



# Sudden Valley Community Association Architectural Control Committee

Date 05/21/2026

Time 5:00 PM

Location - Multi-Purpose Room "A"

## Minutes

|                             |   |
|-----------------------------|---|
| <b>Type of meeting:</b>     | Request and Plan Review   |
| <b>Facilitator:</b>         | Daniel Rodriguez  |
| <b>Committee Attendees:</b> | Jo Jean Kos, Patric Zwolenski, Dan Vink, Terry Niblack  |
| <b>Excused Absence:</b>     |   |
| <b>Attendees:</b>           | Jerry Gangle, Allen Helvajian   |
| <b>Observers:</b>           | Parker Sutton (Items 5, 6 & 7), Amy O'Brien (Item 13), Danny Stark (Item 15), Jeffrey & Suzanne Mildner (Item 16), Chad Schmitt & Denis Pavliuk (Item 17), Slav Shportko (Item 27), Mark Chernomoret (312 Sudden Valley Drive), Liz Stambaugh |

|           |   |
|-----------|---|
| Item – 1  | Approval of 05/21/2026 ACC Meeting Agenda                                       |
| Item – 2  | Property Owner Comments   |
| Item – 3  | Consent Agenda – Approval of the 05/07/2026 ACC Meeting Minutes                 |
| Item – 4  | 6 Caddie Ln, G1, Ext Alt (Paint)  |
| Item – 5  | 12 Par Ln, G1, Fence (Protection)   |
| Item – 6  | 12 Par Ln, G1, Variance (Height)  |
| Item – 7  | 12 Par Ln, G1, Variance (Set-back)  |
| Item – 8  | 16 Valley View Cir, G2, Ext Alt (Parking & Siding)                              |
| Item – 9  | 16 Valley View Cir, G2, Ext Alt (Tiered Remodel)                                |
| Item – 10 | 9 Marigold Dr, G2, New Construction   |
| Item – 11 | 9 Marigold Dr, G2, Variance (Property Coverage)                                 |
| Item – 12 | 15 Grand View Ln, G2, Fence (Protection & Pet)                                  |
| Item – 13 | 2 Hawks Hill Pl, G3, Tree (Remove 1)  |
| Item – 14 | 43 Rocky Ridge Dr, G3 Variance (Pet Fence)                                      |
| Item – 15 | 80 Sudden Valley Dr, G3, Tree (Remove 6 3)                                      |
| Item – 16 | 26 Basin View Cir, G3, Ext Alt (Detached Garage) <i>In Concept Resubmission</i> |
| Item – 17 | 3 Maple Ct, G3, New Construction  |
| Item – 18 | 4 Deer Run Ln, G3, Ext Alt (Landscaping & Retaining Wall)                       |
| Item – 19 | 29 Maple Ct, G3, Fence (Pet) <i>Resubmission</i>                                |
| Item – 20 | 8 Shetland Ct, G5, Fence (Pet)  |
| Item – 21 | 18 Clematis Ln, G5, Fence (Privacy)   |
| Item – 22 | 22 Berry Wood Pl, G9, Fence (Pet)   |



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| <b>Item – 23</b> | 28 Honeycomb Ln, G9, Ext Alt (Pathway)                                       |
| <b>Item – 24</b> | 23 Cold Spring Ln, G9, Ext Alt (Paint, Refinish Deck & Railing)              |
| <b>Item – 25</b> | 2 Cold Spring Ln, G9, Ext Alt (Replace Roof & Skylights)                     |
| <b>Item – 26</b> | 10 Shooting Star Ct, G13, 1st Extension (New Home) <b><i>Six Months</i></b>  |
| <b>Item – 27</b> | 8 Shooting Star Ct, G13, Const Change (Ret Walls) <b><i>Resubmission</i></b> |

**Meeting Called to Order 5:00 PM**

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|-----------------|---|---------------------------|-----------|
| <b>Item – 1</b> | Approval of 05/21/2026 ACC Meeting Agenda | Video 00:00:17 – 00:00:34 |           |
| Comments:       |   |                           |           |
| Discussion:     |   |                           |           |
| Action:         | Approved                                  | Motion: Patric            | Unanimous |

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| <b>Item – 2</b> | Property Owner Comments | Video 00:01:06 – 00:01:20 |  |
| Comments:       | N/A                     |                           |  |
| Discussion:     |                         |                           |  |
| Action:         |                         | Motion:                   |  |

