



SUDDEN VALLEY COMMUNITY ASSOCIATION

SUDDEN VALLEY VIEWS

August 2026

WWW.SUDDENVALLEY.COM

Sudden Valley Board approves proposed revisions to bylaws

By Bill Helm
Editor

SUDDEN VALLEY — On July 23, the Sudden Valley Board of Directors approved proposed revisions to the association’s bylaws.

According to Sudden Valley General Manager Jo Anne Jensen, the changes approved by the SVCA Board were required to align the bylaws with changes to Washington State law.

Jensen explained that the biggest new change is how the board would make decisions in emergencies.

“Previously, the executive committee was empowered to make decisions on the Board’s behalf,” Jensen told The Sudden Valley Views. “If the changes are adopted, the entire board must be convened to make decisions in an emergency.”

According to Jensen, Washington State law “clearly defines what constitutes an emergency.”

“In all other situations, the normal decision-making processes must be followed,” she said.

Jensen also explained that as the Bylaws are a roughly 30-page document there are “many changes throughout the document.” She also said many of the changes have already been implemented in practice “so the revisions to the Bylaws will eliminate confusion.”

The board-approved changes are the result of Washington State passing the Washington Uniform Common Interest Ownership Act — also known as WUCIOA — in 2018, and the passage of Senate Bill 5129.

Under Article II Meetings, Quorum, Voting of the WUCIOA Bylaw Revision Summary — Emergency/Unforeseen Meetings — notice is reduced to seven days via electronic means to known contacts “if the event couldn’t be foreseen and standard 14-day notice is impracticable.”

Sudden Valley’s Document Review Committee, in collaboration with the association’s legal counsel, has prepared a revised version of the Sudden Valley Bylaws.

According to the SVCA website, the Bylaws must be updated to be in compliance with the Washington Uniform Common Interest Ownership Act (WUCIOA).

SVCA members are encouraged to visit suddenvalley.com/bylaw-revisions to review the proposed revisions and submit comments by the end of the day Friday, Aug. 21.

Comments will be taken into account before the document is finalized for the ballot in November.

-- Contact Bill Helm at bill@lyndentribune.com

Something for everyone at the Fair



Hundreds of Sudden Valley residents and visitors turned out in record attendance for the annual Valley Fair on Saturday, July 25. Pictured, Cruz Jr. and the El Agave family once again brought one of their beautiful horses to the Fair. More Valley Fair photographs on page 9. (Taimi Van de Polder/The Views)

Marina Park improvements are moving forward

By SVCA Administration

Exciting improvements are coming to Sudden Valley’s Community Park to make it more enjoyable for the entire community.

Approved by the Board of Directors, the project is designed to improve the park’s usability, address long-standing maintenance issues, and maximize the recreational value of the Marina area

One of the most significant improvements is the planned fencing of the off-leash area to approximately 1.6 acres, creating a large area for dogs to run, play, socialize, and enjoy access to Lake Whatcom, while allowing the rest of the community to share one of Sudden Valley’s best assets, and give families and picknickers a safe and comfortable beach area.

The Board is also exploring the possibility of expanding into existing mowed areas near Austin Creek to increase usable space on the fenced side, while respecting and preserving the surrounding natural environment.

While there have been online claims that the dog park has been reduced by one-half — or even by two-thirds — the facts tell a different story. The area designated for the dog park has not been significantly reduced. Rather, because the park’s boundaries were not being actively monitored or enforced, many dogs had gradually

expanded their use into adjacent common areas beyond the park’s intended limits.

Several infrastructure improvements are also included in the project. Drainage in the off-leash area will be improved to reduce muddy conditions, and existing low spots and holes throughout the park will be filled with sand and grass seed, creating a safer and more enjoyable surface throughout the year.

New amenities are planned to enhance the experience for our four legged members, including a covered shelter, along with the possibility of agility equipment that provides additional exercise and enrichment opportunities for dogs of all sizes.

Existing recreation areas will be upgraded with resurfacing of tennis, pickleball and basketball courts, relocating the volleyball net to a more user friendly location, and installing BBQs.

This approach maximizes the value of current infrastructure while providing additional recreation opportunities for members.

The Marina continues to be one of Sudden Valley’s most popular gathering places, and the improvements are intended to benefit all members. Future programming may include recreational equipment available for checkout, lawn games and other activities that encourage families and neighbors to spend time together at the Marina.

To help protect this valuable community amenity, access to the dog park will utilize the Association’s existing key-card system. Members will continue to enjoy convenient access, while non-members will have to purchase daily, seasonal, or annual passes.

This approach helps ensure the facility remains well maintained while creating a modest source of revenue to offset operating costs and discourage use by dog owners outside of our community.

The estimated project cost of approximately \$72,000 includes much more than fencing. It covers site preparation, drainage improvements, landscaping, replanting, and other infrastructure needed to create a durable, long-lasting facility.

Until permits are approved by Whatcom County, posts have been installed to mark the new off-leash boundary.

The Marina Park has long been a favorite destination for many residents, and these improvements ensure that all members can enjoy the various recreational spaces as they were originally planned.

By reconfiguring the park, improving drainage, adding new amenities, and enhancing the overall member experience, the project will create a more attractive, functional and welcoming space that can be enjoyed by members for many years to come.

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AROUND THE VALLEY

Windy weather no problem with Valley Fair

It's summer in Sudden Valley. The pool, parks, beaches and trails were in steady use as residents got outside to enjoy the sunny weather. Staff were focused on preparing for the annual Valley Fair, which was well-attended despite very windy weather.

Administration Activity Summary

- Completed annual inventory and continued work on the 2027 capital budget.
- Worked with Security to implement additional guard coverage for July 4 weekend.
- Supported committee activity,

including revision of SVCA's Bylaws.

- Continued to work with owners of rental properties to complete their registrations.
- Finalized summary report and data tables with Catapult Insights and began work on presentation of detailed results of the Community Survey.
- Identified a candidate for the open Member Services position; new employee will begin work on Aug. 10.
- Supported Maintenance and Recreation department hiring needs. Began interviewing for the Maintenance Department openings.
- Continued work on identifying more affordable healthcare options for employees.
- Prepared for Valley Fair event.

