



Sudden Valley Community Association Architectural Control Committee

Date 09/17/2026

Time 5:00 PM

Location - Multi-Purpose Room "A"

Minutes

Type of meeting:	Request and Plan Review
Facilitator:	Daniel Rodriguez, Chair
Committee Attendees:	Patric Zwolenski, Jo Jean Kos, Dan Vink, Terry Niblack, Matt Griscom
Excused Absence:	
Attendees:	Jerry Gangle, Kumiko Juker
Observers:	Michael Davolio (Item 7), Debrah Daviolio (Item 7), Oleh Kharko (Item 13), Rob Hunt (observer)

Item – 1	Approval of 09/17/2026 ACC Meeting Agenda
Item – 2	Property Owner Comments
Item – 3	Consent Agenda – Approval of the 09/03/2026 ACC Meeting Minutes
Item – 4	80A Windward Dr, G1, Ext Alt (Driveway)
Item – 5	46 North Point Dr, G1, Tree (Remove 1)
Item – 6	21 Longshore Ln, G1, Tree (Remove 2)
Item – 7	37 Longshore Ln, G1, Tree (Limb 2)
Item – 8	9 Par Ln, G1, Ext Alt (Retaining Wall)
Item – 9	16 Valley View Cir, G2, Const Change (Parking)
Item – 10	6 Nighthawk Cir, G2, Fence (Pet)
Item – 11	6 Nighthawk Cir, G2, Variance (Side Setback)
Item – 12	13 North Summit Dr, G3, Ext Alt (Paint)
Item – 13	22 Bigleaf Ln, G5, Const Change (Remove Tree) <i>Resubmission</i>
Item – 14	16B Grey Birch Ln, G13, Tree (Remove 1)
Item – 15	112 Sudden Valley Dr, G13, Ext Alt (Paint)
Item – 16	202 Harbor View Dr, G13, Tree (Remove 1)



Meeting Called to Order 05:00 PM

Item – 1	Approval of 09/17/2026 ACC Meeting Agenda		Video 00:00:09 – 00:00:22
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

Item – 2	Property Owner Comments		Video 00:34:44 – 00:42:40
Comments:	Rob Hunt asked questions about ACC procedure and modular homes.		
Discussion:			
Action:		Motion: N/A	

Item – 3	Consent Agenda – Approval of the 09/03/2026 ACC Meeting Minutes		Video 00:00:38 – 00:00:54
Comments:			
Discussion:			
Action:	Approved	Motion: Jo Jean	Unanimous

Item – 4	80A Windward Dr, G1, Ext Alt (Driveway)		Video 00:10:28 – 00:13:08
Comments:	Approved provided footprint of driveway is not increasing and no additional parking spaces are added.		
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

Item – 5	46 North Point Dr, G1, Tree (Remove 1)		Video 00:13:08 – 00:14:19
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

Item – 6	21 Longshore Ln, G1, Tree (Remove 2)		Video 00:15:31 – 00:16:13
Comments:			
Discussion:			
Action:	Approved	Motion: Terry	Unanimous

Item – 7	37 Longshore Ln, G1, Tree (Limb 2)		Video 00:01:09 – 00:02:24
Comments:			
Discussion:			
Action:	Approved	Motion: Matt	Unanimous

Item – 8	9 Par Ln, G1, Ext Alt (Retaining Wall)		Video 00:16:15 – 00:17:29
Comments:			
Discussion:			
Action:	Approved	Motion: Terry	Majority (Patric abstains)

Item – 9	16 Valley View Cir, G2, Const Change (Parking)		Video 00:18:27 – 00:23:35
Comments:	Restore the drainage ditch back to its original state, removing all quarry spall.		
Discussion:			
Action:	Denied	Motion: Dan	Unanimous

Item – 10	6 Nighthawk Cir, G2, Fence (Pet)		Video 00:26:22 – 00:29:10
Comments:	Please revise your plan to not include front yard fencing. Upon resubmission, please stake and string the proposed fence.		
Discussion:			
Action:	Denied	Motion: Dan	Unanimous

Item – 11	6 Nighthawk Cir, G2, Variance (Side Setback)		Video 00:26:22 – 00:29:10
Comments:			
Discussion:			
Action:	Denied	Motion: Dan	Unanimous

Item – 12	13 North Summit Dr, G3, Ext Alt (Paint)		Video 00:29:10 – 00:29:20
Comments:			
Discussion:			
Action:	Approved	Motion: Terry	Unanimous

Item – 13	22 Bigleaf Ln, G5, Const Change (Remove Tree) Resubmission		Video 00:02:42 – 00:10:23
Comments:	Vine maple must be spaced at least 6ft apart. If it is not possible, substitute some vine maple with other native shrubs.		
Discussion:			
Action:	Approved	Motion: Terry	Unanimous

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



Item – 15	112 Sudden Valley Dr, G13, Ext Alt (Paint)		Video 00:32:07 – 00:32:43
Comments:			
Discussion:			
Action:	Approved	Motion: Matt	Unanimous

Item – 16	202 Harbor View Dr, G13, Tree (Remove 1)		Video 00:32:45 – 00:34:36
Comments:			
Discussion:			
Action:	Approved	Motion: Terry	Unanimous

Meeting Adjourned at 05:45 PM