



SUDDEN VALLEY COMMUNITY ASSOCIATION

SUDDEN VALLEY VIEWS

April 2026

WWW.SUDDENVALLEY.COM

Sale of Louise View Drive lot falls through

SVCA Board had approved the sale at March 12 meeting

By Bill Helm
Editor

SUDDEN VALLEY — In November 2024, Sudden Valley Community Association’s Board of Directors voted to allow the association to sell three undeveloped lots on Louise View Drive.

As two of those lots had been sold, the SVCA Board on March 12 approved the sale of the final lot, located at 63 Louise View Drive.

However, the sale of the lot has fallen through, SVCA General Manager Jo Anne Jensen told *The Views* on Monday, March 30.

The lot would have sold for \$10,000, according to the agreement as stated in the SVCA Board’s March 12 agenda.

Other SVCA Board approvals

On March 12, the SVCA Board voted unanimously to accept the proposed 2026 Level III reserve study, from SmartProperty, for the 2027 budget year.

The study cost \$5,257.82. As required by RCW 64.90.545, SVCA must complete a reserve study each year as part of the budget process.

Also, the reserve study “is further required as a component of the 2025 year-end audit process,” Sudden Val-

See **SVCA Board** on 8

SVCA Board approves various projects

By Bill Helm
Editor

SUDDEN VALLEY — The Sudden Valley Community Association’s Board of Directors approved three capital requests at their March 26 meeting.

Two of those capital requests will be funded from the Capital Repair and Replacement Reserve Fund, also known as CRRRF.

The first of the CRRRF fund requests was for \$22,378.46 for driving range equipment. In a March 26 memo to the SVCA Board, Director of Golf Kevin LeDuc explained that the Club Car Car-

ryall, Par West Picking Unit and the Range Servant Ball Washer were scheduled to be replaced in 2026.

“The existing units have well exceeded their life expectancy,” he wrote to the board.

The pricing breakdown of the equipment is \$14,709.76 for the Club Car Carryall 300 Cart (less trade), \$4,967.05 for the Par West Sandbagger Picking Unit and \$2,701.65 for the Range Servant RS-Twist Ball Washer.

The SVCA Board also approved a \$19,318.45 request to come from the CRRRF fund for a marina security system upgrade. SVCA Gen-

eral Manager Jo Anne Jensen explained to the board in a March 26 memo that the association’s current marina security system includes 10 cameras that stream video around the clock and store video for reference.

According to Jensen, five of the 10 cameras are located on a pole that is powered through Power over Ethernet delivered by buried ethernet cable.

“This is an older technology and it does not deliver enough power to support more modern devices that use cell or WiFi signals to transmit data,” she wrote to the board.

“This situation results in the cameras going offline frequently (several times per week) which makes them unreliable.”

Jensen’s proposal to the board — which the board accepted unanimously — was to relocate an existing security pole, supply it with electricity, then install two new cameras. She explained one of the cameras would give an enhanced 180’ view of the marina, with the other camera a specialized unit that captures license plates “allowing us to identify cars associated with acts of vandalism.”

The SVCA Board also

approved a 2026 contract with Cesco Solutions for pool service and chemicals for a total estimated cost of \$47,440.61.

Cesco has been SVCA’s certified pool operator since 2015. Jensen told the board in a March 26 memo that Cesco provides “excellent service and have helped SVCA to keep our two pools open and healthy despite heavy usage.”

She also explained to the board that each of SVCA’s public pools are required to have a certified pool operator.

-- Contact Bill Helm at bill@lyndentribune.com

How to Register Your Rental Property

Step 1

Step 2

Step 3

- Scan the QR code and complete a brief survey about your property, or call Administration at 360-734-6430 to complete the survey by phone.
- SVCA will send you a registration packet after you complete the survey.

- Fill out and return the Rental Property Registration Form and any required documents.
- Pay your registration fee.

- SVCA will inspect your property and inform you of any issues.
- SVCA will mail you information to share with your tenants (the materials vary between long and short-term rental properties).
- If you elected to purchase an overflow parking pass, SVCA will mail it to you.

Scan to Register

Rental property registration launched

By SVCA Staff

On Jan. 23, 2025, the Board of Directors approved the creation of a taskforce to study issues created by the increasing number of SVCA properties being operated as short-term rentals (STRs) and to

recommend “standards, policies, and registration requirements” for the management of these properties.

The taskforce presented their recommendations in a memo shared with the board on Aug. 28, 2025.

As a follow up to the work of the taskforce, the board drafted changes to SVCA’s bylaws, which were approved by the community at the AGM in November 2025. The bylaw changes define two types of rental properties: Long-Term (rental periods lasting 30 consecutive days or more) and Short-Term (rental periods lasting less than 30 consecutive days). Bylaws also require property owners who rent their property to register with the Association.

SVCA’s Bylaws can be found at suddenvalley.com/residents-resources.

After the AGM, the board directed the general manager to develop a registration

process and supporting materials, as well as an implementation plan for the registration initiative. The board approved at its March 26 meeting the GM’s proposed process and authorized implementation to begin on April 20, 2026.

If you own a rental property located within Sudden Valley, you are required to register the property by May 25, 2026, or fines could be assessed. The board established an annual fee of \$350 for registering each rental property. This amount covers administrative support, an annual on-site inspection and informational materials for tenants.

Additionally, increased security patrols of rental properties will provide a watchful eye on properties which may be empty between rentals and ensure that tenants comply with Association Rules & Regulations.

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RESIDENTIAL CUSTOMER

AROUND THE VALLEY

Spring weather offers extreme variability

By Jo Anne Jensen
SVCA General Manager

In March, Sudden Valley experienced the extreme variability of traditional spring weather.

Maintenance was kept busy removing trees blown down by the wind, only to turn around and have to prepare for possible snow removal the next day.

Seasonal hiring, in preparation for the busy summer season, kept administration busy, while recreation focused on filling the open wet and dry slips at the Marina.