Successes

- We've received applications from well-qualified candidates for our open positions.
- Close to completing rental registrations.

Planned Work

- Finalize the new POS software implementation and plan the transition to the new system.
- Implement events calendar on website.
- Continue updating SOPs.

Maintenance Activity Summary

- Cleaned and painted Rec Center Gazebo.
- Re-painted overflow parking at Marina and AM/PM Park.

- Installed new ADA signs at the Dance Barn.
- Roadside mowing has been completed once in all gates.
- Repaired outdoor shower at Adult Pool.
- Repaired faucet at Hole 7 Bathroom.
- Stayed on schedule with routine mowing of parks and green spaces.
- Repaired asphalt at the Marina.
- Installed new signage at Marina.
- Installed additional lighting, two-way radio antenna and wiring on SV-2.
- Repaired locks and card readers on wet slip docks at the Marina.
- Assisted Rec Center with kayak and canoe removal.
- Repaired clogged sink drain at AM/PM Park.
- Wired OP-30 so that two-way radio is active when key is on.
- Replaced motion sensor at Adult Center.
- Repaired drainage on bridge on Sudden Valley Drive.
- Repaired turf at baseball field.
- Repaired swim lines at main pool.
- Removed tree from over Polo Park Drive.
- Repaired leak and sliding door at Clubhouse.
- Edged and cleared debris from the tennis courts at the Community Center.
- Replaced door hardware on two doors in the Community Center.
- Repaired speed bump ahead sign on Sudden Valley Drive.
- Tire repaired on the 420E backhoe.
- Cleaned, sanded, and painted the

stage for Valley Fair.

- Replaced belt on the Toro deck mower.
- Removed tree from over Alder Ct.
- Removed tree from over Jasper Ridge Lane.
- Pressure washed the pavilions at AM/PM and Marina Parks.
- Cleaned camera lenses at the Marina.
- Repaired door hardware at the Quiet Pool entrance.
- Setup stage for Valley Fair.
- Laid out and painted vendor spaces for Valley Fair.
- Assisted with setup and testing of internet for Valley Fair vendors.
- Laid out Valley Fair beer garden space.
- Cleaned and reorganized Welcome Center storage area to accommodate sign storage.
- Lake Louise Trail maintenance.
- Resolved drainage odor issue at Turfcare.

Successes

- The Maintenance Foreman position has been filled.

Planned Work

- Repair broken glass on 420E backhoe.
- Assist with summer road projects.
- Gravel restoration of parking areas and keyways.
- Roadside mowing.

Golf Activity Summary

See **Valley** on 10

SUDDEN VALLEY

UPCOMING BUDGET MEETINGS

[August 5, 2026 | Joint meeting of the Finance Committee and Board of Directors](#)
Presentation of the Proposed 2027 Operational Budget
7:00PM | Multi-Purpose Room A | Meeting ID: 86704997445

[August 6, 2026 | Joint meeting of the Finance Committee and Board of Directors](#)
Presentation of the Proposed 2027 Capital Budget
7:00PM | Multi-Purpose Room A | Meeting ID: 86704997445

[August 15, 2026 | Town Hall Meeting](#)
Presentation of the Proposed 2027 Budget
1:00PM | Dance Barn, Zoom & YouTube | Meeting ID: 86704997445

[September 3, 2026 | Special Meeting of the Board of Directors](#)
Voting to adopt the 2027 budget
7:00PM | Multi-Purpose Room A | 86704997445

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Views

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POLICY

The Sudden Valley Views welcomes letters to the editor 550 words or less submitted by Association 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. Also include name and complete address with submission for verification. 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.

OUR THOUGHTS

Please make informed decisions when you vote

By SVCA Executive committee

There has been a great deal of discussion taking place on Facebook groups and throughout the community. Before casting your ballot, we encourage all members to take the time to research the facts, review the records, and make informed decisions about the future of Sudden Valley. We are encouraged by the positive direction our community has been moving and want to share information that may not always be reflected in online discussions.

Over the past several years, important work has been completed to address long-standing issues and create a stronger foundation for Sudden Valley’s future. Barn 8 received a formal structural assessment to provide the community with valuable information that supported the development of a clear path for the renovation and repair of buildings that had long been neglected.

Barn 6 is scheduled to be a multi-use recreation space featuring basketball, volleyball, etc., and a gathering area for members. It will serve as the primary indoor recreation and meeting space while Barn 8 is under construction, which will take many months. It will continue to provide valuable recreation opportunities for the community after the project is complete.

Marina and Dog Park

A much-needed fence for the off-leash dog park is finally moving forward, The Marina Community Park tennis and pickleball courts are being renovated. This improvement will allow dog owners and non-dog owners alike to better share the Marina beach area while improving safety and enjoyment for everyone. There has also been misinformation regarding Marina wet slip fees. The Board did not decrease wet slip fees. Instead, it approved a \$600 increase, followed by an additional \$100 increase the following year. They also removed non-members from wet slip assignments and the wait list, ensuring these slips remain a member ben-

efit. As a result, the reported four-year waiting list was dramatically reduced.

Preserving our history

Archived records that had been sitting for years were carefully sorted through, organized, and moved—with assistance from Board members and staff — to a safe, dry location where they can be preserved and accessed.

Community improvements

- Community events have returned, with more activities being added.
- The gym is receiving a long-awaited equipment upgrade.
- Tennis/pickleball courts are being renovated.
- Weekly e-blasts are keeping members informed.
- Committees are active and functioning again, providing more opportunities for member involvement.

Important point in history

Sudden Valley is at an important point in its history. With major changes ahead, including the upcoming implementation of the Washington Uniform Common Interest Ownership Act (WUCIOA) over the next two years, experienced leadership and a strong understanding of governance will be critical.

We encourage everyone to look beyond social media discussions, review the facts, and ask questions before voting. We have seen a significant amount of misinformation and negativity online, and we are aware that five candidates are running together with a shared focus on the dog park fencing project.