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| <b>Item – 3</b> | Consent Agenda – Approval of the 05/07/2026 ACC Meeting Minutes | Video 00:01:24 – 00:01:43 |           |
| Comments:       |   |                           |           |
| Discussion:     |   |                           |           |
| Action:         | Approved  | Motion: Jo Jean           | Unanimous |

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| <b>Item – 4</b> | 6 Caddie Ln, G1, Ext Alt (Paint) | Video 01:13:23 – 01:14:30 |           |
| Comments:       |                                  |                           |           |
| Discussion:     |                                  |                           |           |
| Action:         | Approved                         | Motion: Patric            | Unanimous |

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| <b>Item – 5</b> | 12 Par Ln, G1, Fence (Protection)              | Video 00:05:05 – 00:22:22 |           |
| Comments:       | Please resubmit with a new plan for the fence. |                           |           |
| Discussion:     |  |                           |           |
| Action:         | Denied   | Motion: Dan               | Unanimous |

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| <b>Item – 6</b> | 12 Par Ln, G1, Variance (Height) | Video 00:05:05 – 00:22:22 |           |
| Comments:       |                                  |                           |           |
| Discussion:     |                                  |                           |           |
| Action:         | Denied                           | Motion: Dan               | Unanimous |

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| <b>Item – 7</b> | 12 Par Ln, G1, Variance (Set-back) | Video 00:05:05 – 00:22:22 |           |
| Comments:       |                                    |                           |           |
| Discussion:     |                                    |                           |           |
| Action:         | Denied                             | Motion: Dan               | Unanimous |



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| <b>Item – 8</b> | 16 Valley View Cir, G2, Ext Alt (Parking & Siding)   |                | Video 01:14:33 – 01:19:06 |
| Comments:       | Remove the temporary parking at the conclusion of the project and restore the area to pre-construction |                |                           |
| Discussion:     | conditions.  |                |                           |
| Action:         | Approved   | Motion: Daniel | Unanimous                 |

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| <b>Item – 9</b> | 16 Valley View Cir, G2, Ext Alt (Tiered Remodel) |                | Video 01:19:20 – 01:23:20 |
| Comments:       |  |                |                           |
| Discussion:     |  |                |                           |
| Action:         | Approved   | Motion: Daniel | Unanimous                 |

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| <b>Item – 10</b> | 9 Marigold Dr, G2, New Construction  |             | Video 01:23:23 – 01:29:20 |
| Comments:        | When resubmitting, please include a Landscape Plan, an Arborist Report and more detailed engineering     |             |                           |
| Discussion:      | information about the retaining wall. ACC has concerns about the retaining wall and lot coverage number. |             |                           |
| Action:          | Denied   | Motion: Dan | Unanimous                 |

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| <b>Item – 11</b> | 9 Marigold Dr, G2, Variance (Property Coverage) |             | Video 01:23:23 – 01:29:20 |
| Comments:        |   |             |                           |
| Discussion:      |   |             |                           |
| Action:          | Denied  | Motion: Dan | Unanimous                 |

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| <b>Item – 12</b> | 15 Grand View Ln, G2, Fence (Protection & Pet)   |                | Video 01:30:03 – 01:33:38             |
| Comments:        | ACC recommends that the outer fence be replaced with an approved style when it's time to replace it. |                |                                       |
| Discussion:      |  |                |                                       |
| Action:          | Approved   | Motion: Patric | Majority (One abstain and one denial) |

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| <b>Item – 13</b> | 2 Hawks Hill Pl, G3, Tree (Remove 1) |                | Video 00:01:56 – 00:02:30 |
| Comments:        |                                      |                |                           |
| Discussion:      |                                      |                |                           |
| Action:          | Approved                             | Motion: Patric | Unanimous                 |

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| <b>Item – 14</b> | 43 Rocky Ridge Dr, G3 Variance (Pet Fence) |                | Video 01:33:54 – 01:35:18 |
| Comments:        |  |                |                           |
| Discussion:      |  |                |                           |
| Action:          | Approved                                   | Motion: Patric | Unanimous                 |



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| <b>Item – 15</b> | 80 Sudden Valley Dr, G3, Tree (Remove € 3)  |               | Video 00:23:24 – 00:28:53 |
| Comments:        | Tree designated as A-2 is approved to be removed. Trees A-1 and A-3 are approved to be cut down |               |                           |
| Discussion:      | leaving 30' each as environmental nature snags.   |               |                           |
| Action:          | Approved  | Motion: Terry | Unanimous                 |