Administration

Activity Summary

- Began recruiting for seasonal positions: custodian, maintenance, lifeguards, golf staff;
- Filled several positions and

will continue seasonal hiring support

- Purchased hardware to trial new POS software; began implementing new software

• Continued developing Standard Operating Procedures (SOPs) to reflect current processes

• Completed development of a process to register and manage short- and long-term rental properties within the Association

• Finalized and successfully tested implementation of software to streamline the onboarding process for new employees

• Began process to identify more affordable healthcare options for employees

• Developed materials to begin sending welcome packets to new Sudden Valley residents

Successes

• Streamlining the hiring and onboarding process will ensure that seasonal hiring goes more smoothly and department managers can focus on their core responsibilities instead of worrying about paperwork

• Managers have been able to identify qualified candidates for open seasonal positions much earlier than in prior years

Planned Work

• Finalize the new POS software implementation and plan the transition to the new system

• Continue updating SOPs

• Implement process to register and manage short- and long-term rental properties within the Association

Maintenance

Activity Summary

• Completed interior painting at the Rec Center

• Completed shelving and assisted with moving files to new archive room

• Replaced stop sign at Sudden Valley Drive & Inglewood Place

• Repaired exterior door at the Rec Center

• Built secure storage for gaming equipment at the Rec Center

• Removed invasive ivy from SVCA ROW on Yearling Place

• Repaired potholes in various locations

• Removed fallen trees from several roadways due to wind events

• Removed tree from over roadway on Sudden Valley Drive

• Removed hazardous log from Lake Louise

• Repaired boardwalk on Strawberry Falls Trail

• Performed maintenance on Beaver Ridge Trail

• Repaired path and removed fallen tree on Lake Louise Trail

• Started cleaning out Barn 6

• Trimmed vegetation at various intersections to improve visibility

• Replaced condenser, front and rear brakes, and repaired seat on SP-6

• Repaired suction hose and removed and replaced hoses on Vac Trailer

• Set up snowplows and sanders for possible snow event

• Removed and stored snow removal equipment

• Installed support bracket for PSE meter at the Marina

• Serviced OP-26

• Cleared area near kayak racks at AM/PM Park

• Assisted with removal of kayaks that were past due on storage fees

• Cleaned bridge drainage on Polo Park Drive

• Sharpened blades on mowers for upcoming season

• Trimmed trees and cleaned Clubhouse parking area

• Repaired damage to landscaping at Clubhouse parking lot

• Replaced damaged traffic barrier at Clubhouse parking lot and improved visibility

• Repaired two doors at Clubhouse

• Prepared lower Clubhouse for upcoming HVAC project

• Replaced damaged street sign

• Repaired tilt bed trailer

• Cleaned mailbox clusters in all gates

• Replaced lighting at several facilities

• Replaced signage at North Point Park

• Cleaned and serviced AD-1 to be used by Security

• Completed repairs to speed bumps in several gates

• Removed tree from Area Y trail

• Repaired toilet at Hole 7 bathroom

Successes

• Equipment is serviced and ready for spring mowing season

• We have an excellent candidate to fill our vacant seasonal

custodian position

Planned Work

• Refurbish Rec Center gazebo

• Install new kayak rack at AM/PM Park

• Continue trimming vegetation to improve visibility at intersections

• Replace handicap parking sign at Dance Barn

• Gravel restoration of parking areas and keyways

• Pool start up maintenance

• Spring cleaning – mailboxes, entryways, sidewalks

• Replace cv axel and front brakes on AD-1

• Replace handicap parking sign at Dance Barn

• Repair tire on deck trailer

• Gravel restoration of parking areas and keyways

• Service wood-chipper and replace blades

• Prepare for Firewise

Golf

Activity Summary

• Send out letter to membership regarding tournament schedule and course updates

• Met with areas courses – we have created a collaborative website (mountbakergolftrail.com) to promote Whatcom County courses

• Completed our final Winter Series event with 136 players

• Working closely with Club Prophet on new web site design scheduled to go live by April 1

• Met with several returning staff members to discuss 2026 season and onboarding. Interviewed new and returning seasonal staff

• Booked two new outing events for May and June

• Promote and prepare for first two member events for the season (Masters Par 3 and Opening Day)

• Training of new pro shop employee – Connie Gregor

• Cleaning up around the clubhouse after heavy winds

See **Valley** on 10

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"Shane and crew did a wonderful job maintaining my large yard this last year, as well as two different clean up projects from past wind storms. The quality of work they have provided was amazing and the care they took to assure my yard met my expectations was unmatched. I will continue to utilize Elite landscape for future needs and highly recommend this company to anyone looking to have projects completed and or on going lawn services. Thank you Shane and crew!"

- Lindsay R.

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VIEWS

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The Sudden Valley Views welcomes letters to the editor submitted by members of the Association. Topical submissions of current news interest may be accepted up to six times per calendar year. Letters of up to 550 words are allowed. The editor may edit for style and libel.

DEADLINES

The deadline for editorial submissions (including letters to the editor) for the upcoming issue is the 23rd of each month. Editorial items may be submitted to: bill@lyndentribune.com. For advertising information and deadlines, please contact Mitze Kester at mitze@lyndentribune.com or call 360.354.4444.

Tires in Lake Whatcom

Editor,

I wanted to bring forward a concern that has been on my mind for several years. I am an avid kayaker and I can't help but notice the overwhelming number of deteriorating tires carpeting the marina in Gate 1. I know that these tires have been here for years and were likely intended for aquatic life habitat creation. While that is all fine and good, the thought process around adding tires to bodies of water, fresh or saltwater, has definitely changed over the last few years. Every time I launch my kayak, I can't help but think about an article I read a few years ago about tires that are leaching toxic chemicals into the Puget Sound.

That story, titled "A half-million tires in Puget Sound are leeching harmful substances - here's how to help," is at the Spokesman-Review at Spokesman.com. Whether or not you take the time to read this interesting article, I wanted to share a few shocking paragraphs taken regarding tires and the chemicals they leave behind:

"During the 1970s, the Washington State Department of Natural Resources says tires were used to create artificial reefs believed to be beneficial for wildlife. These tire reefs were created in Puget Sound, as well as around the world. Over time, the tire materials broke down and contaminated the waters and wildlife.

Zinc, copper, oil-based plasticizers, paints and pigments containing zinc and titanium oxides, and paraphenydiamines (ozone scavengers) are some of the additives leaching from the broken-up tires into the water and sediments of Puget Sound. Some of these substances are known to be toxic

to aquatic organisms," the DNR statement notes."

Now the first thought that you should have after reading this article is "We all drink the water that comes from Lake Whatcom?" Yes, you are correct. As the tires continue to deteriorate year after year, not only are we drinking the water, but our kids swim in it. Some of us fish in it. Plants, animals and other marine life rely on this lake.

I think that if we have thousands of people in Whatcom County depending on a lake, shouldn't there be a duty to keep it clean and correct the mistakes and decisions made by previous generations? Tires are so harmful, that it's even illegal to dispose of them in landfills in Washington state.

I certainly don't think enough is being done to raise awareness or correct this glaring issue.

Finally, I will be the first to say that I also don't know the technical rules and regulations when it comes to how this could get cleaned up, but I do know if we are committed to spending money to clean up lily pads and other invasive plants in Lake Louise that we can come up with money and a plan to clean up water that we all drink.

Let's all start brainstorming a plan for a cleaner Lake Whatcom for generations to come.

