



SUDDEN VALLEY COMMUNITY ASSOCIATION

# SUDDEN VALLEY VIEWS

February 2026

WWW.SUDDENVALLEY.COM

## SVCA Board names its committees for 2026

*Directors also approve stormwater easement for 101 Polo Park Drive*

By Bill Helm  
Editor

SUDDEN VALLEY — The Sudden Valley Community Association’s Board of Directors made appointments to the association’s various committees on Jan. 8.

First, the board appointed John Gingrich and Marty Jeide to the association’s finance committee.

Sudden Valley’s Finance Committee supports the board by providing oversight of the association’s financial activity and budgets.

This committee usually meets the third Wednesday of the Month at 6:30 p.m. on Zoom.

The SVCA Board then appointed Chad Avery, Gary Bera, Elizabeth Huthert, Jeff Mildner, Ken Van de Polder, Mitch Waterman and April West to its Long-Range Planning Committee.

Also known as LRPC, this committee is responsible for generating the association’s three-year, five-year and 10-year community plans on an annual basis.

Volunteers are welcome to participate in a variety of subcommittees and task forces. This committee usually meets the first Thursday of the month at 6:30 p.m. in Multipurpose Room A.

Next, the board appointed Joe Adams, Rob Gibbs, Donn Jantaas, Jo Jean Kos and Michael Wadsworth to its Nominations and Elections Committee. Both Adams and Gibbs are also on the SVCA Board.

The Nominations & Elections Committee is charged with the oversight of all election activities.

They not only solicit candidates for the Board and their own committee for annual election, but they also solicit candidates for the Finance & Architectural Control Committees.

See **Committees** on 8

## SUDDEN VALLEY HOSTS ITS FIRST OPEN MIC NIGHT



**Cullen Sander and the Ridge Boys were one of seven entries at Sudden Valley's first Open Mic Night, Jan. 30. More photographs and a story from the inaugural event on page 5.** (Kyle Kaltenfeldt/The Views)

## Sudden Valley Board approves Roads projects, CRRRF fund expenditure

By Bill Helm  
Editor

SUDDEN VALLEY — On Jan. 22, the Sudden Valley Board approved five capital requests for a total of nearly \$365K.

However, four of those projects will utilize funding from the association’s 2026 Capital Road Budget.

The other, for \$48,048, is to replace the association’s Turfcare tractor. That money will come from CRRRF, which stands for Capital Repair and Replacement Reserve Fund.

According to a Jan. 22 memo to the

board from Golf Course Superintendent Greg Wadden, the association’s tractor “has reached the end of its serviceable lifespan and is scheduled for replacement in 2026.”

Although the association has a \$56,243 2026 CRRRF budget for this purchase, the nine board members who attended the Jan. 22 meeting supported Wadden’s recommendation to purchase a Kubota M5660SUHD tractor for \$48,048.

Wadden said in his memo that turfcare tractors “are key pieces of equipment that need to be reliable for efficient use.”

Wadden explained that the existing New Holland tractor has a current hour meter reading of 3983.2, which he said is “equivalent to roughly 350,000 miles of use.”

“Expenses for this unit have exceeded its current book value,” he wrote to the board, “and it’s now time for replacement.”

The first Roads expense the SVCA Board approved was for \$44,995 for on-call engineering services in 2026 to address emergent issues

related to roadway and drainage infrastructure. In a Jan. 22 memo to the SVCA Board, Mike Brock, the association’s Maintenance & Facilities manager, stated that

the allocated funds will allow “rapid response to unanticipated damage or issues that arise outside of planned capital improvements.”

Brock’s memo explained that services provided with this money “may include but are not limited to technical evaluations, preliminary engineering and permitting support for unplanned projects that arise.”

“Based on the age of Sudden Valley Community Association’s infrastructure, emergent issues are anticipated to occur on occasion,” Brock explained.

This agenda item included a second part, which stated that the request the project funds from the 2025 On-Call Engineering Services, SVCA Capital Code 9925.2 would be added to this capital request, and that Capital Code 9925.2 to be closed out with a \$0 balance.

Next, the SVCA Board approved the allocation of \$95,613 from Roads for the association’s 2026 Fast Response for Unforeseen Road and Drainage Issues project to cover to cover unexpected road and drainage issues that may occur throughout the year.”

See **Board** on 5

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**AROUND THE VALLEY**

# Using quiet time to prepare for busy seasons

January saw freezing temperatures descend on Sudden Valley for the first time this winter. Maintenance plowed some snow in the higher elevations and applied brine to the roads to prevent freezing.

All departments used January's quiet time to prepare for the busier spring and summer seasons ahead.

## Administration

### Activity Summary

- Worked with vendors to answer questions about the security services RFP.
- Evaluated responses to the security services RFP.
- Developed a training plan for our new Member Services team member and began onboarding.
- Continued developing Standard Operating Procedures (SOPs) to reflect current processes.
- Completed implementation of online learning management system (LMS) to support role-specific training for board and committee members, as well as staff; will launch in the last week of January.
- Completed rollout of new computers; all department are now on the new platform; old hardware is being decommissioned and recycled.
- Completed update of network hardware and firewalls to simplify network maintenance and prepare for moving servers to

### Azure.

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

### Successes

- Implementation of LMS will enable SVCA to offer individualized training opportunities to staff at a very affordable cost.

### Planned Work

- Finalize process to register and manage short- and long-term rental properties within the Association.
- Continue updating SOPs.