Every member has the right to their own opinion and vote. As you cast your ballot, consider whether replacing the majority of the Board with five new, inexperienced directors united by a single platform is the best path forward for Sudden Valley at this important time. Continuity, experience, and thoughtful leadership are important as our community continues to make progress. Your vote matters. Please do your research. Please make your voice count.

LETTERS

A request for respect and civility

Editor,

I am saddened that I feel compelled to write this letter. To those who oppose the Board’s Marina Park project, I respectfully ask that you stop targeting my home, my family, and my neighbors.

Recently, a video of my home was posted on a public Facebook page by one of the board candidates. The video included my property, my neighbor’s property, and my grandson outside with just swim trunks on. (The poster - a mental health professional who herself needs an emotional support dog - neglected to find out that the family has a history of trauma and this was very triggering). Since then, supporters have openly encouraged people to bring their dogs to the area as a form of protest because we live on the waterfront. Let’s be clear here. If you have to write several posts trying to get members to come to an area they normally have no interest in, that becomes harassment.

Unfortunately, the consequences have been felt by everyone who lives nearby. My neighbors have noticed an increase in dog waste being left on private lawns. Dogs have been intentionally unleashed to run into the water along the marina shoreline. A dog ran all around the area and up onto my deck and into my home. This past weekend, a group chose to sit directly in front of my daughter’s home simply to make a point.

Their interaction with her was disrespectful. Although they claimed not to know who she was, they demonstrated detailed knowledge about her and our family. They later called Security and the Sheriff’s Office after her lawn sprinkler sprayed them with a little water, falsely alleging that she had thrown a bucket of water at them. Law enforcement quickly determined that accusation was untrue. (While I was not there for the incident, I did speak personally to the sheriff). However, numerous false and accusatory posts have been unleashed on Facebook.

In addition, some individuals discussed spray-painting lawns to mark where they believe we as homeowners should or should not be, without actual knowledge of property lines. This behavior is unacceptable. Our homes should never become targets because of disagreements over a community issue. Many of my neighbors have young children, and this type of harassment creates unnecessary stress and anxiety for families who simply want to enjoy their homes in peace. It is perfectly reasonable to disagree with a Board decision. Healthy debate is

an important part of any community. But disagreement should never cross the line into intimidation, harassment, or targeting private residents. As Board members, we have been accused of many things that are simply not true. We are not perfect, and we do not claim to be. However, I can honestly say that this Board works hard to make thoughtful decisions that we believe are in the best interests of the entire community. I have been continually impressed by the dedication, work ethic, and integrity of my fellow Board members. I ask everyone, regardless of where they stand on the Marina Park project or any other issue, to treat one another with respect. We are all neighbors, and we all share a responsibility to keep Sudden Valley a safe, welcoming, and civil community. Taimi Van de Polder Sudden Valley

An ‘executive decision’ for our community’

Editor,

Imagine for a moment that our Board of Directors voted to reduce the golf course by one-third its current size to allow people more walking space. Imagine they closed the Lake Louise walking path to appease the lake front homeowners. Or that they reduced the size of AM/PM beaches without justification. Imagine that they did so without consulting the membership. Fully aware of the uproar this would cause, the Board had signs erected and employed our security to enforce these new boundaries including with fines. When the golfers or strollers or beachgoers expressed upset, the Board expressed surprise.

Thankfully, none of the above has occurred at least not in those areas. However, this did just occur at our off-leash Marina Dog Park. Hundreds of our community members who have valued, enjoyed, and cherished that area for decades were told that this was no longer their space. Yet, some of them even moved here for the off-leash area (just as some of us moved here for the golf course). Apparently, there are members who would like to enjoy the Marina Park beach without dogs. Fair enough. The board could have created a safe temporary dog-free area until proper consultation and planning could occur. Those that prefer the park without dogs and those that prefer with could have enjoyed a pleasant summer. Instead, the Board has reduced the dog park to about half its original size. This while national surveys indicate that dog owner-

See **Letter** on 7



Sudden Valley Views
Sudden Valley Community Association
1850 Lake Whatcom Blvd., Bellingham, WA 98229
www.suddenvalley.com

Administration Offices / Member Services are
in the Welcome Center, just inside the Gate 2 entrance

Hours: 8 a.m. - 5 p.m. for remote assistance (phone or email)
8:30 a.m. - 4:30 p.m. for in-person assistance, Monday through Friday

Administration Offices/ Member Services: 360-734-6430
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COMPLIANCE CORNER

Preserving the Canopy: A guide to tree management in Sudden Valley



By Allen Helvajian
SVCA Compliance Manager

The dense, beautiful forest canopy is arguably Sudden Valley’s most defining characteristic. To maintain this unique environment, the Sudden Valley Community Association has strict policies governing the planting, care, and removal of trees on all private properties.

Homeowners should be well-versed in these rules, as nearly all changes involving trees require approval from the Architectural Control Committee.

Planting and landscaping

The ACC encourages the use of native and non-invasive species to enhance your property while blending with the existing environment. New plantings should focus on species endemic to the Pacific Northwest.

Significant landscaping that involves the removal of native vegetation, extensive re-shaping, or the introduction of non-native

plant material requires prior ACC approval.

Homeowners are responsible for controlling noxious weeds and invasive species (such as Scotch Broom or English Ivy) on their property.

Tree maintenance and pruning

General maintenance is expected, but major tree work requires specific reviews to protect the canopy.

General pruning and removal of dead or dangerous limbs are typically permitted without ACC approval, provided the work does not fundamentally alter the health or appearance of the tree.

Pruning for view enhancement is permitted, but only with prior ACC approval.

The work must be performed by a professional arborist, and the method of pruning must adhere to recognized professional standards, such as thinning rather than topping.

The policies prohibit clear-cutting. Properties are expected to maintain their original density of trees and vegetation unless removal is explicitly approved for building or safety.

A process of necessity

Tree removal is the most heavily regulated activity due to its permanent impact on the community aesthetics.