*Josh Konen
Bellingham*

Editor's note: Sudden Valley Community Association plans to remove the tires that were installed along the banks of the marina in the 1970s when the docks are replaced since both projects will require a Shoreline Permit. The projects are currently scheduled for 2028-2029. SVCA spoke with the WA State Department of Ecology earlier this year about the tires, and the state's field personnel determined that the tires do not affect water quality.

Submit letters

The Sudden Valley Views encourages letters to the editor.

However, submissions must refrain from attacking individuals without providing supporting documentation or a rational and legally defensible justification.

Letters should be emailed to bill@lyndentribune.com and should not exceed 550 words.

Your letter must include your full name, complete address and telephone number.

Your address and telephone number will not be printed in the newspaper, but will be used for verification by newspaper staff.

Neither unsigned letters nor letters containing personal attacks of a libelous nature will be published. The Sudden Valley Views reserves the right to edit or refuse any letter.

All columns and letters on the opinion page are the views of the authors and do not necessarily reflect the views of the Sudden Valley Views newspaper.

WUCIOA: Preparing for future changes

By Jo Anne Jensen
SVCA General Manager

This is the fourth article that I have written to share information about the many changes from the Washington Uniform Common Interest Ownership Act (RCW 64.90), also known as WUCIOA.

The article published in January informed the community that changes would show how SVCA operates.

The February article described the changes that became effective in 2026, and the March article explained which of SVCA's governing documents were being

revised to reflect changes in state regulations.

This month, I have listed some of the changes in the laws that will come into effect in 2028 and noted whether SVCA practices will have to change to become compliant.

Category	Becomes Effective in 2028	Current SVCA Practice
Annual General Meeting	At the AGM, votes cast in advance of the meeting will count towards achieving a quorum.	At least 50 property owners must physically attend the AGM to achieve a quorum.
Ratification of Loans	Members must ratify a decision by the Board to borrow money if the loan is secured by future assessments (dues) (Unless a majority of the votes in the Association reject the proposal to borrow funds, the loan will be ratified).	Ratification by members is NOT required for Board decisions to borrow money.
Rule Changes	Board approved changes to SVCA's Rules & Regulations can only take effect after giving notice of the proposed change and defining a public comment period. Notice of changes must be sent to all members.	Changes to the Rules & Regulations are approved by the Board and may become immediately effective. Notice is not required.
Emergency Special Assessment	In the event of an emergency, the Board may determine by a 2/3rds vote to require a special assessment to offset the costs of the emergency.	In an emergency, the Board could authorize by a majority vote funding from SVCA's emergency reserve to offset the costs of the emergency. A plan for the repayment of the funds taken from the emergency reserve is required.
Reserve Study	The completion of an annual Reserve Study is required.	SVCA already completes an annual Reserve Study.
Reserve Fund	SVCA is required to establish a Reserve Fund.	SVCA has already established several reserve funds.
Resale Certificates	SVCA must provide Resale Certificates upon request and can charge up to \$275 per certificate.	SVCA is not required to provide resale certificates.
Political Signs	SVCA cannot prohibit political signs before elections.	SVCA limits the size and time that political signs can be displayed.
Home Businesses	SVCA cannot prohibit in-home childcare or adult family home businesses.	SVCA currently prohibits any business from operating inside of the Association.
Unrelated Persons	SVCA cannot prohibit unrelated persons from living in units or impose occupancy limits different than government codes.	SVCA has a rule limiting the number of unrelated persons that are allowed to live in a unit.



SUDDEN VALLEY VIEWS
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www.suddenvalley.com

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COMPLIANCE CORNER

Sudden Valley outlines 2026 construction vision



By Allen Helvajian
Compliance Manager

commitment to aesthetic integrity and harmony between natural and man-made systems.

While the meeting focused on technical requirements for contractors, it also highlighted the day-to-day realities for the people living next door to these new developments.

**Dual governance:
SVCA and the county**

A central theme of the presentation was the relationship between the Sudden Valley Community Association and Whatcom County. SVCA clarified that while a county permit is necessary, SVCA's requirements are additional legal obligations rooted in Restrictive Covenants attached to property deeds.

These covenants empower the Architecture Control Committee to protect property values from indiscriminate construction that could adversely affect the general quality of the neighborhood.



The March 24 Builders' Meeting outlined a number of construction rules and guidelines, such as construction hours, erosion control, and building timelines. (Courtesy photo)

The Sudden Valley Community Association (SVCA) Management convened its 2026 Builders' Meeting to detail the evolving landscape of construction within the community, emphasizing a

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**The road to completion:
A strict timeline**

Construction in Sudden Valley is expected to be a one-year journey from the approved start date. However, the committee outlined a clear extension process for projects facing delays:

- **First Extension:** Up to six months.
- **Second Extension:** Up to an additional six months.
- **Third and Final Extension:** Up to 12 months. The committee warned that no extensions will be granted beyond 36 months; at that point, projects must resubmit for new approval and forfeit their original deposits.

**The neighbor's experience:
What to watch for**

For those living near a new construction site, the process involves several stages that directly impact the neighborhood:

- **The 48-Hour Notice:** Neighbors won't be left in the dark. Before major milestones like a concrete pour, builders are required to provide a 48-hour notice to adjoining, diagonal, and across-the-street neighbors.

This notice includes a three-

day pour window so residents can plan for increased heavy machinery and noise.

- **Construction Hours:** Peace and quiet are protected by strict timing rules. Construction activities are generally limited to the hours of 8 a.m. until 6 p.m. (summer hours) ensuring that the hum of development doesn't infringe on early mornings or late evenings.

• **Erosion and Dust Control:** Before a single shovelful of dirt is moved, builders must install silt fences and tree protection. Neighbors can expect to see these measures as the first sign of activity, designed to prevent sediment and dust from entering local drainage systems or neighboring yards.

Traffic and site management

One of the most visible impacts on neighbors is the management of the construction site itself. The ACC maintains strict standards for how builders interact with the community:

- **Parking and Deliveries:** Contractors are required to manage their vehicles and material deliveries to avoid blocking narrow community roads.

• **Site Cleanliness:** Builders are held accountable for maintaining

a clean site. This includes managing debris and ensuring that construction materials are stored safely and neatly.

- **Milestone Inspections:** Neighbors may notice SVCA representatives on-site for four critical inspections: erosion control, setbacks, driveway and the final inspection. These ensure the project stays within its approved footprint and meets safety standards.

The final hurdle

The construction journey ends with a rigorous final inspection. Beyond checking the house itself, the ACC verifies that property corners are exposed, exterior lighting matches the approved plan, and landscaping — including essential jute matting on steep slopes — is in place to prevent future erosion.

For homeowners planning their own projects or neighbors curious about a nearby site, the SVCA encourages visiting SuddenValley.com to view the full 2025 ACC Policies and 2026 Fee Schedules.