## Maintenance

### Activity Summary

- Gutter cleaning was performed at all facilities.
- Replaced door mats and rugs at facility entrances.
- Completed annual fire suppression inspection at SVCA facilities.
- Drainage maintenance during heavy rain event.
- Removed fallen trees from several roadways resulting from windstorm.
- Trimmed vegetation encroaching on the community garden and at several intersections to improve visibility.
- Plowed SVCA roads during early morning snow event.
- Applied anti-ice brine to SVCA roadways due to icy conditions.

- Replaced and repaired several street signs.
- Made drainage improvements at several locations and repaired drain line under the bridge on Sudden Valley Drive.
- Repaired potholes at various locations.
- Repaired landscaping at Barn 8.
- Removed Christmas lights and Christmas tree at Barn 8.
- Removed lock and repaired locking mechanism at the Rec Center.
- Repaired door to the Men's room at the Rec Center.
- Repaired exterior door at the Adult Center.
- Replaced and cleaned several exterior and interior lights at the Clubhouse.
- Replaced broken ceiling tiles at the Clubhouse.
- Installed new doors, hardware, and locks at archive room.
- Swept and cleaned Marina entrance.
- Graded Marina parking lot and storage area.
- Trail maintenance at AM/PM park.
- Repaired wooden sign holders at AM/PM Park.
- Installed snowplows and sanders for potential snow.
- Removed plows and sanders following brief snow event.
- Repaired brine tank on Yanmar.
- Repaired rearview mirror on 906.

- Troubleshoot traction control system on OP-28.
- Replaced front differential and oil cooler line on SP-6.
- Serviced transmission on AD-1.
- Started repairs on OP-22.
- Replaced hood struts and changed hydraulic fluid on OP-20.
- Cleaned and serviced Zero Turn mower.

### Successes

- Equipment worked well in first snow fall of the season.
- SVCA roads were in better condition than Whatcom County roads in recent icy conditions.

### Planned Work

- Continue trimming vegetation to improve visibility at intersections.
- Refurbish picnic tables for Welcome Center.
- Build and install new doors in the trash collection area at the Clubhouse.
- Move files to new archive room.
- Remove snow equipment to utilize vehicles for routine maintenance tasks if no snow is forecast.
- Perform service on OP-25 and OP-22.

## Recreation

### Activity Summary

- Marina Slips & Kayak Racks information audit.
- Marina & Kayak Renewals mailed & emailed out on 1/19.
- 11 of 87 wet slips renewed as of 1/21.
- 16 of 177 dry slips renewed as of 1/21.
- 15 of 139 kayak rack spots re-

### newed as of 1/21.

- Barn Open House on 01/03.
- Trivia Night on 01/16. 40 people (15 teams) participated.
- Planning Open Mic Night for January 30th, have 6 sign-ups as on 1/21.
- Created marketing materials & online sign-up form for Open Mic Night on 01/30.
- Cleaned out & reorganized Media Closet in the Dance Barn.
- Met with Activities Director of YMCA about expanding programming in the Valley this Spring.

### Successes

- Fully staffed heading into 2026.
- We have handled running Kayak & Marina renewals at the same time very well.

### Planned Work

- Marina & Kayak Renewals.
- Need 1 more quote for weight machine replacement project. All cardio quotes are complete.
- Open Mic Night on 1/30.
- Valentines Day Craft Night on 02/10.
- High Tea on 02/17.
- Trivia Night on 02/20.

## Golf

### Activity Summary

- Completed inactivation of GHIN handicaps for unpaid members.
- Applied prepaid golf rounds to Social and Associate members that have paid 2026 memberships.
- Reviewed all membership records for accuracy to start the 2026 year.
- Reversed prepaid member-

See **Valley** on 10



# Trivia in the Barn!

*Free family friendly trivia.*

**Friday, February 20<sup>th</sup>, 7pm**  
**SVCA Community Center**  
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# VIEWS

## SUBMISSIONS

SV Views  
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## POLICY

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](mailto:bill@lyndentribune.com). For advertising information and deadlines, please contact Mitze Kester at [mitze@lyndentribune.com](mailto:mitze@lyndentribune.com) or call 360.354.4444.

## LETTERS

### Voting is important

Editor,  
I felt the submission by Josh Konen in the January 2026 Views was right on with how I feel and probably many others do as well.  
The majority of voters did not vote

for a HOA dues budget increase, yet their votes did not win due to the rules of Washington State Law that took over the rights from SV residents a little while back.

An old BOD used to mention it pretty often. If according to statistics mentioned, 3,116 eligible voting households, only 1,075 total eligible votes were made.

51% of residents, not voters, have to vote against budget to win reject new budget.

Around 1,560 votes against the budget to win and the total amount of people wasn't even that many people.

This just doesn't feel fair.  
Seems like maybe there's a better way to get the word out to all of the house-

holds and maybe more mailers sent out to each household explaining better how voting could stop a dues increase?

Sorry I just feel helpless and wonder what could help people to understand how important their vote is?

More suggestions please?  
Amy Mauldin  
Sudden Valley

## WUCIOA

### Transparency in governance

By Jo Anne Jensen  
SVCA General Manager

As I mentioned in my article last month, WA state law, effective Jan.1, 2026, changed how HOAs must provide notice about meetings of the Board of Directors and its supporting committees.

The legislature implemented these changes to ensure that governance activities were transparent to members.

At SVCA, we are ahead of the curve with this element of the new statutes, since most of our long-term practices are already in compliance. Others can be brought into compliance with small modifications.

For example, the Association has posted meeting notices, agendas, supporting materials provided to the Board and approved meeting minutes on [SuddenValley.com](http://SuddenValley.com) for many years.

