Minutes

Sudden Valley Community Association
Architectural Control Committee

Date 10/01/2026
Time 9:00 AM
Location - Zoom

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:	Allen Helvajian, Jerry Gangle
Observers:	Alex Inman (Item 5), Sue Inman (Item 5), Melina Glock (Items 14-16 & 18), Riley McClenaghan (Items 8 & 9), Corliss Siebert (Items 10 & 11)

Item – 1	Approval of 10/01/2026 ACC Meeting Agenda
Item – 2	Property Owner Comments
Item – 3	Consent Agenda – Approval of the 09/17/2026 ACC Meeting Minutes
Item – 4	103 Windward Dr, G1, Tree (Limb 3)
Item – 5	9 Topside Ct, G1, Ext Alt (Deck)
Item – 6	21 Longshore Ln, G1, Tree (Limb 30)
Item – 7	15 Par Ln, G1, Tree (Remove 2)
Item – 8	6 Nighthawk Cir, G2, Fence (Pet) ***Resubmission***
Item – 9	6 Nighthawk Cir, G2, Variance (Side Setback) ***Resubmission***
Item – 10	69 Lake Louise Dr, G2, Tree (Remove 1)
Item – 11	69 Lake Louise Dr, G2, Ext Alt (Free Library) ***Resubmission***
Item – 12	49 Valley Crest Way, G3, Ext Alt (Paint)
Item – 13	4 Shetland Ct, G5, Ext Alt (Paint)
Item – 14	13 Black Bear Ct, G13, Fence (Pet)
Item – 15	13 Black Bear Ct, G13, Ext Alt (Deck)
Item – 16	13 Black Bear Ct, G13, Ext Alt (Stairs)
Item – 17	166 Polo Park Dr, G13, Ext Alt (Paint)

Meeting Called to Order 09:02 AM

Item – 1	Approval of 10/01/2026 ACC Meeting Agenda		Video 00:00:14 – 00:01:17
Comments:	Add item #18 – 13 Blackbear Ct, Variance		
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

Item – 2	Property Owner Comments		Video 00:01:19 – 00:01:41
Comments:			
Discussion:			
Action:		Motion: N/A	

Item – 3	Consent Agenda – Approval of the 09/17/2026 ACC Meeting Minutes		Video 00:01:43 – 00:02:06
Comments:			
Discussion:			
Action:	Approved	Motion: Matt	Unanimous

Item – 4	103 Windward Dr, G1, Tree (Limb 3)		Video 00:33:42 – 00:35:44
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

Item – 5	9 Topside Ct, G1, Ext Alt (Deck)		Video 00:02:06 – 00:03:18
Comments:			
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

Item – 6	21 Longshore Ln, G1, Tree (Limb 30)		Video 00:33:42 – 00:35:44
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

Item – 7	15 Par Ln, G1, Tree (Remove 2)		Video 00:33:42 – 00:35:44
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

Item – 8	6 Nighthawk Cir, G2, Fence (Pet) ***Resubmission***		Video 00:03:28 – 00:26:46
Comments:	Open to further discussion about a fence on the sides & back with no front yard fencing.		
Discussion:			
Action:	Denied	Motion: Dan	Unanimous

Item – 9	6 Nighthawk Cir, G2, Variance (Side Setback) ***Resubmission***		Video 00:03:28 – 00:26:46
Comments:	A fence on the property line would need approval from neighbor(s). A fence into the setback requires making neighbors aware, and approval is encouraged.		
Discussion:			
Action:	Denied	Motion: Dan	Unanimous

Item – 10	69 Lake Louise Dr, G2, Tree (Remove 1)		Video 00:27:27 – 00:28:25
Comments:			
Discussion:			
Action:	Approved	Motion: Matt	Unanimous

Item – 11	69 Lake Louise Dr, G2, Ext Alt (Free Library) ***Resubmission***		Video 00:30:21 – 00:33:26
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

Item – 12	49 Valley Crest Way, G3, Ext Alt (Paint)		Video 00:41:41 – 00:42:00
Comments:			
Discussion:			
Action:	Approved	Motion: Terry	Unanimous

Item – 13	4 Shetland Ct, G5, Ext Alt (Paint)		Video 00:42:00 – 00:42:19
Comments:			
Discussion:			
Action:	Approved	Motion: Terry	Unanimous

Item – 14	13 Black Bear Ct, G13, Fence (Pet)		Video 00:35:48 – 00:41:26
Comments:			
Discussion:			
Action:	Approved	Motion: Matt	Unanimous

Item – 15	13 Black Bear Ct, G13, Ext Alt (Deck)		Video 00:35:48 – 00:41:26
Comments:			
Discussion:			
Action:	Approved	Motion: Matt	Unanimous

Item – 16	13 Black Bear Ct, G13, Ext Alt (Stairs)		Video 00:35:48 – 00:41:26
Comments:			
Discussion:			
Action:	Approved	Motion: Matt	Unanimous

Item – 17	166 Polo Park Dr, G13, Ext Alt (Paint)		Video 00:42:19 – 00:42:31
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

Item – 18	13 Black Bear Ct, G13, Variance (Pet Fence)		Video 00:35:48 – 00:41:26
Comments:			
Discussion:			
Action:	Approved	Motion: Matt	Unanimous

Meeting Adjourned at 09:44 AM