As the community grows, these regulations ensure that the harmony between natural and man-made systems remains the cornerstone of life in the Valley.

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- CHOCOLATE
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- APRIL
- GREEN
- RABBIT
- EGGS
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- JELLYBEANS
- EARTH
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SCAN ME!

Picnic shelters are primed for summer parties

By Kumiko Juker
The Views

Among Sudden Valley's amenities are two picnic shelters at the edge of Lake Whatcom: one at PM beach and one at the Marina.

For Brian Kruhlak, former golf director, the PM shelter was a frequent spot for his two kids' summer birthdays. They were such a staple that his kids began refer-

ring to the shelter as Birthday House.

"We would play games in the big field there and obviously having the beach for swimming was great," Kruhlak said. "There was lots of space for lots of people. I have very fond memories of those shelters."

Kruhlak, who has lived and worked in Sudden Valley since he was young, remembers golf staff parties with softball and bar-

beques at the Marina shelter.

Another Sudden Valley resident, Laura Haggard, rented the Marina shelter last year for a more formal event. Haggard is co-chair of the Ladies' Golf Invitational, which hosts a cocktail party for participants the day before.

She found the space perfect for its accessibility and openness.

"People were able to get up and move around and talk to each other," Haggard said. "There's lots of parking down there, and it's a really pretty area."

Getting food and alcohol to the shelter was easy and convenient, and cleanup was a group effort

Haggard plans to host the party again at the Marina shelter in July, where they'll have a costume contest, food and conversation.

Despite changes in Sudden Valley, the shelters remain a gathering place close to home for residents and visitors.

"The recreational amenities here are still pretty vast, and it's a great opportunity for people to connect with their community," Kruhlak said.

The Sudden Valley picnic shelters can be rented at a rate of \$20 per hour, or \$200 for a full day for residents, with a refundable damage and cleaning deposit.

More information and applications can be found at suddenvalley.com/rentals.



Among Sudden Valley's amenities are two picnic shelters at the edge of Lake Whatcom: one at PM beach, pictured in the top photo, and one at the Marina, pictured above. The Sudden Valley picnic shelters can be rented at a rate of \$20 per hour, or \$200 for a full day for residents, with a refundable damage and cleaning deposit. (SVCA photos)

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Trivia in the Barn!
Free family friendly trivia.

Friday, April 17th, 7pm
SVCA Community Center
8 Barn View Ct, Bellingham, WA 98229

Prizes for the top 3 teams!

Visit SuddenValley.com/Calendar for more info & trivia rules!

THE SVCA COMPLIANCE LOG



March 2026: Tidying Up the Valley

News that's fit to print — and some that just barely is

March Log: Spring cleaning and roadside curiosities

Well, neighbors, the mud is getting thick enough to swallow a rubber boot whole, which usually means folks are starting to peer out from behind their curtains and notice what's been sitting in the driveway all winter.

While the woodpeckers are busy drumming on our gutters, SVCA's Compliance department has been busy drumming up reminders about our local ordinances.

From makeshift marinas to backyards bright enough to confuse a hoot owl, here is the state of our valley this month.

Hitch and hull parade

It seems a good portion of the valley is already planning a great escape. We had six separate violations for trailers parked alongside homes. While we all enjoy a weekend in the woods, our community policies say if it has hitches and wheels, it belongs in the shed or the lot — not blocking the view of your neighbor's emerging crocuses.

Along those same lines, we spotted two campers parked at residences and one boat anchored firmly on residential pavement, looking a bit lonely without a lake under its hull.

Relics and roadblocks

Our local asphalt saw a bit of a rust revival this month. We dealt with five cases of vehicles that were either in a sad state of disrepair or completely abandoned.

These relics are currently cooling their heels until someone claims them or the moss takes them for good. We also had one case of illegal parking where the idea of "just for a minute" turned into a permanent fixture in a restricted zone.

Lights and landscaping

In a move that surely had the local moth population working overtime, the night sky had some stiff competition from the ground. We had five instances of excessive outdoor lighting. It seems the trend of Bistro lights, also known as Café lights, has gone a bridge too far, turning some backyards into something resembling a small airport runway. Let's keep the ambiance to a dull roar so the rest of us can actually see the stars.

On the home improvement front, one resident decided to go rogue with unauthorized exterior alteration work. It's a bold move to bypass the compliance office, and it unfortunately left a fair amount of green space looking a bit worse for wear.

Local ruckus

Finally, neighborly love took a bit of a nap this month. We had two disorderly home violations where deputies had to remind occupants that keeping the volume down is part of the deal when you live here.

One resident was cited for an excessive noise violation that was a bit too much for the midnight hour. Lastly, we had one report of someone feeding the wildlife; while we know you mean well, let's keep the snacks in the pantry and the deer in the brush so they don't get too accustomed to the Valley Cafeteria.

In closing

"We're a small community and we thrive on being good neighbors. That means keeping the trailers tucked away, the lights dimmed, and the noise levels respectful. Let's keep Sudden Valley the kind of place where the only thing loud enough to wake the dead is the morning chorus of the neighborhood crows."



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Look for the zero

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Avoid chemical weed killers

Hand-pull or use safer alternatives.

Dispose right

Keep yard waste away from ditches, road, or water. Use a curbside bin or dispose of waste offsite.



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FINANCIALS

**Sudden Valley Community Association
Reserve Cash Balance & Activity
1 Month Actual, 11 Months Projected**

UNAUDITED

	Capital Reserve Funds						Operating Reserve Funds			
	CRRRF	Roads	CRRRF Capital Reserve Holding Cash	Board Density Reduction	Mailbox	Mitigation Assignment of Savings*	Total Capital Reserve Funds	Emergency Ops	UDR	Total Operating Reserve Funds
Net Available Cash 12/31/2025	3,757,709	2,992,291	219,316	150,789	178,900	64,858	\$ 7,363,863	364,709	314,936	\$ 679,645
Dues Received	120,148	119,338			2,134		241,620	-	15,550	15,550
Storm Water Mitigation Plan Fee										
Investment Income	1,597	1,279	37	14	30	6	2,963	62	51	112
Sale of Assets										
Sale of Lots (Net Proceeds)										
Mitigation Release										
2026 Expenditures	(43,710)	(79,782)					(123,492)		(197)	(197)
Net Available Cash at 1/31/2026	3,838,144	3,033,126	219,353	150,802	181,064	64,864	\$ 7,487,353	364,771	330,339	\$ 695,110
11 Month Outlook										
Outlook - 2026 Dues (95% collections)	1,303,791	1,293,696			23,119		\$ 2,620,606			\$ -
Outlook - Prior Year Collections	17,657	17,520			313		35,491		37,843	37,843
CRRRF Loan Payments for year 2026	(305,286)						(305,286)			-
Obligated Expenses/Holdings	(1,058,298)	(1,215,857)	(219,353)			(64,864)	(2,558,372)		(13,785)	(13,785)
Net Usable Cash Balance 12/31/2026	3,796,008	3,128,485	-	150,802	204,496	-	\$ 7,279,792	364,771	354,397	\$ 719,168
Board Recommended Carryover Balance	(600,000)	(500,000)					\$ (1,100,000)			\$ -
Net Usable Cash 12/31/2026, After Recommendation	\$ 3,196,008	\$ 2,628,485	\$ -	\$ 150,802	\$ 204,496	\$ -	\$ 6,179,792	\$ 364,771	\$ 354,397	\$ 719,168
Net Current Year Cash Increase (Decrease)	38,299	136,194	(219,316)	14	25,596	(64,858)	\$ (84,071)	62	39,461	\$ 39,523