SVCA also goes above and beyond the requirements by maintaining an archive of meeting videos on YouTube.

All of these materials can be accessed using links posted on the Board of Directors page at [suddenvalley.com/board](http://suddenvalley.com/board).

You can find similar sets of materials for committees on the individual committee pages accessed from [suddenvalley.com/committee-information](http://suddenvalley.com/committee-information).

One of our practices concerning the timing of meeting notice must change, however. The new statutes stipulate a 14-day notice period unless an annual schedule of meetings has been published.

In the past, SVCA held regular meetings in accordance with

a published schedule but freely added special meetings by giving 48-hour notice.

Under the new law, SVCA will have to give at least 14-day notice for special meetings.

How notice is delivered to members has also been changed. Current statutes require that notice be distributed to the members; SVCA accomplishes this by publishing the meeting schedule on [SuddenValley.com](http://SuddenValley.com) and in the Sudden Valley Views, which is mailed monthly to all members of the Association. It is not required, but for the convenience of members, Administration will continue to post physical copies of meeting agendas at the Clubhouse and the Welcome Center.

Each of SVCA's committees has also created an annual meeting schedule.

You can find all of these schedules in the Views, on the website, and physically posted.

Once the community is fully aware of when meetings are occurring, the new laws require that SVCA provide instructions for joining the meetings.

To simplify this, SVCA has a practice of enabling virtual attendance at meetings using Zoom.

All meetings are broadcast on Zoom, and some are also held in person at the Community Center.

Residents may choose to attend either way.

Links for joining meetings via Zoom are available on the Board of Director and individual committee pages.

If you need help finding the links, call Administration at 360-734 6430.



## January is a busy month for the peacekeeper

By Sudden Valley Community Association

Well neighbors, it seems the quiet of winter hasn't kept everyone on the straight and narrow.

The sheriff reports that while the coffee at Tino's remains hot, tempers regarding local ordinances have been a bit simmered. From wandering wagons to lights that would blind a barn owl, here is the state of our fair valley this month.

It appears half the valley is itching for a road trip. Officers were kept busy tagging six separate trailers parked alongside homes.

While we appreciate the spirit of adventure, our community's bylaws are clear: if it's got hitches and wheels, it belongs in the shed or the lot, not blocking the view of your neighbor's petunias.

Along those same lines, one recreational vehicle was cited for overstaying its welcome at a residence.

Our local asphalt saw its fair share of drama this week. We had three cases of illegal parking at facilities — mostly folks thinking "just for a minute" applies to 15-minute zones.

Out in the residential patches, one vehicle was cited for being parked improperly at a residence, proving that even in your own driveway, there's a right way and a wrong way to point the nose of a Ford.

A bit of a mystery cropped up on the edge of the valley where an abandoned vehicle was discovered.

No keys, no driver, no explanation. It's currently cooling its heels at Higgins' Tow Yard until someone claims it — or the rust takes it.

In a move that surely upset the local population, one resident was cited for excessive lighting. It seems the trend of Bistro or Café lights has gone a bridge too far, turning a backyard into what some described as a "runway for a small airport."

Let's keep the ambiance to a dull roar, folks; some of us are trying to see the stars.

Peace and quiet took a bit of a holiday at one particular disorderly home this weekend. Sheriff's deputies had to remind the occupants that neighborly love usually involves keeping the volume down after 10 p.m.

Speaking of volume, young Buster (or a dog of similar lung capacity) earned his owners a citation for excessive barking.

We love our four-legged friends, but the midnight soliloquies have to stop.

*A note from the sheriff: "We're a small community, and we thrive on being good neighbors. That means keeping the trailers tucked away, the lights dimmed, and the dogs tucked in. Let's keep Sudden Valley the kind of place where the only thing loud is the dinner bell."*



SUDDEN VALLEY VIEWS  
Sudden Valley Community Association  
1850 Lake Whatcom Blvd., Bellingham, WA 98229  
[www.suddenvalley.com](http://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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**COMMUNITY CONNECTION**

# A handy resource guide for Sudden Valley



**By Allen Helvajian**  
SVCA Compliance Manager

Living in Sudden Valley offers a unique blend of tranquil woodland beauty and vibrant community life.

However, maintaining a home

in our hidden valley often requires knowing exactly who to call when the power flickers, the snow falls, or a project is on the horizon.

While the Compliance Corner often focuses on rules and regulations, this edition of Community Connection aims to equip you with a practical directory of local service providers and essential contacts.

Whether you are a new resident settling in or a long-time homeowner refreshing your address book, we hope this list proves useful.

Please note that the following businesses, service providers and resources are listed for informational purposes only.

They are not warranted, endorsed, nor recommended by the Sudden Valley Community Association (SVCA).

This list is based on entities re-

ported to serve the Sudden Valley area.

Residents are encouraged to conduct their own due diligence and research before engaging any service provider.

**Essential SVCA contacts**

These are your first points of contact for community-specific questions, security concerns, or access passes.

- Security (24/7 Dispatch): 360-319-8200. Note: For life-threatening emergencies, always dial 911 immediately.

- Administration Office: 360-734-6430.

Note: For architectural requests, billing questions, and general inquiries.

- Maintenance Department: 360-734-6430 via Administration.

- Emergency Information Hotline: 360-746-7010.

Note: Updates on inclement weather and road conditions.

Utilities: Keeping your home running

Sudden Valley is served by several specific utility providers. Identifying the right one often depends on your specific lot or existing setup.