No deciduous trees more than eight inches in diameter or DBH (Diameter at Breast Height) or evergreen trees with a DBH of 12 inches in diameter may be removed without a written Tree Removal Permit issued by the ACC.

Permits are generally issued only for the following reasons:



The tree is dead, diseased, or hazardous (certified by a professional arborist).

The removal is necessary for the construction of an approved structure, such as a home, driveway or approved extension.

The removal is necessary to meet fire safety or defensible space requirements.

Tree removal must be performed by a professional tree contractor who is properly licensed, bonded and insured. All stumps of removed trees must be ground down to below grade.

Consequences of non-compliance

Unauthorized cutting or re-

moval of significant trees is considered a serious violation of the governing documents and is subject to substantial penalties.

Unauthorized tree removal can result in significant monetary fines.

The ACC may require the homeowner to replant replacement trees of a suitable size and species at the homeowner’s expense to mitigate the damage to the canopy.

Homeowners are urged to contact the SVCA Administration Office or the ACC prior to beginning any work that involves tree removal or extensive pruning to ensure full compliance and avoid fines.

Let’s work together to preserve the stunning natural environment we all call home.

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COMMUNITY HAPPENINGS



Family Picnic brings neighbors together

Sudden Valley neighbors came together on July 17 for the first Sudden Valley Neighborhood Family Picnic. Residents enjoyed a meal, great conversation and the opportunity to connect with friends and neighbors. If you have photographs from a Sudden Valley community event and any information to tell us what happened, please send your submissions to bodvandepolder@suddenvalley.com. (Taimi Van de Polder/The Views)

Cookie Monster makes friends



Cookie Monster makes friends at the Sunshine Room reopening. (Taimi Van de Polder/The Views)

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The meeting will include:

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 Question & Answer session

 SATURDAY, AUGUST 15TH

AT 1:00 PM

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Important information for 2026 SVCA candidates

Candidate applications can be found online at SuddenValley.com/Candidate-Application-2026.

Completed candidate applications must be returned to the Administration Office in a sealed envelope addressed to the N&E Chair by the closing date Sept. 8 at 4:30 p.m. The date the submission is received will be stamped on the sealed envelope. No, email applications will be accepted. There is an after hour drop box outside the Welcome Center if you need to drop after hours.

PLEASE NOTE: In addition to the application materials, all candidates are asked to electronically submit a maximum 100-word biography and by the deadline on September 8th. These can be emailed to BODgibbs@suddenvalley.com

Your photo and biography will be published in the voting booklet and need to be submitted as early as possible to facilitate printing.

Additionally, board candidates are asked to electronically submit a maximum 500-word essay stating their vision for Sudden Valley submitted no later than Sept. 15. All biographies and board essays will be printed in the October Views. These can be emailed to BODgibbs@suddenvalley.com

Once the applications are processed and confirmed after Labor Day, all vetted candidates will receive an email notice from N&E containing further instructions. If for any reason you need assistance with this, additional information will be provided in the notice.

What is it like to be a Sudden Valley Board Member?



Jean Maixner, treasurer
Elected to the Board in November 2025

Q: What did you think the board’s role was when you chose to be a candidate? Did your views change because of being on the Board?

A: When I ran for the board, I referred to the Sudden Valley Mission. I still believe in upholding the SV Mission and Strategic Plan. Mission: To provide exceptional service and transparent management while serving as responsible stewards of the community’s resources.

- Board transparency occurs through open meetings, Views articles, gate signs and the Eblast. In addition, I meet people while walking my dog.
- As I am walking it is not unusual for me to stop and talk with community members and discuss what the Board has been doing and planning to do.
- Yes, the Board should be stewards of our resources. This is demonstrated through actions. This year there was the refresh of the Sunshine Room, purchase of new gym equipment, continued maintenance of pools, the entry to quiet pool was enhanced for wheelchair access, the maintenance building was completed, equipment and vehicle were purchased, the Firewise program was continued, a new more effective security company hired, road and culvert repairs, and much more.
- Plans are being made to create a community gathering place at the site of Barn 6. A place for kids and families to play basketball, volleyball and pickle ball year-round. A place to have meetings.
- In the 2021-2023 Strategic Plan’s word diagram, Nature, Beauty, Lake, Amenities, Golf, Trail and Park are among the most prominent words. The board is responsible for supporting these community assets. (Sudden Valley 2021-2023 Strategic Plan. Page 16)

Q: How much time did you spend each week/month on Board responsibilities?

A: The amount of time varies with the position’s responsibilities and the number of committees a board member sits on. The treasurer sits on the Executive Committee, the Sudden Valley Board and the Finance Committee. I’m also involved with the Appeals Committee. I spend 30 – 40 hours each month in meetings, reviewing materials or working on projects.

Q: What was your favorite part of being on the Board? What was most challenging?

A: I enjoy serving and talking with community members. I enjoy implementing improvements so more of our community can enjoy the Valley. Creating safe and comfortable gathering places. Maintaining our wonderful amenities.

Communication is the most challenging. The Board uses open meetings, the Eblast and the Sudden Valley Views to communicate. I would like to see the Board create an official and active Facebook page or Instagram to post events, notices and truthful news. Unfortunately, there are several SV Fb pages that post inaccurate information.

This causes misunderstandings and discontent within the community. Having said that, all SV members want a good place to live.

It is the Board’s responsibility to try and create that good place.

Sean Chaffee, director
Elected to the Board in November 2025

Q: What did you think the board’s role was when you chose to be a candidate? Did your views change because of being on the Board?

A: When I decided to run for the Board, I believed its primary role was to serve as a steward of our community, and that belief has only been reinforced. I see the Board as helping guide the direction of Sudden Valley while serving as responsible caretakers of our community and its future. To me, being a Board member means listening to our members, considering different perspectives, and making thoughtful decisions that reflect what is best for the community as a whole.

