



Sudden Valley Community Association Architectural Control Committee

Date 03/20/2025

Time 5:00 PM

Location Multipurpose Room A

Minutes

Type of meeting:	Request and Plan Review
Facilitator:	Daniel Rodriguez, Chair
Committee Attendees:	John Gingrich, Jo Jean Kos, Dan Vink, Patric Zwolenski
Excused Absence:	Linda Tessier
Attendees:	Joel Carter, Allen Helvajian
Observers:	Bob DeGroff (Item 7), Will Savchuk (SW Movement LLC) (Item 5), Sam Rylaarsdam & Katie Reid (Item 14), Mark Jahnsen & Lori Vanier (Item 13), Ilya Shportko (Item 11), Chad Schmitt (Rubicon LLC) (Item 10)

Item – 1	Approval of 03/20/2025 ACC Meeting Agenda
Item – 2	Consent Agenda – Approval of the 03/06/2025 ACC Meeting Minutes
Item – 3	57 Lake Louise Dr, G2, Ext Alt (Windows)
Item – 4	31 Valley Crest Way, G3, Ext Alt (Roof)
Item – 5	353 Sudden Valley Dr, G3 New Construction
Item – 6	36 Tumbling Water Dr, G5, Fence (Garbage Shed) Resubmission
Item – 7	307 Sudden Valley Dr, G9, Variance (Privacy Screen)
Item – 8	325A Sudden Valley Dr, G9, Tree (Remove 1)
Item – 9	14 Berry Wood Pl, G9, Ext Alt (Paint)
Item – 10	208 Polo Park Dr, G9, Construction Change (Parking)
Item – 11	10 Shooting Star Ct, G13, New Construction
Item – 12	28 Lost Lake Ln, G13, Fence Resubmission
Item – 13	193 Polo Park Drive, G13, Ext Alt (Roof)
Item – 14	193 Harbor View Dr, G13, Fence (Play Area)

Meeting Called to Order 05:03 PM

Item – 1	Approval of 03/20/2025 ACC Meeting Agenda	Video 00:00:25 – 00:00:37
Comments:		
Discussion:		
Action:	Approved	Motion: Jo Jean Unanimous

Item – 2	Consent Agenda – Approval of the 03/06/2025 ACC Meeting Minutes		Video 00:00:40 – 00:01:15
Comments:			
Discussion:			
Action:	Approved	Motion: Jo Jean	Unanimous

Item – 3	57 Lake Louise Dr, G2, Ext Alt (Windows)		Video 00:51:45 – 00:52:26
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

Item – 4	31 Valley Crest Way, G3, Ext Alt (Roof)		Video 00:53:00 – 00:53:15
Comments:			
Discussion:			
Action:	Approved	Motion: Dan V	Unanimous

Item – 5	353 Sudden Valley Dr, G3 New Construction		Video 00:11:17 – 00:22:18
Comments:			
Discussion:			
Action:	Approved	Motion: John	Unanimous

Item – 6	36 Tumbling Water Dr, G5, Fence (Garbage Shed) <i>Resubmission</i>		Video 00:53:25 – 00:56:53
Comments:			
Discussion:			
Action:	Approved (Dan V opposed)	Motion: Patric	Majority

Item – 7	307 Sudden Valley Dr, G9, Variance (Privacy Screen)		Video 00:08:28 – 00:09:29
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

Item – 8	325A Sudden Valley Dr, G9, Tree (Remove 1)		Video 00:56:46 – 00:57:07
Comments:			
Discussion:			
Action:	Approved	Motion: Jo Jean	Unanimous

Item – 9	14 Berry Wood Pl, G9, Ext Alt (Paint)		Video 00:57:12 – 00:57:40
Comments:			
Discussion:			
Action:	Approved	Motion: John	Unanimous

Item – 10	208 Polo Park Dr, G9, Construction Change (Parking)		Video 00:37:25 – 00:50:11
Comments:	1) Resubmit site plan with dimensions specified. 2) A Revocable Encroachment Permit Application will be required prior to the start of construction.		
Discussion:			
Action:	Denied with Comments	Motion: John	Unanimous

Item – 11	10 Shooting Star Ct, G13, New Construction		Video 00:22:30 – 00:37:11
Comments:	Provide: 1) Construction Plan, 2) Neighbor notification and approval letter, 3) Parking Plan. 4) Lower the driveway slope – 18° is too steep, 5) Remove ribbons from incorrectly marked trees.		
Discussion:			
Action:	Denied with Comments	Motion: John	Unanimous

Item – 12	28 Lost Lake Ln, G13, Fence <i>Resubmission</i>		Video 00:57:50 – 01:03:53
Comments:	1) Resubmit plans with a reduced fence area, 2) Redesign fence so that is not on the property line, 3) Stake and string the new fence area, 4) Add dimensions to the site plan drawing, 6) Additionally, the ACC questions the locations of the trash cans as shown in the corner of the fence on the left.		
Discussion:			
Action:	Denied with Comments	Motion: John	Unanimous

Item – 13	193 Polo Park Drive, G13, Ext Alt (Roof)		Video 00:09:41 – 00:10:45
Comments:			
Discussion:			
Action:	Approved	Motion: John	Unanimous

Item – 14	193 Harbor View Dr, G13, Fence (Play Area)		Video 00:01:20 – 00:07:58
Comments:			
Discussion:			
Action:	Approved	Motion: Jo Jean	Unanimous

Meeting Adjourned 06:07 PM