**Electricity & Gas**

- Puget Sound Energy (Electric): 888-225-5773. Note: Report outages and manage service.

- Cascade Natural Gas: 360-733-5980

have not yet been run.

**County & Public Safety Resources**

For issues extending beyond the SVCA's jurisdiction, such as county road maintenance or legal enforcement, these Whatcom County resources are vital:

- Emergency Services: 911

- Whatcom County Sheriff (Non-Emergency Dispatch): 360-676-6911.

Note: Use this number to report non-urgent crimes or suspicious activity that does not pose an immediate threat.

- South Whatcom Fire Authority: 360-676-2120 (General Office)

- Washington Dept. of Fish and Wildlife: 360-902-2200. Note: For questions regarding wildlife conflicts (deer, cougars, bears, etc.).

A Final Note on Hiring Contractors If you are planning home improvements — such as tree removal, deck repair, or painting — remember that you are responsible for ensuring your contractor is licensed, bonded, and insured.

Additionally, almost all exterior work requires prior approval from the Architectural Control Committee (ACC).

Please check with the SVCA Administration Office before scheduling work to ensure you have the necessary permits in hand.

This simple step helps keep our community beautiful and prevents costly delays.

We hope this directory serves as a helpful starting point for managing your home in Sudden Valley.

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# HIGH TEA



**Tuesday**  
**Feb. 17th**

**2 PM – 4 PM**

**Dance Barn  
8 Barn View**

Sudden Valley ladies and gentlemen (55+), and their caregivers, are invited to a complimentary afternoon of high tea in the Dance Barn on Tuesday, February 17, from 2–4 PM.

Space is limited, RSVP early! Claim your spot by calling the Rec Center at (360) 366-8450 or emailing [BODvandepolder@suddenvalley.com](mailto:BODvandepolder@suddenvalley.com) by Feb. 13th.



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# Open Mic Night takes stage at Sudden Valley

By Kyle Kaltenfeldt and Maxx Robinson  
The Views

Seven performers and groups took to the stage to provide an evening of music, readings and poetry to a crowd of 50 people.

While the next one isn't scheduled yet, we surely plan to do one again soon. Please sign up for the weekly e-blast on SuddenValley.com to stay up to date on future events.

Sudden Valley's first Open Mic Night was a hit. On Friday, Jan. 30, Sudden Valley hosted its first Open Mic Night event where residents could freely showcase their musical and performance skills.



Peggy Sullivan recites her original nature poetry, above, and the Sudden Valley Ukelele Group, left, performs during Sudden Valley's inaugural Open Mic Night. (Kyle Kaltenfeldt/The Views)



## Board: Sudden Valley approves Roads projects, CRRRF fund expenditure

Continued from 1

Brock told the board in a Jan. 22 memo that SVCA has approximately 36 miles of roads with "ditches generally on both sides, and over 350 identified culverts."

Brock explained that this infrastructure network "winds through steep heavily forested terrain, includes one lake, numerous drainage corridors, and includes Beaver Creek and Austin Creek."

"Given this network, it is not uncommon for drainage issues to develop during storm events," Brock wrote. "This capital request provides immediate financial assistance for SVCA to quickly address issues that may arise."

The board then authorized General Manager Jo Anne Jensen to execute project contracts with Stremler Gravel Inc., Strider Construction Co. Inc. and Western Refinery Inc.

The largest of the Roads allocations for Jan. 22 was for \$135,546 for maintenance of ditches, culverts, and swales according to the 2016 Special General Meeting (SGM) Mandate for 2026.

This agenda item included two request, the second being a request that project funds from the 2025 Fast Response, SVCA Capital Code 9925.1 be added to this capital request (approximately \$20,000) and Capital Code 9925.1 be closed out with a \$0 balance at the end of January.

A Jan. 22 memo from Brock to the board states that a memo from Larson Gross dated Dec. 29, 2015, outlined the work that could be completed under this program.

Since the 2016 Special General Meeting, this project has been called Culvert and Vegetation Control (CVC), Brock wrote in his memo. "From 2016 to 2021 it appears most of the work completed under this project was focused on vegetation control," Brock wrote. "Starting in 2022, the program was expanded to include culverts and swales as mandated in the 2016 SGM. Along with CVC activities, SVCA's Maintenance Department takes a preventive maintenance approach to maintaining SVCA's drainage infrastructure."

The final Roads allocation the

board approved was for \$39,370 for potholes and minor road repairs for 2026. In a Jan. 22 memo to the board, Brock wrote that as potholes are identified, SVCA's Maintenance Department will fill them temporarily with asphalt cold patch until a few potholes are identified. Once this occurs, permanent asphalt repairs are completed. This includes removal of the failed asphalt, subgrade preparation as needed, placement of new asphalt, and sealing the edges.

He also wrote that SVCA's Maintenance Department will also perform minor road repairs as part of this scope.

"Minor road repairs are proj-

ects that don't require contractor expertise, specialized equipment, permitting or are large scale projects," Brock stated.

Each of these memos as well as other supporting documents

are in the SVCA Board's Jan. 22 agenda, available at [suddenvalley.com](http://suddenvalley.com).

-- Contact Bill Helm at [bill@lyndentribune.com](mailto:bill@lyndentribune.com)

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SCAN ME

# Sudden Valley hosts debut trivia night

By Kumiko Juker  
The Views

The Sudden Valley Community Center hosted its first Trivia in the Barn on Friday, Jan. 16. More than 50 participants of all ages gathered in the Dance Barn to try their luck in a variety of categories, such as Disney, dinosaurs, around the world, and random knowledge.