*Note, when mitigation period has ended, unspent funds will be returned to the source account, Roads and CRRRF.

SVCA brings YMCA Soccer to Sudden Valley!

FOR AGES 3-5 & 6-8.

Practices on **TUESDAY**,
Games on **THURSDAY**
at the SVCA Sports Field!

APRIL 28TH-JUNE 4TH

YMCA Members: \$110 fee
Non-YMCA Members: \$140 fee

To register, visit our website:
www.suddenvalley.com/athletics/soccer

Spring Soccer is a YMCA program being conducted on Sudden Valley property.

SVCA Board: Sale of Louise View Drive lot falls through

Continued from 1

ley Finance Director Joel Heverling wrote in a March 12 memo to the Board of Directors.

Sudden Valley will pay for this study out of its Operations budget.

The Board also approved the signing of Larson Gross' 2025 Audit & Federal Tax Return Engagement Letters. All fees for this expense will be paid for from the Operations budget.

In a March 4 memo to the Board, Heverling explained that

the fee outlined in the Audit Engagement letter for the 2025 year-end audit services is \$39,000 and the fee in the 2025 Tax Engagement letter is to be charged on an hourly basis.

Heverling also wrote that the 2026 Operating budget line item for Audit & Tax Services includes a total of \$50,500 (\$45,000 for audit and tax services and \$5,500 for Level III Reserve Study services), and the proposed fees for the 2025 year-end audit and tax engagement letters are in line with the 2026 budgeted amount for these services.

The Sudden Valley Board of Directors meets at 7 p.m. the second and fourth Thursdays of each month in Multipurpose Room A, at 8 Barn View Court.

Agendas and minutes for the board's meetings are available at suddenvalley.com, as are video.

The Sudden Valley Board will hold its next meeting on April 9.

-- Contact Bill Helm at bill@lyn-dentribune.com



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FINANCIALS

**Sudden Valley Community Association
Income Statement Summary**

UNAUDITED	Current Month - January 2026			Year to Date - 1 Month Ending 1/31/2026			
	Operations & Operating Reserves	Operations Better / (Worse) Budget	Capital Reserves**	Operations & Operating Reserves	Operations Better / (Worse) Budget	Coll %	Capital Reserves**
REVENUE							
Current Year Dues & Assessments Income:							
Dues & Assessments income	268,031		251,117	268,031			251,117
Bad Debt Reserve	(22,233)		(15,258)	(22,233)			(15,258)
Net Current Year Assessment Income	245,798	(8,228)	235,859	245,798	(8,228)	91.7%	235,859
Bad Debt Recoveries - Prior Years			8,005				8,005
Golf Income	215,686	460	-	215,686	460		-
Marina Income	151	151	-	151	151		-
Rec Center & Pools Income	681	(128)	-	681	(128)		-
Legal & Collections Income	-	-	-	-	-		-
Other Income	4,880	(5,254)	-	4,880	(5,254)		-
Rental Income - Other	60	(1,194)	-	60	(1,194)		-
Area Z Rental Income	5,432	196	-	5,432	196		-
Lease Income	5,882	-	-	5,882	-		-
New Home Construction Fees	750	750	-	750	750		-
Capital Gain (Loss) on Sale of Assets	-	-	-	-	-		-
Capital Gain (Loss) on Sale of Lots	-	-	-	-	-		-
Investment Income	481	(269)	2,963	481	(269)		2,963
Total Revenue	479,801	(13,516)	246,827	479,801	(13,516)		246,827
EXPENSES							
Salaries & Benefits	170,010	14,662	-	170,010	14,662		-
Contracted & Professional Services	26,495	(7,240)	-	26,495	(7,240)		-
CC&R's/ Mandates	36,938	6,431	-	36,938	6,431		-
Maintenance & Landscaping	41,756	(4,368)	-	41,756	(4,368)		-
Utilities	14,577	(732)	-	14,577	(732)		-
Administrative	12,987	7,796	-	12,987	7,796		-
Regulatory Compliance	34,951	(4,063)	-	34,951	(4,063)		-
Insurance Premiums	19,240	1,966	-	19,240	1,966		-
Other Expenses	-	292	-	-	292		-
Depreciation Expense	-	-	108,710	-	-		108,710
Closing Costs - Lot Sales	-	-	-	-	-		-
Interest expense	-	-	4,557	-	-		4,557
Total Expenses	356,954	14,744	113,267	356,954	14,744		113,267
Net Income (Loss)	122,847	1,228	133,560	122,847	1,228		133,560
Other Activity							
Net Other UDR Activity*	13,012	-	-	13,012	-		-
AR Accrual - Prior Year Reversal	(47,957)	-	(13,020)	(47,957)	-		(13,020)
AR Accrual - Current Year	-	-	-	-	-		-
Lease Income- Library Prepaid Recognized	667	-	-	667	-		-
Vacation Liability Accrual	(8,856)	-	-	(8,856)	-		-
Total Other Activity	(43,134)	-	(13,020)	(43,134)	-		(13,020)
Grand Total Activity	79,713	1,228	120,540	79,713	1,228		120,540

*Prior year recoveries for operations are deposited into the Undesignated Reserve Account (UDR).
**Refer to the last footnote on the Balance Sheet (prior page) for a discussion of Accounting Standards Codification (ASC) 606 and capital dues revenue collections.

