



Sudden Valley Community Association Architectural Control Committee

Minutes

Date 08/15/2024
Time 5:00 PM (NEW TIME)
Location The Dance Barn

Type of meeting:	Request and Plan Review
Facilitator:	Daniel Rodriguez, Chair
Committee Attendees:	John Gingrich, Allen Helvajian, Jo Jean Kos,
Excused Absence:	Dan Vink, Patric Zwolenski
Attendees:	Diane Bruneau, Joel Carter
Observers:	Holly Green (Items 9, 10, 11), Elliot & Aileen Benjamin (Item 12), John Gordon (Items 13 & 18), Steve Wade for Peter & Susan Leahman (Item 14), Mark Chernomorets (Item 19)

Item – 1	Approval of 08/15/2024 ACC Meeting Agenda
Item – 2	Consent Agenda – Approval of the 08/01/2024 ACC Meeting Minutes
Item – 3	11 Tee Pl, G1, Ext Alt (Paint)
Item – 4	7 Grand View Ln, G2, Tree (Remove 4)
Item – 5	2 Orchid Ct, G2, Ext Alt (Gutters, Skylights, Decking, Railings, Lightbox)
Item – 6	2 Orchid Ct, G2, Ext Alt (Landscaping) Resubmission
Item – 7	68 Marigold Dr, G2, Ext Alt (Landscape & Culvert) Resubmission
Item – 8	68 Marigold Dr, G2, Ext Alt (Paint)
Item – 9	15 Lookout Mountain Ln, G3, Ext Alt (Retaining Wall)
Item – 10	15 Lookout Mountain Ln, G3, Fence (Dog)
Item – 11	15 Lookout Mountain Ln, G3, Variance (Fence & Retaining Wall)
Item – 12	17 Rocky Ridge Dr, G3, Construction Change (Stairs & Landscaping)
Item – 13	8 Thunder Peak Way, G3, Construction Change (Paint)
Item – 14	38 Harbor View Dr, G3, Ext Alt (Stairs & Landscaping)
Item – 15	4 Twin Flower Cir, G3, Extension & Re-Approval
Item – 16	6 Loganberry Ln, G5, Extension & Re-Approval
Item – 17	307 Sudden Valley Dr, G9, Fence (Dog) withdrawn 8/12/2024
Item – 18	101 Polo Park Dr, G9, New Construction Resubmission
Item – 19	105 Sudden Valley Dr, G13, Construction Change (Driveway)
Item – 20	15 Thunder Peak Way, G13, Tree (Remove 1)
Item – 21	8 Autumn Vista Pl, G13, Ext Alt (Deck & Gazebo)
Item – 22	22 Southern Ct, G28, Tree (Remove 2)



Meeting Called to Order 05:13 PM

Item – 1	Approval of 08/15/2024 ACC Meeting Agenda		Video 00:00:38 – 00:01:27
Comments:	Amend agenda by removing Item 17 307 Sudden Valley Dr (by owner request). Add Item 23 Review AC Policy changes.		
Discussion:			
Action:	Approved with Comments	Motion: Allen	Unanimous

Item – 2	Consent Agenda – Approval of the 08/01/2024 ACC Meeting Minutes		Video 00:01:31 – 00:01:52
Comments:			
Discussion:			
Action:	Approved	Motion: Jo Jean	Unanimous

Item – 3	11 Tee Pl, G1, Ext Alt (Paint)		Video 00:53:30 – 00:53:50
Comments:			
Discussion:			
Action:	Approved	Motion: Allen	Unanimous

Item – 4	7 Grand View Ln, G2, Tree (Remove 4)		Video 00:53:52 – 00:54:38
Comments:			
Discussion:			
Action:	Approved	Motion: Allen	Unanimous

Item – 5	2 Orchid Ct, G2, Ext Alt (Gutters, Skylights, Decking, Railings, Lightbox)		Video 00:54:42 – 00:56:28
Comments:			
Discussion:			
Action:	Approved	Motion: Allen	Unanimous

Item – 6	2 Orchid Ct, G2, Ext Alt (Landscaping) Resubmission		Video 00:56:28 – 00:57:04
Comments:			
Discussion:			
Action:	Approved	Motion: Allen	Unanimous

Item – 7	68 Marigold Dr, G2, Ext Alt (Landscape & Culvert) Resubmission		Video 00:57:16 – 01:08:22
Comments:	Must obtain SVCA approval via Revocable Encroachment Permit Application (REPA) submitted to accadmin@suddenvalley.com.		
Discussion:			
Action:	Approved with Comments (Jo Jean Opposed)	Motion: Allen	Majority