The Community Center team is very excited to have this new series of events in their schedule. "The first Trivia Night was a great way to bring the community together," Assistant Recreation Manager Nakell Jones said. "Participants and staff had a blast and everyone walked away with some new knowledge."

While questions about the forgetful blue fish from Finding Nemo and the only country that is also a continent were answered with ease, a question about the most followed person on Instagram stumped most teams.

The only team to get the correct answer also got first place. The reigning champions were team Sparkle Horse, who walked away with a \$50 gift certificate to Tino's Pizza and Pasta Co.

"If you weren't able to make it to the first Trivia Night, we'd love to see you at the next one on Feb. 20," Jones said.



Teams confer as they work through the trivia question, debating the best answer. (Nakell Jones/SVCA photo)

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## Meetings of the Board and Committees February 2026

Date	Time	Meeting	Location
February 5, 2026	9:00 AM	Architectural Control Committee	Zoom
February 12, 2026	7:00 PM	Board of Directors	Multi-Purpose Room A
February 18, 2026	3:00 PM	Document Review Committee	Multi-Purpose Room A
February 18, 2026	6:30 PM	Finance Committee	Zoom
February 19, 2026	2:00 PM	Safety Committee	Multi-Purpose A
February 19, 2026	5:00 PM	Architectural Control Committee	Multi-Purpose Room A
February 23, 2026	6:30 PM	Nominations & Elections Committee	Zoom
February 26, 2026	7:00 PM	Board of Directors	Multi-Purpose Room A

### 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 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.*



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**Kandi Cart in Blue, reg. \$9,995 SALE \$7,495**



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[www.chuckanutgolfcarts.com](http://www.chuckanutgolfcarts.com) or call (360) 510-4447

## Sign Up for e-Blasts

Sudden Valley news and events delivered right to your inbox every Friday



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(You can unsubscribe at any time)



It was great to see this little cutie cheering on the swimmers at January's polar plunge! If you would like to see your child featured in our kid's views section, please send your submissions to [bodvandepolder@suddenvalley.com](mailto:bodvandepolder@suddenvalley.com). (Taimi Van de Polder/The Views)

## Cheering on the polar plunge



### Valentine's Day

word search puzzle

S	A	J	F	L	C	U	P	I	D	S	Q
L	W	X	V	E	F	Y	B	N	S	F	Q
U	L	E	E	H	B	Q	Z	I	L	A	Y
U	H	O	E	V	V	R	K	L	Z	D	T
P	B	T	V	T	W	O	U	S	N	A	B
E	M	R	V	E	H	Z	E	A	V	T	F
R	K	E	H	P	J	E	C	Y	R	E	E
F	C	H	O	C	O	L	A	T	E	Y	V
U	D	M	W	N	T	R	S	R	L	F	J
M	H	B	E	L	O	V	E	D	T	D	U
E	B	K	V	A	L	E	N	T	I	N	E
Z	B	O	Y	F	R	I	E	N	D	Z	E

SWEETHEART  
FEBRUARY  
LOVE  
KISS  
CUPID  
VALENTINE

DATE  
CHOCOLATE  
BOYFRIEND  
CANDY  
BELOVED  
PERFUME

## Volunteer at Sudden Valley



### Current Volunteer Openings:

- Help maintain the Welcome Center demonstration garden.

### Future Volunteer Openings:

- Clear hiking trails.
- Support community events.

Scan to Apply!



**SUDDEN VALLEY** | 1850 Lake Whatcom Blvd  
(360) 734-6430

## SUDDEN VALLEY

# 2026 Renewals

# MARINA MOORAGE/STORAGE & KAYAK RACK STORAGE

# Due Wednesday, February 25th!

Find the renewal paperwork on our website:  
[www.suddenvalley.com/marina](http://www.suddenvalley.com/marina)

Questions? Call 360-734-6430 or email [recfrontdesk@suddenvalley.com](mailto:recfrontdesk@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](http://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 <sup>nd</sup> & 4 <sup>th</sup> Thu	7:00 PM	Multi-Purpose Room A	86704997445
Architectural Control Committee	1 <sup>st</sup> Thu	9:00 AM	Zoom	83287084478
Architectural Control Committee	3 <sup>rd</sup> Thu	5:00 PM	Multi-Purpose Room A	83287084478
Document Review Committee	3 <sup>rd</sup> Wed	3:00 PM	Zoom	82522627180
Finance Committee	3 <sup>rd</sup> Wed	6:30 PM	Zoom	83670070736
Long-Range Planning Committee	1 <sup>st</sup> 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 <sup>rd</sup> 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.



# Committees: SVCA Board names members for 2026

Continued from 1

the last Monday of the month at 6:30 p.m. in Multipurpose Room A.

Finally, the board appointed Debbie Davolio, Kolleen Mitchell, Ted Wang and Judy White to its

safety committee. This committee usually meets the third Thursday of the month at 2 p.m. in Multipurpose Room A.

All 10 board members present voted in favor of each appointment.

Find more information on Sudden Valley's committees at [suddenvalley.com/committee-information](http://suddenvalley.com/committee-information).

In new business, the SVCA Board of Directors approved a proposed easement at 101 Polo Park Drive and the proposed \$1,500 fee to cover legal fees and administrative costs, and to supply an arborist report after the work has been completed to verify damage done to any trees.

### Other committees

On Jan. 22, the Sudden Valley Board named General Manager Jo Anne Jensen as Long-Range Plan-

ning Committee staff member. The SVCA Board then appointed Lish Jantaas, Anne Meador and Mitch Waterman to the association's Document Review Committee.