**Sudden Valley Community Association
Balance Sheet**
January 31, 2026 and December 31, 2025

	Unaudited** Jan 31, 2026	Unaudited** Dec 31, 2025	Inc / (Dec)
OPERATIONS			
Current Assets			
Operating Cash	\$ 594,223	\$ 491,749	\$ 102,474
Building Completion Deposit Fund	712,900	798,900	(86,000)
Member Receivables - Operations*	-	47,957	(47,957)
Other Receivables	3,250	3,850	(600)
Prepaid Expenses	77,086	91,940	(14,854)
Operating Lease ROU Assets	22,474	23,036	(562)
Inventory	6,415	5,704	711
Total Current Assets	1,422,348	1,465,136	(42,788)
Current Liabilities			
Accounts Payable	(140,206)	(169,663)	29,457
Accrued Vacation Liability	(86,985)	(78,129)	(8,856)
Accrued Payroll	-	(8,358)	8,358
Prepaid Assessments	(433,605)	(187,700)	(245,905)
Building Completion Deposits	(718,900)	(798,900)	80,000
Other Refundable Deposits	(11,076)	(11,426)	350
Operating Lease Liability	(22,474)	(23,036)	562
Prepaid Golf Memberships	-	(156,649)	156,649
Total Current Liabilities	(1,413,248)	(1,521,861)	108,613
Other Liabilities			
Contingent PPP Loan Liability***	(357,700)	(357,700)	-
Deferred Library Lease Revenue	(27,333)	(28,000)	667
Total Other Liabilities	(385,033)	(385,700)	667
Operating Reserve Funds			
Emergency Operating Cash	364,771	364,709	62
Undesignated Reserves Cash	330,339	314,936	15,403
Total Operating Reserve Funds	695,110	679,645	15,465
Net Operating Assets	\$ 319,177	\$ 237,220	\$ 81,957
CAPITAL			
Capital Current Assets			
CRRF (Capital Repair & Replacement) Cash Fund	8,838,144	3,757,709	5,080,435
Roads Reserve Cash Fund	3,033,126	2,992,291	40,835
Board Density Reduction Cash Fund	150,802	150,789	13
Mailbox Cash Fund	181,064	178,900	2,164
CRRF Capital Reserve Holding Cash	219,353	219,316	37
Mitigation Assignment of Savings Cash	49,911	49,905	6
LWUSD Assignment of Savings Cash	14,953	14,953	-
Member Receivables - Capital**	-	13,020	(13,020)
Total Capital Current Assets	7,487,353	7,378,883	108,470
Capital Fixed Assets			
Fixed Assets	16,868,499	16,881,457	(12,958)
Finance ROU Assets	34,775	41,258	(6,483)
Lots Held for Sale	168,706	168,706	-
Total Capital Assets	17,091,980	17,111,421	(19,441)
Long Term Liabilities			
CRRF Loan 2022	(1,243,871)	(1,267,067)	23,196
Finance Leases	(45,591)	(49,661)	4,070
Total Long Term Liabilities	(1,289,462)	(1,316,728)	27,266
NET ASSETS	\$ 23,609,048	\$ 23,408,796	\$ 200,252
MEMBER EQUITY			
Member Equity			
Current Year Net Income: Operations	79,713	(55,534)	135,247
Transfers Out from Operations to Capital	-	-	-
Current Year Net Income: Capital**	120,540	1,658,105	(1,537,565)
Transfers into Capital from Operations	-	-	-
Retained Earnings**	4,141,708	4,197,242	(55,534)
Capital**	19,267,087	17,808,962	1,458,125
TOTAL MEMBER EQUITY	\$ 23,609,048	\$ 23,408,796	\$ 200,252

* The Association's internal policy is to write off any member receivables that are 30 days past due as bad debts for internal interim financial statement purposes. As per SVCA policy, Management continues to pursue collection of these receivables via all avenues allowed by Washington State laws. In addition, the Association records and bills finance charges on receivables that are thirty days past due at 1% per month. At January 31, 2026, and December 31, 2025, the balances of receivables written off were \$828,154 and \$743,506, respectively.
** Beginning with the 2020 year end audited financial statements, Accounting Standards Codification (ASC) 606 requires issued audited financial statements to reclassify unspent capital dues revenue, including related capital transfer fee collections, as a contract liability balance (unearned revenue), which is then reversed out in future years when capital dues/capital transfer fee collections are actually expended on capital related expenditures. This particular accounting standard change is only incorporated into the issued audited financial statements and is not factored into SVCA's internal monthly statements as it would obscure the reality of monthly capital dues/capital transfer fee revenues collected for internal monthly presentation purposes. See SVCA's 2020 through 2024 audited financial statements (2024 represents the most recently issued audited statements), which fully incorporate ASC 606 and comply with Generally Accepted Accounting Principles (GAAP).
*** At 2024 year end, the Association recorded a contingent liability relating to Paycheck Protection Program (PPP) loan funds that were received in May 2020 and then forgiven by the Small Business Administration (SBA) in September 2021, which are funds that the SBA has since subsequently deemed that the Association did not qualify for because of its 501(c)(4) tax exempt status, which was communicated to the Association by the government in April 2025. This contingency was classified by the Association as probable, and upon final resolution with the SBA, the Association believes that the estimated amount of liability will be limited to the original amount of the PPP loan funds received (\$357,700) because of the fact that the Association fully disclosed its tax exempt status to the SBA during the PPP loan application process, which the government has especially acknowledged.




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Lifeguard

- Must be 16+
- Must have valid Lifeguard, First Aid, and CPR cert. or willingness to obtain



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Around the Valley: Spring weather offers extreme variability

Continued from 2

Successes

- Bridge repairs will be completed by March 14
- Tree trimming and landscaping around the club house is wonderful
- Completion of all nine scheduled Winter Series events
- YTD revenue is \$60K over 2025

Planned Work

- Promote our Master Par 3 and Opening Day event on April 10-11
- Finalize new web site and email marketing platform
- Finalize a new golf course tri-fold brochure to hand out to visitors
- Continue to reach out to potential tournament outings
- Coordinate annual detailing of golf carts in preparation of the busy season
- Plan and schedule golf clinics beginning in mid-April
- Meet with Men's Club to go

over the Men's Invitational itinerary and fees

Turfcare

Activity Summary

- Moved all pipe to new rack next to building
- Planted 60 Rhododendrons around the Clubhouse
- Cleaned up yard prior to sand bunker project
- Yard Sand storage area completed
- Sent out 2026 soil tests for all greens
- Cleaned out Lake Louise trash gates
- Worked on rough mower to be ready for the season
- Blew heavy debris off fairways
- Demo'd a robot turf mower on hole 16
- Installed small drain line on hole 7 with pipe and gravel
- Attended Spring WWGCA Superintendents meeting at Everett CC
- Replaced a rotten deck board on bridge 7

- Started annual sand trap edging
- Light top dressing of all greens
- Third application of lime on all putting greens
- Aerated Driving Range grass tee box
- Heavy wind debris cleanup
- Interviewed a seasonal greenskeeper
- Extensive Turfcare building cleanup and organization
- Final grading on No. 13 and No. 2 forward tee boxes
- Irrigation wiring issue troubleshooting on hole 15
- Light sand top dress all putting greens completed
- Received new greens roller
- Irrigation wiring issue troubleshooting on hole 15
- No. 1 and No. 4 bridge repairs complete