The biggest thing that has changed is seeing firsthand how much time, thought, and care each Board member puts into serving the community. We all come from different backgrounds, which leads to healthy discussion and different viewpoints, but everyone shares the same goal of making Sudden Valley the best place it can be. Serving alongside people with such a genuine commitment to Sudden Valley has inspired me to keep learning, growing, and doing everything I can to support and strengthen our community.



Q: How much time did you spend each week/month on Board responsibilities?

A: I spend about 20 to 30 hours each month on Board responsibilities. That includes preparing for Board meetings, participating in Long Range Planning Committee (LRPC) meetings, following up with our General Manager and leadership team, responding to members, reviewing materials, and attending special meetings or community events.

Board and committee meetings can last several hours, and much of the work happens through preparation, research, and collaboration. While it is certainly a significant time commitment, it has been incredibly rewarding to work alongside fellow Board members, staff, and community members to find common ground and move important initiatives forward.

Q: What was your favorite part of being on the Board? What was most challenging?

A: My favorite part has been the opportunity to help shape the future of Sudden Valley. I enjoy working with my fellow Board members to set goals, develop long-term plans, and turn ideas into meaningful improvements for our community. Some of our best ideas come from respectfully challenging one another and finding common ground. I also enjoy connecting with members throughout the community. Whether it’s a conversation at an event, an email, or simply talking with neighbors, hearing different viewpoints helps us make more informed decisions and keeps us focused on what matters most to our members.

The biggest challenge is understanding that no decision will make everyone happy. Our responsibility is to listen, ask questions, gather community input, and make the best decision we can for Sudden Valley as a whole. Sometimes those decisions are widely supported, and sometimes they aren’t. That’s part of serving a diverse community with different priorities and perspectives.

If there’s one area where I think we can continue to improve, it’s communication. People may not always agree with every decision we make, but they deserve to understand how and why we arrived at it. I’ve seen firsthand how much time, effort, and thoughtful discussion goes into every vote. At the end of the day, we all share the same goal: making Sudden Valley an even better place to call home.



Tom Henning,
Vice President
Elected to the Board
in November 2024

Q: What did you think the board’s role was when you chose to be a candidate? Did your views change because of being on the Board?

A: My view of the Board’s role was to support the community and make decisions that would support the membership.

My views changed dramatically. Before election I was part of the FB community that pretty consistently criticized the board.

I was somewhat of a leader and enjoyed the likes and feedback that fed my ego. When an opportunity came to join, I wanted a different view.

This really opened my eyes and I discovered that on many issues I had no idea what I was talking about.

Not on all of it, but I had been wrong on many issues.

Q: How much time do you spend each week/month on Board responsibilities?

A: At this time I would estimate I am spending 16 to 20 hours a week between meetings research and the like.

I have a special binder that contains ALL of the Governing Documents that I keep close and spend a lot of time with them.

Everything I have done and will do is supported by these documents.

Q: What was your favorite part of being on the Board? What was most challenging?

A: My favorite part of being on the Board is meeting and speaking with residents whether in their neighborhoods or at the marina.

For the most part they are overwhelmingly supportive of what we are trying to accomplish.

The most challenging is reading on FB or emails from people with a special interest that lie, defame and make derogatory comments. 95% of the time I cannot respond to them for legal or confidentiality reasons.

I am proud of my actions and decisions so far and look forward to continuing the work this BOD is currently involved with.

COMPLIANCE REPORT

Patrols, responses and monitoring for Compliance and Security Team

By SVCA Security

July was another active month for the SVCA Compliance and Security Team, with officers maintaining a visible presence throughout the community through proactive patrols, responses to resident concerns, and routine monitoring of common areas and construction sites.

Their work continues to focus on promoting safety, protecting community assets and helping residents understand and follow community standards.

Regular patrols throughout the gates, roads, parks and common

areas remain the foundation of the team’s work.

Officers also conduct frequent inspections of active construction sites to help ensure they remain secure and in compliance with community requirements.

Many of the documented incidents during July involved parking, vehicle-related concerns, and roadway safety. Other issues included property maintenance and pet-related matters.

Documenting these situations helps the association respond consistently and maintain community standards that benefit all residents.

Security by the Numbers – July 2026	
Total Security Activities	909
• Community Patrols	470
• Construction Site Checks	145
• Resident Callouts/Responses	103
• Maintenance & Safety Items	50
• Incidents	43
• Lost & Found Items	28

Security Improvements Focus on Education, Safety, and Fair Enforcement

SVCA's security program continues to emphasize education first, with the goal of helping residents understand community rules before stronger enforcement measures become necessary.

The security team, whose program has been endorsed by local law enforcement, is equipped with body cameras and responds to resident concerns while helping maintain a safe and welcoming community. Residents describe officers as professional, courteous, and willing to explain community expectations.

When violations are observed, officers generally begin by issuing warnings and documenting the situation. Security personnel do not issue fines. However, documented violations are forwarded through established administrative procedures when additional review or enforcement is appropriate.

The objective is to ensure that enforcement is consistent, transparent, and fair while maintaining positive relationships between residents and the security team.

Parking safety remains an important focus. Officers have used warning stickers to alert owners when vehicles create safety hazards, such as blocking intersections or restricting visibility. After receiving resident feedback that the current stickers can be difficult to remove, the Board is evaluating alternative warning stickers that are easier to remove and less likely to damage vehicles.

The Compliance Team appreciates the community's partnership in keeping Sudden Valley safe. Residents are encouraged to contact SVCA Security with their concerns and to continue working collaboratively to help maintain a safe, attractive, and welcoming community for everyone.

Letter: An ‘executive decision; for the SVCA community

ship has increased significantly since 2020. The recent Sudden Valley survey indicates that 47% of the membership has a dog(s) – or over 1,400 homes. Almost all of them ranked the off-leash dog park as their most valued amenity. It is counterproductive to reduce space while use is expanding.

The board reduced the size of the Marina Dog Park while allowing AM/PM Beach to be

overrun by outside users. Most egregious, two board members have encroached on public beach space at Marina Park in effect making the entire west side of the Marina beach an extension of their own private yards. This is space that could have been turned into a beautiful dog-free area and spared our community the present kerfuffle.