Also known as DRC, the committee is responsible for supporting the governing documents and ensuring that they are correct, up-to-date, and in compliance with applicable state and federal statutes.

The Sudden Valley Board of Directors meets at 7 p.m. the second and fourth Thursdays of each month in Multipurpose Room A. Agendas and minutes for the board's meetings are available at [suddenvalley.com](http://suddenvalley.com), as are video.

The Sudden Valley Board will hold its next meeting at 7 p.m. Thursday, Feb. 12.

-- Contact Bill Helm at [bill@lyn-dentribune.com](mailto:bill@lyn-dentribune.com)

## Sudden Valley Golf Club

### 2026 Memberships Are On Sale Now!

Sudden Valley Golf Club  
Golf Program Information  
360-734-6435

or Toll Free 855-506-2219

[www.suddenvalleygolfcourse.com](http://www.suddenvalleygolfcourse.com)

### Full Member Privileges

- Unlimited Golf • Unlimited Range Balls • Preferred Tee Times •
- Handicap Service • Locker Service • Golf Tournaments •
- Limited Reciprocal Privileges at Area Private Clubs •
- Golf Shop Discount • Social Events •

No matter how often you play, there is a membership that is right for you!

### Full Membership Rates

Property Owners	Annual	Monthly	Non-Property Owners	Annual	Monthly
Single	\$2,350	\$200	Single	\$2,575	\$215
Couple	\$3,525	\$300	Couple	\$3,900	\$330
Family of 3+	\$3,750	\$320	Family of 3+	\$4,100	\$350
Young Family (children 15 or younger)			Young Family (children 15 or younger)		
After Noon Play	\$1,675	\$145	After Noon Play	\$1,875	\$160
Senior Limited (62 & up, M-F)	\$1,725	\$150	Senior Limited (62 & up, M-F)	\$1,900	\$165
Intermediate (Ages 18 - 28)	\$1,175	\$105	Intermediate (Ages 18 - 28)	\$1,275	\$115
Junior (17 and Younger)	\$360	\$38	Junior (17 and Younger)	\$390	\$43

**Associate Membership:** Associate members receive three complimentary rounds of golf, 50% off all green fees, 50% off range balls, handicap service, a locker, preferred tee times, and may play in all Golf Club tournaments and participate in all social events. **Cost: \$550 / year - \$50 / mo.**

**Social Membership:** Social members receive two complimentary rounds of golf, 25% off all green fees, a locker, preferred tee times and may play in all Golf Club tournaments and participate in all social events. **Cost: \$150 / year (\$175 / year with GHIN Handicap Service)**

## Committee Members Needed!

### Long-Range Planning Committee

Contribute to the development of the ten-year Community Plan.

### Architectural Control Committee

Review proposed new construction and exterior alteration projects.

Scan to Apply!



**FINANCIALS**

Sudden Valley Community Association  
Operations - By Department  
January 1, 2025 to November 30, 2025  
YEAR TO DATE

Whole \$

UNAUDITED Department	Actual Revenue	Revenue B / (W)	Actual Salary Benefits	Salary & Benefits B / (W)	Actual Other Expense *	Other Exp B / (W)*	Net Income / (Loss) *	Net B / (W)*
ACC / Security	161,249	47,602	85,369	(4,585)	514,204	(111,016)	(438,324)	(67,999)
Accounting	28,418	(9,476)	330,951	10,220	91,723	(4,387)	(394,256)	(3,643)
Administration	8,162	7,162	376,647	36,972	170,284	(45,811)	(538,769)	(1,677)
Common Costs	68,831	25,753	-	-	495,839	(112,290)	(427,008)	(86,537)
Facilities	90,310	11,362	54,814	(2,350)	159,858	38,350	(124,362)	47,362
Maintenance	-	-	332,743	45,959	119,721	12,442	(452,464)	58,401
<b>Subtotal</b>	<b>356,970</b>	<b>82,403</b>	<b>1,180,524</b>	<b>86,216</b>	<b>1,551,629</b>	<b>(222,712)</b>	<b>(2,375,183)</b>	<b>(54,093)</b>
Golf	1,379,209	(18,164)	773,699	73,173	428,561	(27,461)	176,949	27,548
Marina	244,443	7,742	-	-	19,024	(1,389)	225,419	6,353
Rec/ Pools/ Parks	58,450	17,038	340,593	(88,460)	136,874	376	(419,017)	(71,046)
<b>Subtotal</b>	<b>1,682,102</b>	<b>6,616</b>	<b>1,114,292</b>	<b>(15,287)</b>	<b>584,459</b>	<b>(28,474)</b>	<b>(16,649)</b>	<b>(37,145)</b>
<b>Subtotal Operations before Ops Dues</b>	<b>2,039,072</b>	<b>89,019</b>	<b>2,294,816</b>	<b>70,929</b>	<b>2,136,088</b>	<b>(251,186)</b>	<b>(2,391,832)</b>	<b>(91,238)</b>
Ops Dues Earned	2,622,130	-	-	-	-	-	2,622,130	-
Curr Yr Bad Debts Activity	(61,887)	-	-	-	-	-	(61,887)	-
<b>Net Ops Dues</b>	<b>2,560,243</b>	<b>73,068</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2,560,243</b>	<b>73,068</b>
<b>Net Operations</b>	<b>4,599,315</b>	<b>162,087</b>	<b>2,294,816</b>	<b>70,929</b>	<b>2,136,088</b>	<b>(251,186)</b>	<b>168,411</b>	<b>(18,170)</b>
Net BOD Approved UDR Activity for Operations	-	-	-	-	-	-	-	-
GM Recruiting Expense	-	-	-	-	3,271	-	(3,271)	-
Legal Expenses - Past Due Account Collections	-	-	-	-	9,984	-	(9,984)	-
Hazardous Tree Removal	-	-	-	-	100,000	-	(100,000)	-
<b>Net Operations with Board Approved UDR</b>	<b>4,599,315</b>	<b>162,087</b>	<b>2,294,816</b>	<b>70,929</b>	<b>2,249,343</b>	<b>(251,186)</b>	<b>55,156</b>	<b>(18,170)</b>
Other Operating Activity	-	-	-	-	-	-	-	-
UDR Activity	99,475	-	-	-	10,143	-	89,332	-
AR Accrual - Prior Year Reversal	(53,456)	-	-	-	-	-	(53,456)	-
AR Accrual - Current Year	-	-	-	-	-	-	-	-
Lease Income- Library Prepaid Recognized	7,333	-	-	-	-	-	7,333	-
Vacation Liability Accrual	-	-	-	-	14,365	-	(14,365)	-
<b>Total Other Operating Activity</b>	<b>53,352</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>24,508</b>	<b>-</b>	<b>28,844</b>	<b>-</b>
<b>Grand Total Operations Activity</b>	<b>4,652,667</b>	<b>162,087</b>	<b>2,294,816</b>	<b>70,929</b>	<b>2,273,851</b>	<b>(251,186)</b>	<b>84,000</b>	<b>(18,170)</b>