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| <b>Item – 16</b> | 26 Basin View Cir, G3, Ext Alt (Detached Garage) <i>In Concept Resubmission</i>                     |             | Video 00:30:23 – 00:47:54 |
| Comments:        | Denied as submitted. Please resubmit design to help the ACC share and better understand your design |             |                           |
| Discussion:      | vision (please include the lot line erasure as part of the approval request).                       |             |                           |
| Action:          | Denied  | Motion: Dan | Unanimous                 |

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| <b>Item – 17</b> | 3 Maple Ct, G3, New Construction |                | Video 00:48:38 – 01:02:15 |
| Comments:        |                                  |                |                           |
| Discussion:      |                                  |                |                           |
| Action:          | Approved                         | Motion: Patric | Unanimous                 |

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| <b>Item – 18</b> | 4 Deer Run Ln, G3, Ext Alt (Landscaping & Retaining Wall) |                | Video 01:35:30 – 01:36:30 |
| Comments:        |   |                |                           |
| Discussion:      |   |                |                           |
| Action:          | Approved  | Motion: Patric | Unanimous                 |

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| <b>Item – 19</b> | 29 Maple Ct, G3, Fence (Pet) <i>Resubmission</i> |                | Video 01:36:33 – 01:38:47 |
| Comments:        |  |                |                           |
| Discussion:      |  |                |                           |
| Action:          | Approved   | Motion: Daniel | Unanimous                 |

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| <b>Item – 20</b> | 8 Shetland Ct, G5, Fence (Pet)   |               | Video 01:38:58 – 01:51:00 |
| Comments:        | Please reconsider the design with Wood & Wire fencing across the front and left sides. |               |                           |
| Discussion:      |  |               |                           |
| Action:          | Denied   | Motion: Terry | Unanimous                 |

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| <b>Item – 21</b> | 18 Clematis Ln, G5, Fence (Privacy) |                | Video 01:51:03 – 01:52:03 |
| Comments:        |                                     |                |                           |
| Discussion:      |                                     |                |                           |
| Action:          | Approved                            | Motion: Patric | Unanimous                 |



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| <b>Item – 22</b> | 22 Berry Wood Pl, G9, Fence (Pet) |               | Video 01:52:05 – 01:52:34 |
| Comments:        |                                   |               |                           |
| Discussion:      |                                   |               |                           |
| Action:          | Denied                            | Motion: Terry | Unanimous                 |

**Zoom dropped and had to restart the recording. The below discussions are in recording 2 of 2.**

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| <b>Item – 23</b> | 28 Honeycomb Ln, G9, Ext Alt (Pathway) |                | Video 00:00:07 – 00:00:27 |
| Comments:        |  |                |                           |
| Discussion:      |  |                |                           |
| Action:          | Approved                               | Motion: Patric | Unanimous                 |

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| <b>Item – 24</b> | 23 Cold Spring Ln, G9, Ext Alt (Paint, Refinish Deck & Railing) |             | Video 00:00:46 – 00:01:14 |
| Comments:        |   |             |                           |
| Discussion:      |   |             |                           |
| Action:          | Approved  | Motion: Dan | Unanimous                 |

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| <b>Item – 25</b> | 2 Cold Spring Ln, G9, Ext Alt (Replace Roof & Skylights) |             | Video 00:01:19 – 00:01:48 |
| Comments:        |  |             |                           |
| Discussion:      |  |             |                           |
| Action:          | Approved   | Motion: Dan | Unanimous                 |

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| <b>Item – 26</b> | 10 Shooting Star Ct, G13, 1st Extension (New Home) <b>Six Months</b> |               | Video 00:02:00 – 00:02:07 |
| Comments:        |  |               |                           |
| Discussion:      |  |               |                           |
| Action:          | Approved   | Motion: Terry | Unanimous                 |

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| <b>Item – 27</b> | 8 Shooting Star Ct, G13, Const Change (Ret Walls) <b>Resubmission</b>                                     |             | Video 01:02:33 – 01:12:24 |
| Comments:        | Please provide a site plan showing the placement of the retaining walls in relation to the property lines |             |                           |
| Discussion:      | and the set-backs.  |             |                           |
| Action:          | Approved  | Motion: Dan | Unanimous                 |

**Meeting Adjourned at 7:00 PM**