Successes

- General winter maintenance and early spring cultural practices are going as planned

Planned Work

- Layout sod on No. 8 and No. 13 tee boxes
- Fairway and rough area rolling with 10-foot roller
- Clean out all irrigation satellites pedestals for the upcoming season
- Aerate and heavy top-dress driving range tee
- Sand trap edging
- More planting of perennial shrubs at clubhouse
- Fairway aerating and sand topdressing set to go for the next few weeks
- Greens aerating set to go April 6-7, weather pending
- Clean out all irrigation satellites pedestals for the upcoming season
- All tee box aerating/overseeding and sanding planned
- Install sod on three new tee boxes for the 2026 season

Recreation

Activity Summary

- Open Mic Night on March 5
- Trivia Night on March 20

• YMCA Sudden Valley Spring Soccer program confirmed, registration launched

- Filling empty wet slips and kayak racks
- Posted job openings for lifeguards and lead lifeguards. Reviewing applications.
- Removed kayaks from unpaid kayak racks
- Prepared for March 28 Spring Market

Successes

- Spring Soccer Program partnership
- Reducing kayak waitlist length

Planned Work

- Updated signage for pools and Area-Z
- Continue to offer open Kayak racks, and wet slips
- Planning April Events: April 4 Open House, April 17 Trivia Night, April 25 Open Mic Night. Also working on a potential community planting class
- 2026 Valley Fair planning

2026 LRPC Meeting Calendar

Date	Time	Location
January 14, 2026	6:30 PM	Multi-Purpose Room A
March 5, 2026	6:30 PM	Multi-Purpose Room A
April 8, 2026	7:00 PM	Multi-Purpose Room A
May 7, 2026	6:30 PM	Multi-Purpose Room A
June 4, 2026	6:30 PM	Multi-Purpose Room A
July 2, 2026	6:30 PM	Multi-Purpose Room A
August 6, 2026	6:30 PM	Multi-Purpose Room A
September 3, 2026	6:30 PM	Multi-Purpose Room A
October 1, 2026	6:30 PM	Multi-Purpose Room A
November 5, 2026	6:30 PM	Multi-Purpose Room A
December 3, 2026	6:30 PM	Multi-Purpose Room A

2026 DRC Meeting Calendar

Date	Time	Location
February 18, 2026	3:00 PM	Multi-Purpose Room A
March 18, 2026	4:00 PM	Zoom
April 15, 2026	4:00 PM	Zoom
May 20, 2026	4:00 PM	Zoom
June 17, 2026	4:00 PM	Zoom
July 15, 2026	4:00 PM	Zoom
August 19, 2026	4:00 PM	Zoom
September 16, 2026	4:00 PM	Zoom
October 21, 2026	4:00 PM	Zoom
November 18, 2026	4:00 PM	Zoom
December 16, 2026	4:00 PM	Zoom

2026 N&E Meeting Calendar

Date	Time	Location
February 23, 2026	6:30 PM	Zoom
March 30, 2026	6:30 PM	Zoom
April 27, 2026	6:30 PM	Zoom
June 1, 2026	6:30 PM	Zoom
June 29, 2026	6:30 PM	Zoom
July 27, 2026	6:30 PM	Zoom
August 31, 2026	6:30 PM	Zoom
September 3, 2026	4:45 PM	Multipurpose Room A
September 8, 2026	6:30 PM	Zoom
September 28, 2026	6:30 PM	Zoom
October 26, 2026	6:30 PM	Zoom
November 7, 2026 (AGM)	3:00 PM	Dance Barn
November 30, 2026	6:30 PM	Zoom
December 28, 2026	6:30 PM	Zoom



Join In Person and Online

Some meetings are held in person, but all can be attended using Zoom.

Links to join meetings can be found at: <https://suddenvalley.com/committee-information/> or by scanning the QR code below with your phone's camera.

Meetings can also be viewed on YouTube:

<https://www.youtube.com/@SuddenValleyCommunityAssoc>

Call Administration at 360-734-6430 if you have questions about how to attend meetings.

Times, dates, and locations may change. Please check the website for current schedules.





CLASSIFIEDS

To place a classified ad, please email mitze@lyndentribune.com or call (360) 354-4444.

Deadline: 20th of each month
Monthly Rates: \$15 per column inch

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WWW.SUDDENVALLEY.COM



Meeting Access Information

Meetings Overview

Sudden Valley has a Board of Directors and six committees that meet on a regular basis. The Appeals Committee meets on an as-needed basis.

Each meeting has a 15-minute public comment period; Association members must be attending in-person or via Zoom to participate.

Viewing Meetings

There are four ways to view meetings:

- Join in person (not available for all meetings)
- Participate via Zoom (see instructions below)
- Listen via Telephone (call **360-209-5623** and enter the Zoom meeting ID)
- View on the **Sudden Valley YouTube channel** (BOD meetings are streamed live on YouTube. All other meetings are posted the following day)

Instructions to Join Zoom Meetings

- Click the BOD/Committee Meeting Link posted on the individual BOD/committee webpages on **SuddenValley.com** **OR**
- Go to Zoom.com
- Click on “Meet” on the top menu bar and select “Join a meeting”
- Enter the meeting ID in the dialogue box and click “Join”

UPCOMING MEETINGS

April 2, 2026 | Architectural Control Committee
9:00AM | Zoom | Meeting ID: 83287084478

April 2, 2026 | Long-Range Planning Committee
6:30PM | Multi-Purpose Room A | Meeting ID: 89486224133

April 8, 2026 | Long-Range Planning Committee
7:00PM | Multi-Purpose Room A | Meeting ID: 89486224133

April 9, 2026 | Board of Directors
7:00PM | Multi-Purpose Room A | Meeting ID: 86704997445

April 15, 2026 | Document Review Committee
4:00PM | Zoom | Meeting ID: 82522627180

April 15, 2026 | Finance Committee
6:30PM | Zoom | Meeting ID: 83670070736

April 16, 2026 | Safety Committee
2:00PM | Multi-Purpose Room A | Meeting ID: 82499784476

April 16, 2026 | Architectural Control Committee
5:00PM | Multi-Purpose Room A | Meeting ID: 83287084478

April 23, 2026 | Board of Directors
7:00PM | Multi-Purpose Room A | Meeting ID: 86704997445

April 27, 2026 | Nominations & Elections Committee
6:30PM | Zoom | Meeting ID: 84647671152

April 28, 2026 | Appeals Committee
5:30PM | Multi-Purpose Room A | Closed to Public

Times, dates, and locations may change. Please check the website for current schedules.