\* Excludes Depreciation  
B / (W) = Better / (Worse) Than Budget

# Sudden Valley Builder Meeting For Builders & Residents



## Coming this Spring Stay tuned for more information

**For Builders**

Review Architectural Control policies, the Fees & Fines Schedule, and common procedures for submitting applications.

**For Residents**

Meet builders & learn about the construction process.

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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.



**FINANCIALS**

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

UNAUDITED

	Capital Reserve Funds						Operating Reserve Funds			
	CRRRF	Roads	CRRRF Capital Reserve Holding Cash	Board Density Reduction	Mallbox	Mitigation Assignment of Savings*	Total Capital Reserve Funds	Emergency Ops	UDR	Total Operating Reserve Funds
Net Available Cash 12/31/2024	3,172,197	2,102,138	219,618	87,889	151,970	64,760	\$ 5,798,572	363,815	302,135	\$ 665,950
Dues Received	1,319,565	1,361,609		-	24,310		2,705,484	-	124,108	124,108
Storm Water Mitigation Plan Fee							-			-
Investment Income	17,744	13,143	502	135	367	88	31,979	832	735	1,568
Sale of Assets	1,200						1,200			-
Sale of Lots (Net Proceeds)				62,751			62,751			-
Mitigation Release							-			-
2025 Expenditures	(688,042)	(585,829)	(841)	-	-	-	(1,274,712)		(123,593)	(123,593)
Net Available Cash at 11/30/2025	3,825,064	2,891,061	219,279	150,775	176,647	64,848	\$ 7,327,674	364,647	303,385	\$ 668,032
1 Month Outlook										
Outlook - 2025 Dues (95% collections)	114,499	117,760			2,104		\$ 234,363			\$ -
Outlook - Prior Year Collections	1,658	1,705			30		3,393		3,274	3,274
CRRRF Loan Payments for year 2025	(27,753)						(27,753)			-
Obligated Expenses/Holdings	(1,191,377)	(1,005,636)	(219,279)			(64,848)	(2,481,140)		(13,785)	(13,785)
Net Usable Cash Balance 12/31/2025	2,722,090	2,004,890	-	150,775	178,782	-	\$ 5,056,537	364,647	292,874	\$ 657,521
Board Recommended Carryover Balance	(600,000)	(500,000)					\$ (1,100,000)			\$ -
Net Usable Cash 12/31/2025, After Recommendation	\$ 2,122,090	\$ 1,504,890	\$ -	\$ 150,775	\$ 178,782	\$ -	\$ 3,956,537	\$ 364,647	\$ 292,874	\$ 657,521
Net Current Year Cash Increase (Decrease)	(450,107)	(97,248)	(219,618)	62,887	26,812	(64,760)	\$ (742,034)	832	(9,261)	\$ (8,429)

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

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**Valley: Using quiet time to prepare for busy seasons**

Continued from 2

ship sales recorded from October-December 2025 and recharged them into 2026 revenue on Jan. 1.

- Completed several golf event contracts for 2026.
- Completed our fifth Winter Series event with 98 players in a rainstorm.
- Wrote promotional article for the Women's Four Ball event in May.
- Set up our marketing commercial campaign with Comcast.
- Conducted daily meetings with Turfcare Superintendent to discuss winter maintenance, course conditions, upcoming events, and projects.
- The golf course was re-rated for handicap purposes this Fall, requiring the revision and redesign of a new score card.

- Annual maintenance of golf cart fleet.

**Successes**

- Prepaid membership sales for 2026 exceeded 2025 by \$45K.
- December revenue exceeded 2024 revenue by \$6K.
- January is trending to a record revenue month.

**Planned Work**

- Aggressively contact previous outside tournament organizers to start rebooking events for the 2026 season.
- Promote and work with Avalon GC on the next two-day Winter Series event at the end of January.
- Coordinate our fifth Winter Series with Avalon GC at the end of the month.
- Develop Stay & Play packages to offer Sudden Valley vaca-

tion properties.

