



Sudden Valley Community Association

360-734-6430

4 Clubhouse Circle Bellingham, WA 98229

www.suddenvalley.com

CAPITAL REQUEST MEMO

To: Sudden Valley Community Association (SVCA) Board of Directors

From: Michael Bennett, General Manager

Date: March 27, 2025

Subject: Capital Request – Zero-Turn Mower

Purpose To request funding for a new zero-turn mower to support the maintenance of SVCA parks and facilities.

Background

The 2025 SVCA budget includes **\$25,000** for purchasing a zero-turn mower. The maintenance team is responsible for lawn care at **15 parks, gate entrances, recreation corridors, and other SVCA facilities.**

Analysis

The maintenance department currently operates **one** riding mower, a **2017 Toro 3280D (72" deck)**. Previously, the department had access to a zero-turn mower assigned to Turfcare; however, due to equipment consolidation, this mower is no longer available for regular use.

With **15 parks and additional SVCA properties** requiring upkeep, a **second mower is essential** to maintain grounds efficiently. A **zero-turn mower** is particularly suited for this role, as it:

- Maneuvers easily around trees and obstacles.
- Handles varied terrain.
- Mows faster than a traditional riding mower.

The existing **72" deck mower** is best suited for large open spaces (e.g., the **soccer field, dog park, and Marina**). A **60" zero-turn mower** will enhance efficiency and ensure mowing is completed during optimal weather conditions.

After evaluating various models and consulting maintenance staff, four comparable mowers were reviewed:

Vendor	Model	Price
Scholten's Equipment	Kubota ZD1211R	\$21,146.00
Pape Machinery	John Deere Z994R Commercial ZTrak	\$22,742.21
Turf Star Western	Toro ZMaster 7500	\$25,698.89
Carl's Mower	Exmark LazerZ	\$29,537.91

Each model offers similar specifications and warranties. The **Kubota ZD1211R** is the most cost-effective option and is recommended for purchase.



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Proposal

Authorize the allocation of **\$21,146** from **CRRRF** to purchase a **Kubota ZD1211R zero-turn mower**.

Request

The Board of Directors is requested to:

1. Approve the allocation of **\$21,146** from **CRRRF** for the purchase.
2. Authorize the **Maintenance & Facilities Manager** to collaborate with the **Finance Director** to finalize the purchase.

Motion

Move that the SVCA Board of Directors approve the allocation of \$21,146 from CRRRF for the purchase of a Kubota ZD1211R zero-turn mower for the maintenance department and authorize the Maintenance & Facilities Manager to coordinate with the Finance Director to complete the purchase.

Finance Committee Approval

Motion:

Approved Not Approved

Finance Committee Signature: _____ **Date:** _____

Board of Directors Approval

Motion:

Approved Not Approved

Board President Signature: _____ **Date:** _____

Keith McLean, SVCA Board President



Scholten's Equipment

8223 Guide Meridian Rd.
 Lynden WA 98264
 United States
 360.354.4071



Printed 2025-03-03

Quote

Page 1 of 1

Name/Company	Sudden Valley Community Association	Telephone	360-746-8440
Address	4 Clubhouse Circle	Account Manager	Mike Scholten
City/Town, State/Province	Bellingham, WA	Location	Lynden Kubota
Postal/Zip Code	98229	Quote No.	31138
		Quote Date	2025-03-03
		In Effect Until	2025-03-03

How did we get started 43 years ago? Hauling late model used equipment out of the Midwest. We put a 100hr. 90 day drivetrain warranty - money back guarantee on anything we sell over \$20K. We still do it today. Take the risk out of buying equipment. Let us do it for you and guarantee it.

Quantity	Description	Price \$
Sales Items		
- New - Kubota ZD1211R-3-60R Mower/Zero Turn		
Stock No.: 76621		
1	ZD1211R-3-60R Diesel Zero Turn Mower - 60" Kubota Pro Deck, Rear Discharge Mower Deck 24.8 HP.	20499.00
1	Factory freight and PDI	0.00
Sub-Total		\$20,499.00
Sale Items Subtotal		\$20,499.00
Total Price of Sale Items		\$20,499.00
Discount		(\$1,099.00)
Balance		\$19,400.00
Tax %		\$1,746.00
Contract Amount		\$21,146.00

Mike Scholten
 Email: mikejscholten@gmail.com

Account Manager _____ Accepted by _____

Quote Summary

Prepared For:
Sudden Valley
WA

Prepared By:
Earl Leclair
Pape Machinery, Inc.
830 Evergreen Street
Lynden, WA 98264
Phone: 360-354-2186
eleclair@papemachinery.com

This sale is subject to Papé's Terms and Conditions of Sale effective on the date hereof, which are incorporated in full by this reference. The Terms and Conditions of Sale are available at www.pape.com/terms, and will also be sent by mail or e-mail to the purchaser upon request.