Finally, none of this addresses

our responsibility as a wildlife sanctuary. Leave aside the battle of the two-leggeds for a moment. The four-leggeds will be stuck on one side or the other of a five-foot high, 700-foot long chain-link fence should we experience a fire. Any park planning should consider the safety and welfare of wildlife. We can protect our families while running our dogs. This is not a space issue. All that

was needed was consultation, foresight, and consideration.

The Board made an executive decision for our community – a major updating of Marina Park with considerable costs – without the input of the membership. Watching this process unfold and the emotion it has provoked, while the Board forges ahead regardless, has affected our confidence in the current leadership and caused

us to question whether they have our community’s best interests in mind.

Eric Finke and Nadine Fabbi Sudden Valley
Editor's Note: In the survey there was no place to list one most favourite amenity. However approximately 32 members did write in the dog park under the heading of "other" as an area they would like to see the association invest in.



2026

ANNUAL GENERAL MEETING – CALL FOR CANDIDATES

Make a Difference – Get Involved

The 2026 elections are just around the corner and there are open positions on the Board of Directors and the Architectural Control Committee (ACC). Consider becoming a candidate so that you can help to lead the community and make decisions that will affect the Association's future.



BOARD OF DIRECTORS
– 5 OPEN POSITIONS



ACC
– 5 OPEN POSITIONS

FOR MORE INFORMATION ON HOW TO BECOME A CANDIDATE, CONTACT:



N&E Committee Chair: Rob Gibbs at BODGibbs@suddenvalley.com



SVCA Administration: (360) 734-6430

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SVCA Ladies Golf Club donates to DVSAS

By Jean Maxiner
SVCA Board Member

The annual Sudden Valley ladies golf invitational was held on July 17-18, with a reception held at the marina pavilion. There was a chipping contest and a best costume contest. The chipping was performed off a mat, with foam golf balls chipped into a small box.

This year the event theme was the '80s as decade-themed attire was worn by many of the event goers. However, the costume winner was someone who thought outside the box and dressed up as an 80-plus year old lady.

The ladies played two days of golf and finished with a banquet at El Agave. A putting contest and a raffle raised \$2,000 for the Domestic Violence and Sexual Assault Services – also known as DVSAS.

“Serving individuals throughout Whatcom County, DVSAS is a volunteer-driven 501(c)(3) nonprofit organization working to heal victims and end domestic violence and sexual assault. With client-centered, accessible housing and support services, DVSAS empowers victims and survivors while offering safe housing and the possibility of a new life.”

More information at dvsas.org.

Sudden Valley has a fun lady's golf club. You don't have to be a club member to play with the ladies. The club has regular tee times for casual golf on Tuesday and Thursday mornings and again, Thursday evening. In addition, there is a nine-hole group playing later Tuesday mornings. All levels of golfers participate in the casual golf and fun tournaments.

Kudos to the ladies club for a successful Sudden Valley Ladies Invitational and the generous donation to DVSAS.

If you have never played golf but would like to try, as a Sudden Valley resident, the pro shop will give each household two free rounds of golf playable Monday-Thursday. In addition, if you like golf but play only occasionally, as a resident you can get 20% off golf rounds.

Check with the Pro Shop for details.



Ladies of the '80s. (SVCA photo)

SVCA Bylaws to be revised to comply with WA State Law

By Jo Anne Jensen
SVCA General Manager

As we announced last May, WA State law affecting Home Owner Associations (HOAs) changed significantly this year, and additional changes will take effect in 2028.

These changes are the result of WA State passing the Washington Uniform Common Interest Ownership Act, also known as WUCIOA, in 2018, and the passage of Senate Bill 5129.

Many of the provisions in our current bylaws must be updated to reflect the changes in the law. Sudden Valley's Document Review Committee (DRC) has worked closely with CSD Law, the Association's legal counsel, to prepare a revised version of the bylaws.

The bylaws have been updated to align with all of the provisions of WUCIOA, so that further revisions will not be needed in 2028.

The proposed revisions have been posted on the association's website, where members can also submit comments on the changes.

You can find the revisions at suddenvalley.com/bylaw-revisions.

WA State law supersedes SVCA's Bylaws, yet members look to the bylaws to understand how the association operates. If we do not make the updates needed to reflect changes in the law, members will not know which parts of the bylaws are accurate and which are not.

SVCA's Bylaws can only be changed by a vote of association members. To pass, two-thirds of the members who are voting must approve the changes.

A town hall meeting is planned to present the proposed bylaw revisions to the community. Any comments that are submitted online will also be addressed at the meeting. A significant portion of time will be set aside for question and answer.

We encourage members to review the proposed changes online and to bring their questions to the town hall, scheduled for 1 p.m. Saturday, Aug. 22 in the Dance Barn.

We hope that the community will review the proposed changes now and take advantage of opportunities to make comments and ask questions, so that the document can be refined by member feedback before going on the ballot for the Annual General Meeting (AGM).





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 **SUDDEN VALLEY**

Golf course not a safe place for scooters, bikes, e-bikes

By Taimi Van de Polder
SVCA Board Member

We have seen an increase in reports of children riding scooters and e-bikes on the golf course.

While the course may appear to be a safe, quiet place to ride, it can be extremely dangerous.

Golf balls struck by even amateur golfers can travel at speeds as fast as 160 mph.

Although golfers do their best to ensure the area ahead is clear before taking a shot, a child — or even an adult — on a fast-moving scooter or e-bike can suddenly emerge from around a blind corner or over a hill after the ball is already in flight.

Our children are precious, and no one wants to see a preventable tragedy.

Take a moment to talk with your kids about the dangers of entering the golf course and remind them that it is not a safe place to ride scooters, bikes, or e-bikes.

Further, non-golfers who enter the course can be fined.

Sign Up

for Online Voting & Paperless Communication

SVCA Members are encouraged to sign up for paperless communications and to use electronic (online) voting during the 2026 Annual General Meeting voting season.

It's simple, safe, and saves money in postage for the Association.

