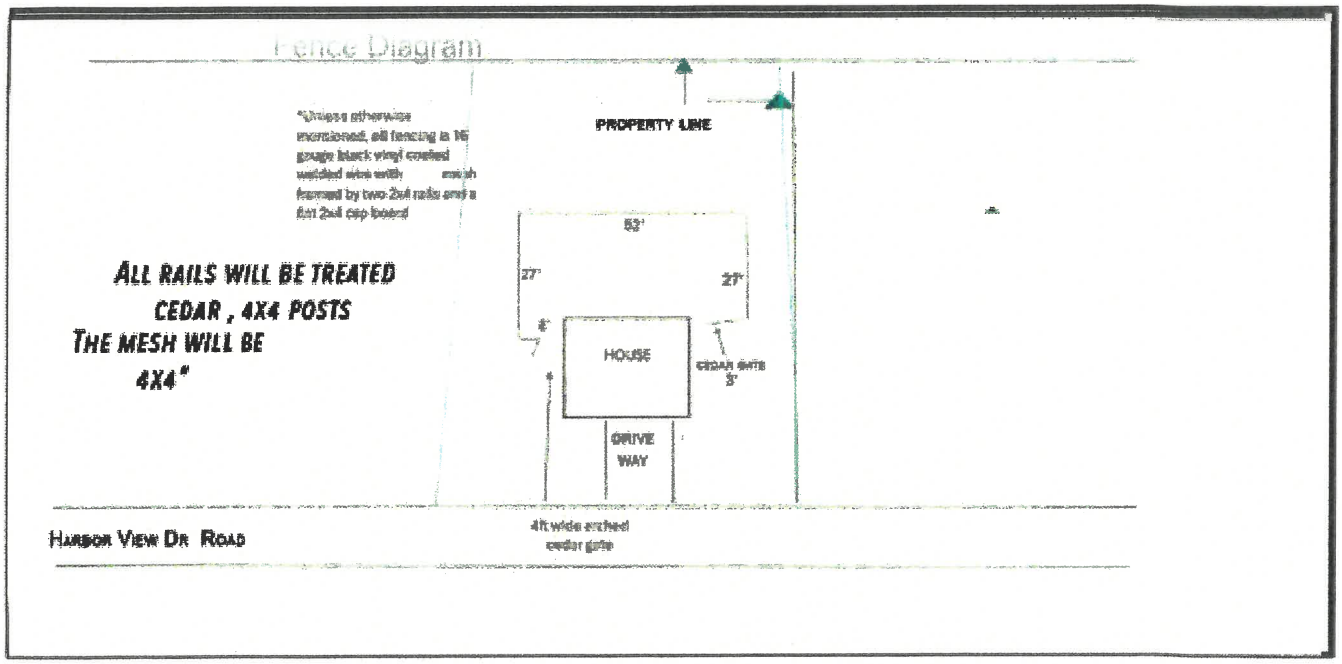
Sudden Valley Community Association
Fence Request

Street Address: 146 Harbor View dr Div 22 Lot XX 242
Owner: Karen Ayotte
Mailing Address: 146 Harbor View Dr
Phone: 360-927-8176 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: _____

Minutes from the meeting on 11/05/2026:

Item – 12	146 Harbor View Dr, G13, Fence (Pet)		Video 00:28:20 – 00:34:58
Comments:	Provide more information about the type of fence to be installed. If you are resubmitting, please denote		
Discussion:	the fence line by using stake and string to show the relation / distance to the property lines.		
Action:	Denied	Motion: Matt	Unanimous