Quote Id: 32426773
Created On: 05 March 2025
Last Modified On: 05 March 2025
Expiration Date: 04 April 2025

Equipment Summary	Suggested List	Selling Price	Qty	Extended
JOHN DEERE Z994R Diesel Commercial ZTrak	\$ 23,354.00	\$ 20,864.41 X	1 =	\$ 20,864.41
Equipment Total				\$ 20,864.41

Quote Summary

Equipment Total	\$ 20,864.41
SubTotal	\$ 20,864.41
Sales Tax - (9.00%)	\$ 1,877.80
Total	\$ 22,742.21
Down Payment	(0.00)
Rental Applied	(0.00)
Balance Due	\$ 22,742.21

Salesperson : X _____

Accepted By : X _____

Quote Id: 32426773

JOHN DEERE Z994R Diesel Commercial ZTrak

Hours:

Suggested List

Stock Number:

\$ 23,354.00

Code	Description	Qty
2545TC	Z994R Diesel Commercial ZTrak	1
Standard Options - Per Unit		
001A	United States and Canada	1
1036	24x12x12 Pneumatic Turf Tire for 54 In. and 60 In. Decks	1
1524	60 In. FastBack PRO Rear Discharge Mower Deck	1
2093	Fully Adjustable Suspension Seat with Armrests (24" High Back)	1
Other Charges		
	Freight	1
	EnviroCrate	1



Date: March 3, 2025

Quotation for Sudden Valley Community Assoc

Quote No: Q007101

Prepared For:	Mike Brock	Quote No:	Q007101
	Sudden Valley Community Assoc 4 Clubhouse Circle Bellingham WA 98229 United States of America	Sales Person:	Shawn Frisbee Shawn.Frisbee@turfstar.com

Summary

Configuration Name	Qty	Unit Price	Sub Total	Sales Tax	Total
72028: ZMaster 7500 25hpYanmar w/60in RD Deck	1	\$23,620.30	\$23,620.30	\$2,078.59	\$25,698.89
72029: ZMaster 7500 25hp Yanmarw/ 72in Turbo Force Deck	1	\$24,376.30	\$24,376.30	\$2,145.11	\$26,521.41

Totals			47,996.60	4,223.70	52,220.30
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Accepted By: _____



Date: March 3, 2025

Quotation for Sudden Valley Community Assoc

Quote No: Q007101

Configuration Product Details

72028: ZMaster 7500 25hpYanmar w/60in RD Deck

Model	Product Description	Qty	Unit Price	Extended	Sales Tax	Total
72028	ZMaster 7500 25hpYanmar w/60in RD Deck	1	\$22,710.30	\$22,710.30	\$1,998.51	\$24,708.81
FSD1	Setup	1	\$455.00	\$455.00	\$40.04	\$495.04
FSD2	Delivery	1	\$455.00	\$455.00	\$40.04	\$495.04

Totals: \$25,698.89



Date: March 3, 2025

Quotation for Sudden Valley Community Assoc

Quote No: Q007101

Configuration Product Details

72029: ZMaster 7500 25hp Yanmarw/ 72in Turbo Force Deck

Model	Product Description	Qty	Unit Price	Extended	Sales Tax	Total
72029	ZMaster 7500 25hp Yanmarw/ 72in Turbo Force Deck	1	\$23,440.30	\$23,440.30	\$2,062.75	\$25,503.05
FSD1	Setup	1	\$468.00	\$468.00	\$41.18	\$509.18
FSD2	Delivery	1	\$468.00	\$468.00	\$41.18	\$509.18

Totals: \$26,521.41

4,223.70 52,220.30

Accepted By: _____

SUDDEN VALLEY MAINTENANCE

4 CLUBHOUSE CIRCLE
BELLINGHAM, Washington 98229
UNITED STATES
turfcare@suddenvalley.com
360-223-4695 - Mobile
360-734-6430 - Home

Selected Units for Sale

N/U	Make	Model	Unit Type	VIN/Serial	MSRP	Sale Price	DOC Fees	Off'l Fees	Prot. Pkg
Exmark	LAZER Z DIESEL	ZERO-TURN			\$30,080.00	\$27,099.00	\$0.00	\$0.00	\$0.00
	60" ZERO TURN								
	LZS80TDYM604								
	W0 LAZER Z								
	DIESEL 25 HP**								
	YANMAR								
	3TNV80FT								
	DIESEL W/60"								
	ULTRACUT								
	SERIES 4 DECK,								
	SUSP SEAT &								
	15" SEMI-PNEUM								

Sales Notes

QUOTES ARE GOOD FOR 30 DAYS UNLESS OTHERWISE STATED ON THE INVOICE

Disclaimer

Carl's Mower & Saw
Striving to Honor God, Our Family, Our Community!
Thank you for allowing us to quote your sales needs. Sales Quotes are valid for 30 days unless noted on invoice, we look forward to supplying you with your future equipment needs.

Totals		
Sub Total	+	\$27,099.00
Tax	+	\$2,438.91
*** Invoice Total	=	\$29,537.91
Amount Paid	-	\$0.00
*** Transaction Total	=	\$29,537.91
Balance Due =		\$29,537.91

Deposit Paid \$0.00

Tax Name
Washington

Tax Amount
\$2,438.91

Signature _____