Scan to GO PAPERLESS!



Sudden Valley Fair a great time for all who attend



Hosted by the Sudden Valley Community Association, the annual Valley Fair featured 26 booths this year showcasing arts and crafts, classic cars and motorcycles, a beer garden, food trucks, live music, a DJ and a Kids Zone. These photographs are a few of the many indelible moments, such as Board Member Sean Chaffee getting dunked in the dunk tank, and Maria and Bella touring the car show on their way to visit the vendors in arts and crafts booths. (Photos by Kumiko Juker and Robert J. Livingston)





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Dr. Chaddock is a western Washington native. He attended WWU and is a 2003 doctoral Graduate of the University of Washington School of Dentistry.



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Valley: Windy weather no problem with Valley Fair

Continued from 2

- Sudden Valley Junior Camp was a big success with 80 juniors.
- Training new 1st Assistant.
- Hosted the Camaloch Men's Club event with 71 players.
- Submitted first draft of the 2027 operating budget.
- Completed third member social event of the season.
- Completed the Mid-Summer Best Ball and Ladies Invitational.
- Booked two new outside events for September.
- Hosted the final PGA junior league match of the season.
- Promoted Bellingham Amateur event at the end of August.

Successes
• July revenue has been steady and on par with 2025.

Planned Work
• Promote and prepare for Bucks and Does - Aug. 2.
• Coordinate details for several smaller outside events coming up.

Turfcare Activity Summary
• Line trimming throughout the course.
• Top-dress greens light sand application.
• Golf cart repairs batteries and starter generator replacements continue.
• General golf course conditioning carries on.
• Irrigation clock purchased and set up at Rec.
• First round of ops budget 2027 submitted.
• Weeding and watering Welcome Center demonstration garden.
• Turfcare crew has been working well with no issues to date this season.

Successes
• Course conditioning continues at a scheduled pace.
• Irrigation system is working well, with no issues to date.

Planned Work
• Continue course conditioning.
• Verti-cut greens.
• Wrap up putting green sod replacement.
• Light sand topdressing putting greens.
• Fertilize grass patch at rec area and begin scheduled watering.
• Damaged sod replacement completed.
• Continue prepping course for multiple high-profile events in July and August.

Recreation Activity Summary

- Trivia Night on June 26 had more than 60 people (16 teams) attend.
- Swim lessons and water aerobics started (in partnership with the Y).
- Sunshine Room renovation and re-opening party were very successful.
- Removed improperly stored kayaks and paddleboards from Marina & Sofield Park.
- In-service training for lifeguards on July 15.
- Trivia Night on July 17 had 30 people in attendance.
- Removed improperly placed canoes from AM/PM Park.
- Finalized and sent out layout to Valley Fair Vendors.
- Continued Valley Fair preparations, including completing a signage inventory, meeting to finalize car show needs, and coordinating other event logistics.

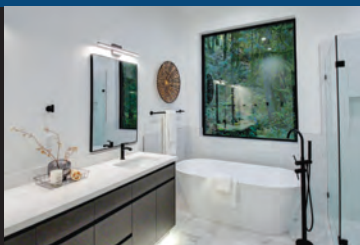
Successes

- Increased Sunshine Room usage after re-opening.
- Increased sign-ups for YMCA Water Aerobics.
- Saw an increase in pool pass sales.
- Increase in rentals for both pools.
- Trained new Head Lifeguard and established the weekly Head Guard report.
- Trained new employees for Lead Rec Staff position.
- Expanded the Valley Fair vendor lineup by adding 28 craft fair vendors and an ice cream truck to the food vendor roster.

Planned Work
• In-Service Training Aug. 5.
• Trivia Night Aug. 21.
• Interviewing Rec Staff, as we are losing six of our current staff at the end of August.

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SUDDEN VALLEY

Meeting Access Information

Meetings Overview

Sudden Valley has a Board of Directors and five 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)

UPCOMING MEETINGS

[August 6, 2026 | Architectural Control Committee](#)
9:00AM | Zoom | Meeting ID: 83287084478

[August 11, 2026 | Appeals Committee](#)
5:00 PM | Multi-Purpose Room A

[August 13, 2026 | Board of Directors](#)
7:00PM | Multi-Purpose Room A | Meeting ID: 86704997445

[August 19, 2026 | Document Review Committee](#)
4:00PM | Zoom | Meeting ID: 82522627180

[August 19, 2026 | Finance Committee](#)
6:30PM | Zoom | Meeting ID: 83670070736

[August 20, 2026 | Architectural Control Committee](#)
5:00PM | Multi-Purpose Room A | Meeting ID: 83287084478

[August 24, 2026 | Nominations & Elections Committee](#)
6:30PM | Zoom | Meeting ID: 84647671152

[August 25, 2026 | Appeals Committee](#)
5:00 PM | Multi-Purpose Room A

[August 27, 2026 | Board of Directors Meeting](#)
7:00PM | Multi-Purpose Room A | Meeting ID: 86704997445

[September 3, 2026 | Architectural Control Committee](#)
9:00AM | Zoom | Meeting ID: 83287084478

[September 3, 2026 | Long-Range Planning Committee](#)
6:30PM | Multi-Purpose Room A | Meeting ID: 89486224133

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

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”

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			



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

Makeover for Sudden Valley Sunshine Room

By **Taimi Van de Polder**
SVCA Board Member

The Sudden Valley Sunshine Room has always been a wonderful gathering place for young families. It's a welcoming space where children can play with toys, read books and explore activities they may not have at home, while parents have the opportunity to meet other families with children of similar ages.

It's also the perfect place to make new friends, schedule playdates and enjoy a change of scenery close to home.

Thanks to an incredible team of community volunteers, the Sunshine Room recently received a cheerful makeover to make it even more inviting for our youngest members. The

room now features fresh paint on the walls and floors, colorful new artwork, whimsical children's stools, a large chalkboard for budding artists, and a refreshed collection of clean, organized toys and books. The bright new look creates a fun, welcoming environment where imaginations can flourish.