Item – 8	68 Marigold Dr, G2, Ext Alt (Paint)		Video 01:08:30 – 01:08:49
Comments:			
Discussion:			
Action:	Approved	Motion: Allen	Unanimous

Item – 9	15 Lookout Mountain Ln, G3, Ext Alt (Retaining Wall)		Video 00:04:47 – 00:19:37
Comments:	Resubmit with a more detailed drawing and an agreement letter from the downhill neighbor.		
Discussion:			
Action:	Denied with Comments	Motion: Allen	Unanimous

Item – 10	15 Lookout Mountain Ln, G3, Fence (Dog)		Video 00:04:47 – 00:19:37
Comments:	Resubmit with a more detailed drawing an agreement letter from the downhill neighbor.		
Discussion:			
Action:	Denied with Comments	Motion: Allen	Unanimous

Item – 11	15 Lookout Mountain Ln, G3, Variance (Fence & Retaining Wall)		Video 00:04:47 – 00:19:37
Comments:	Resubmit with a more detailed drawing an agreement letter from the downhill neighbor.		
Discussion:			
Action:	Denied with Comments	Motion: Allen	Unanimous

Item – 12	17 Rocky Ridge Dr, G3, Construction Change (Stairs & Landscaping)		Video 00:20:10 – 00:31:26
Comments:	Submit a statement from an engineer (someone other than a landscaper) confirming that a concrete wall is NOT needed and can be replaced with a rock wall. What does an engineer say is needed to convert it to a rock wall (materials & design)?		
Discussion:			
Action:	Denied with Comments	Motion: Daniel	Unanimous

Item – 13	8 Thunder Peak Way, G3, Construction Change (Paint)		Video 00:33:38 – 00:34:30
Comments:			
Discussion:			
Action:	Approved	Motion: Allen	Unanimous

Item – 14	38 Harbor View Dr, G3, Ext Alt (Stairs & Landscaping)		Video 00:31:41 – 00:33:30
Comments:			
Discussion:			
Action:	Approved	Motion: Jo Jean	Unanimous

Item – 15	4 Twin Flower Cir, G3, Extension & Re-Approval		Video 01:08:54 – 01:10:13
Comments:	Extended six months to 2/28/2025 with appropriate SVCA fees.		
Discussion:			
Action:	Approved with Comments	Motion: Allen	Unanimous

Item – 16	6 Loganberry Ln, G5, Extension & Re-Approval		Video 01:10:16 – 01:11:49
Comments:	Extended six months to 2/7/2025 with appropriate SVCA fees.		
Discussion:			
Action:	Approved with Comments	Motion: Allen	Unanimous

Item – 17	307 Sudden Valley Dr, G9, Fence (Dog) withdrawn 08/12/2024		Video 00:00:00 – 00:00:00
Comments:			
Discussion:			
Action:	N/A	Motion: N/A	N/A

Item – 18	101 Polo Park Dr, G9, New Construction Resubmission		Video 00:34:32 – 00:52:53
Comments:	Resubmit with updated tree removal plan with mitigation & clearly stake out the corners of the house.		
Discussion:			
Action:	Denied with Comments	Motion: Daniel	Unanimous

Item – 19	105 Sudden Valley Dr, G13, Construction Change (Driveway)		Video 00:01:56 – 00:04:36
Comments:			
Discussion:			
Action:	Approved	Motion: Allen	Unanimous

Item – 20	15 Thunder Peak Way, G13, Tree (Remove 1)		Video 01:11:51 – 01:12:31
Comments:			
Discussion:			
Action:	Approved	Motion: Allen	Unanimous

Item – 21	8 Autumn Vista Pl, G13, Ext Alt (Deck & Gazebo)		Video 01:12:38 – 01:15:03
Comments:	Submit written approval and agreement by the five surrounding neighbors.		
Discussion:			
Action:	Denied with Comments	Motion: Allen	Unanimous



Item – 22	22 Southern Ct, G28, Tree (Remove 2)		Video 01:15:04 – 01:16:38
Comments:	Submit arborist report depicting the health of the trees.		
Discussion:			
Action:	Denied with Comments	Motion: Allen	Unanimous

Item – 23 ADD	Review AC Policy changes (added at meeting)		Video 01:16:53 – 01:21:04
Comments:	Change the way height is determined. The existing definitions consider the “final grade,” and the proposed change is to change it to “existing grade” measured before construction so there is no building up of land to artificially build up the building site elevation.		
Discussion:			
Action:	Approved	Motion: Daniel	Unanimous

Meeting Adjourned 06:34 PM