BOD/Committee	Usual Meeting Day During Month	Time	Location	Zoom Meeting ID
Board of Directors	2 nd & 4 th Thu	7:00 PM	Multi-Purpose Room A	86704997445
Architectural Control Committee	1 st Thu	9:00 AM	Zoom	83287084478
Architectural Control Committee	3 rd Thu	5:00 PM	Multi-Purpose Room A	83287084478
Document Review Committee	3 rd Wed	3:00 PM	Zoom	82522627180
Finance Committee	3 rd Wed	6:30 PM	Zoom	83670070736
Long-Range Planning Committee	1 st Thu	6:30 PM	Multi-Purpose Room A	89486224133
Nominations & Elections Committee	Last Mon	6:30 PM	Zoom	84647671152
Appeals Committee	Meets As Needed			
Safety Committee	3 rd Thu	2:00 PM	Multi-Purpose Room A	82499784476



Scan the QR code to view the Sudden Valley Board of Directors & Committee Overview page for more information.

KEEP INFORMED

The following are the Sudden Valley Community Association's various boards and committees.

To learn more about each, visit: <https://suddenvalley.com/committee-information>

- Board of Directors
- Architectural Control Committee (ACC)
- Document Review Committee
- Finance Committee
- Long-Range Planning

Committee
 • Nominations & Elections Committee
 • Appeals Committee

Looking for Sudden Valley news and updates? Learn more through the following outlets:

Online: SuddenValley.com
 This website is updated regularly with news, SVCA staff reports, and announcements as well as current meeting minutes, rules and regulations, and much more.

Social Media: Facebook & YouTube
 Find the Sudden Valley Community Association on YouTube, where SVCA meetings of the Board of Directors and Committees are regularly posted, and Facebook for weekly announcements.

E-Mail: Sudden Valley Community Association e-Blast
 Sign up for our e-blast to receive community event and other important updates delivered directly to your inbox.

Print Media: The Sudden Valley Views
 Published each month and delivered by mail to property owners. Also available for pick up in various community locations including the administration building, community center, and at the market. Please contact us if you wish to start or stop mail delivery.

Gate Signs
 Meetings and events are also posted one-to-two weeks before they occur.



Freddy

SUDDEN VALLEY Pet of the MONTH

This month's Pet of the Month is Freddy, submitted by Leona Foster. Meet Freddy the Friendly Jumping Spider! Freddy is 1.5 years old and enjoys a tasty mealworm about weekly. He spends most of his day chilling out in his sling. Freddy does have an adventurous spirit, bungee jumping from his post. Nobody can resist those beady little eyes.

Do you have a pet of the month?
 If you think that your pet is ready for prime time, please send a high resolution photo with your pet's name, your name, and a brief description to office@suddenvalley.com

THE SUDDEN VALLEY Pet of the MONTH IS SPONSORED BY:



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SVCA ACRONYMS

- ACC – Architectural Control Committee
- AGM – Annual General Meeting
- BOD – Board of Directors
- BMP – Best Management Practices
- CC&Rs – Covenants, Conditions & Restrictions
- CIP – Capital Improvement Plan
- CRRRF – Capital Repair and Replacement Reserve Fund
- CTK – Christ the King Church
- DNR – Washington State Department of Natural Resources
- DOE – Washington State Department of Ecology
- DRC – Document Review Committee
- EIS – Emergency Information System
- FTE – Full Time Employees
- GIS – Geographic Information System
- GM – Sudden Valley's General Manager
- GMA – Growth Management Act
- HOA – Homeowner's Association
- LAMIRD – Limited Areas of More Intensive Rural Development
- LRPC – Long Range Planning Committee
- LWPG – Lake Whatcom Policy Group
- LWWS – Lake Whatcom Water & Sewer District
- MOU – Memorandum of Understanding
- MPR – Multi-Purpose Room
- N&E – Nominations and Elections
- NPDES – National Pollutant Discharge Elimination System
- OPS – Operations
- PSE – Puget Sound Energy
- PUD – Planned Unit Development
- RCW – Revised Code of Washington
- REC – Parks & Recreation Department
- RFP – Request for Proposals
- RFQ – Request for Qualifications
- ROW – Right-of-Way
- SGM – Special General Meeting
- SOP – Standard Operating Procedure
- SVCA – Sudden Valley Community Association
- UDR – Undesignated Reserves
- WCLS – Whatcom County Library System
- WCOG – Whatcom Council of Governments
- WCSO – Whatcom County Sheriff's Office
- WDFW – Washington State Department of Fish and Wildlife
- WTA – Whatcom Transportation Authority
- WUCIOA – RCW 64.90 – The WA Uniform Common Interest Ownership Act

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SUDDEN VALLEY RENTAL LISTINGS

No smoking of any kind, no drugs. Applicants must have good credit. Call for application. Application fee - \$35 single, \$45 married.

Ferndale: 3 bedroom, 2.5 bath, 2-car garage. Available now. Rent \$2800

Duplex unit: 2 bedroom, 1 bath. Available May 1st.
 Rent \$1600

FEATURED LOTS

Water View 5487 Wood Duck Lp, Blaine \$359,900
Gate 2 20 Sparrow Ct, Bellingham \$79,000



1 Lake Louise Dr #42, Lakeridge Condominium Current Best Buy! Spacious single-level condominium feat. attached single-car garage converted into an office. Open floor plan w/vaulted ceilings, high windows, and stainless-steel appliances. Newer gas furnace and lg primary bedroom w/ensuite bathroom. All appliances are included! The Lakeridge complex offers private amenities including a swimming pool and tennis court. \$137,000 Special Assessment for complete exterior renovations, incl. new windows, decks, roof, siding, paint. Assessment may be paid in full at closing or financed at \$1,100/month at 7% interest. **\$259,000**

2 Marigold Dr #38 Affordable living in a cozy and private studio condo overlooking the 18th fairway with sweeping views of Sudden Valley golf course and surrounding mountains. The large picture windows provide ample natural light and outside is an open corner deck. Experience the best of Sudden Valley living. The condo is within walking distance of the golf course, restaurants and trails. Area amenities include 24/7 security, swimming pool, library, marina, tennis courts and more. **\$189,000**



1200 Lakeway Drive, Unit 3 Prime commercial office space in a high-visibility location on Lakeway Drive with traffic counts exceeding 30,000 vehicles per day. Ideal for chiropractic, physical therapy, medical, or other allied health practices, though suitable for a variety of professional uses. The suite features four private offices or treatment rooms, a dedicated reception and waiting area, kitchen, and powder room. Building is well maintained and in very good condition. Excellent access to I-5 and nearby major shopping centers. Additional parking available on the south side of the building. Triple Net lease. Available May 1. **Rent \$2,700**