The Sunshine Room is not only a fantastic destination for everyday play — it is also available to rent for birthday parties and other family celebrations.

To celebrate the completion of the renovations, the Sunshine Room hosted a grand reopening celebration. Families enjoyed cookie decorating, games, and plenty of smiles.

The highlight of the day was a special visit from none other than Cookie Monster, who sur-

prised everyone by handing out cookies instead of stealing them. Children of all ages enjoyed more than 100 cookies as the room was filled with laughter, excitement and happy children exploring their newly refreshed play space.

The Sunshine Room has never looked better, and we invite everyone to stop by, see the updates for yourself and enjoy everything this special community space has to offer. Whether you're looking for a fun outing with your little ones, hoping to connect with other families, or planning your child's next birthday celebration, the Sunshine Room is ready to welcome you.

Come visit the Sunshine Room — you just might leave with a new friend.



Sudden Valley's Sunshine Room recently received a cheerful makeover to make it even more inviting for our youngest members. (Taimi Van de Polder/The Views)



Xena

Sudden Valley
Pet of the
MONTH

This month's Pet of the Month is Xena, submitted by Dani N. This is Xena the Shih Tzu/Toy Poodle. She is a one-year-old fearless Taurus born on May 13th and rescued from Little Dog Rescue in Seattle, the same as her brother Hercules. She loves meeting new dogs (especially big ones) and going to all the pet friendly stores and restaurants in town for extra pets and attention!

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

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Entire Purchase
With Coupon

One coupon per customer.
Coupon cannot be combined with any other discounts. Expires 12/31/26.

Sudden Valley Clubs

Art in the Barn	Next Workshop 8/8 11 AM - 1 PM at the Community Center
Boater's Club	2nd Monday of the Month 5:30 PM - 7:30 PM at El Agave
Dance Blast	Mondays 7 PM at the Marina Pavilion
Guitar Club	1st Wednesday of the Month 6 PM - 7 PM in the Dance Barn
Maker's Club	2nd Wednesday of the Month 7 PM in the Adult Center Meeting Room
Mindful Meditation	Every Other Saturday 9:30 AM - 10:30 AM at the Community Center
Needles & Nonsense	Mondays 1 PM - 3 PM at the Community Center
Pickleball Club	Mondays, Thursdays, & Saturdays Mon. & Thurs. 5 PM, Sat. 9:30 AM at the Community Center Courts
Ping Pong Club	Tuesdays & Saturdays Tues, 7 PM, Sat. 4 PM in the Dance Barn
Remote Sailing Club	Tuesdays 11 AM - 1 PM at the Marina
Sudden Valley Safe Cycling	1st Monday of the Month 7 PM at El Agave
Tai Chi Club	Thursdays 10 AM - 11 AM in the Dance Barn
Tennis Club	Wednesdays 3 PM - 5 PM at the Community Center Courts
Ukulele Club	Fridays 4 PM - 5:30 PM in the Dance Barn

I specialize in property management and real estate sales, providing personalized, hands-on service for:

- **Residential Properties**
- **Vacant Land - Commercial Properties**
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Whether you're buying, selling, leasing, or managing, I'm committed to protecting your investment and helping you achieve the best possible results.



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email: sunmarkproperties@msn.com

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.

Fully Furnished 1 bdrm, 1.5 ba w/view of golf course and Lake Whatcom. Available Sept. 1st, 7 months lease. Rent \$2200

Studio condo on Sudden Valley Golf Course. Available for Sept 1st. Rent \$1600

4 bdrm 2 ba 2-car attached garage on 5 Acres. Available Aug. 1st. Rent \$2900

FEATURED LOTS

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



Azam Nader
Broker

NEW LISTING

1402 Humboldt St., Bellingham Beautifully maintained and ideally located on a corner lot across from Nelson's Market, this turn-of-the-century Victorian blends timeless character with thoughtful modern updates. Soaring 12-foot ceilings, abundant natural light, inviting living spaces, and two main-floor bedrooms create a warm and flexible home, while the entire second floor is dedicated to a private primary suite. Enjoy a fully fenced backyard, brand-new 30-year roof, and numerous upgrades throughout—all in one of Bellingham's most desirable and walkable neighborhoods, close to downtown, parks, shops, and restaurants. **\$789,000**

NEW LISTING

5 Valley Crest Way Tri-level home near Gate 3 on quiet non-through street, backing to private greenbelt. Cedar siding w/natural stain, open floor plan, and vaulted ceilings w/skylights. 3 bdrms, 2 ba, and huge family rm. Updated kitchen incl. quartz countertops, new hardwood flooring throughout + slate flooring in select areas. Recent upgrades incl. 2-year-old roof, modern updates throughout, and completed energy assessment w/sealing improvements for added efficiency. Over 637 sq ft of deck space. Living rm feat. gas fireplace, and home includes on-demand water heater. All appliances stay, making this home move-in ready. **\$585,000**

NEW LISTING

1511 Lincoln Street Classic turn-of-the-century Victorian charm with all the modern updates. Originally built in 1900, this beautifully remodeled home was expanded and completely renovated in 2019, increasing the living space from 992 to 1,104 square feet. Featuring 3 bedrooms, 2 bathrooms, soaring 12-foot ceilings, all-new windows, and a fully fenced yard, this home perfectly blends historic character with today's comforts. Thoughtfully updated throughout while preserving its timeless appeal, this is a rare opportunity to own a move-in-ready home with vintage charm and modern convenience. **\$549,000**

NEW LISTING

2 Marigold Drive #9 Affordable living in a beautifully remodeled condo nestled in the natural beauty of Sudden Valley. Overlooking the 18th fairway, this light-filled home features new windows, elegant quartz countertops, stainless steel appliances, and stylish updates throughout. Take advantage of Sudden Valley's outstanding amenities, including an award-winning golf course, swimming pools, fitness center, miles of hiking trails, private beaches, restaurants, marina access, and more. Don't miss this opportunity to own a move-in-ready condo with golf course views in one of Whatcom County's most sought-after communities! **\$289,000**