- Work with Darren on staffing plans for 2026 season.
- Finalize capital request for driving range equipment.

**Turf Care Activity Summary**

- Turfcare building renovation continues a slow but steady track.
- Irrigation sprinkler maintenance continues.
- Started building new #8 gold tee. Ready for sod install.
- Getting bids together for tree trimming on #14 tee and fairway areas.
- Started construction of sod nursery.
- Blackberry mowing well underway.
- Wind event debris cleanup continues.
- Lake Louise irrigation intake impeller pump repair quotes out to contractor.
- Putting capex memos together for replacement equipment 2026.

**Successes**

- Lake Louise new dam gate working well.
- Annual rental golf cart r/m well under way.

**Planned Work**

- Construct #13 Gold tee box.
- Fairway aerating and sand topdressing set to go for next few weeks.
- Continue blackberry mowing.
- Golf course ditches to be cleaned out.

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# CLASSIFIEDS

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

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

## VACANT LOTS WANTED!

I continually have buyers looking for quality vacant lots in Sudden Valley. Contact me for a market evaluation.



**Greg Paul**  
360-739-7354  
GregPaul@Remax.net

### FINANCIALS

Sudden Valley Community Association Balance Sheet November 30, 2025 and December 31, 2024			
	Unaudited** Nov 30, 2025	See Note** Dec 31, 2024	Inc / (Dec)
<b>OPERATIONS</b>			
<b>Current Assets</b>			
Operating Cash	\$ 346,179	\$ 579,484	\$ (233,305)
Building Completion Deposit Fund	818,900	749,910	68,990
Member Receivables - Operations*	-	53,456	(53,456)
Other Receivables	3,850	3,350	500
Prepaid Expenses	111,697	82,148	29,549
Operating Lease ROU Assets	23,595	29,554	(5,959)
Inventory	5,917	5,824	93
<b>Total Current Assets</b>	<b>1,310,138</b>	<b>1,508,726</b>	<b>(193,588)</b>
<b>Current Liabilities</b>			
Accounts Payable	(70,506)	(159,772)	89,266
Accrued Vacation Liability	(90,700)	(76,335)	(14,365)
Accrued Payroll	-	(115,575)	115,575
Prepaid Assessments	(161,014)	(241,080)	80,066
Building Completion Deposits	(818,900)	(749,910)	(68,990)
Other Refundable Deposits	(9,696)	(9,956)	260
Operating Lease Liability	(23,595)	(29,554)	5,959
Prepaid Golf Memberships	(33,207)	(112,307)	79,100
<b>Total Current Liabilities</b>	<b>(1,207,618)</b>	<b>(1,494,489)</b>	<b>286,871</b>
<b>Other Liabilities</b>			
Contingent PPP Loan Liability***	(357,700)	(357,700)	-
Deferred Library Lease Revenue	(28,667)	(48,900)	2,333
<b>Total Other Liabilities</b>	<b>(386,367)</b>	<b>(393,700)</b>	<b>7,333</b>
<b>Operating Reserve Funds</b>			
Emergency Operating Cash	364,647	363,815	832
Undesignated Reserves Cash	303,385	302,135	1,250
<b>Total Operating Reserve Funds</b>	<b>668,032</b>	<b>665,950</b>	<b>2,082</b>
<b>Net Operating Assets</b>	<b>\$ 384,185</b>	<b>\$ 281,487</b>	<b>\$ 102,698</b>
<b>CAPITAL</b>			
<b>Capital Current Assets</b>			
CRRRF (Capital Repair & Replacement) Cash Fund	8,825,064	3,172,297	5,652,767
Roads Reserve Cash Fund	2,891,061	2,102,138	788,923
Board Density Reduction Cash Fund	150,775	87,889	62,886
Mailbox Cash Fund	176,647	151,970	24,677
CRRRF Capital Reserve Holding Cash	219,279	219,618	(339)
Mitigation Assignment of Savings Cash	49,858	49,821	37
LWVSD Assignment of Savings Cash	14,950	14,939	11
Member Receivables - Capital**	-	13,625	(13,625)
<b>Total Capital Current Assets</b>	<b>7,327,674</b>	<b>5,812,197</b>	<b>1,515,477</b>
<b>Capital Fixed Assets</b>			
Fixed Assets	16,801,734	17,006,025	(204,291)
Finance ROU Assets	47,743	119,060	(71,319)
Lots Held for Sale	188,706	231,826	(43,120)
<b>Total Capital Assets</b>	<b>17,038,161</b>	<b>17,356,911</b>	<b>(318,750)</b>
<b>Long Term Liabilities</b>			
CRRRF Loan 2022	(1,289,263)	(1,539,073)	249,810
Finance Leases	(53,715)	(104,457)	50,742
<b>Total Long Term Liabilities</b>	<b>(1,342,978)</b>	<b>(1,643,530)</b>	<b>300,552</b>
<b>NET ASSETS</b>	<b>\$ 23,407,062</b>	<b>\$ 21,807,065</b>	<b>\$ 1,599,997</b>
<b>MEMBER EQUITY</b>			
<b>Member Equity</b>			
Current Year Net Income: Operations	84,000	(374,591)	458,591
Transfers Out from Operations to Capital	-	(145,600)	145,600
Current Year Net Income: Capital**	1,516,838	1,254,054	222,784
Transfers Into Capital from Operations	-	145,600	(145,600)
Retained Earnings**	4,858,301	5,232,892	(374,591)
Capital**	16,947,923	15,654,710	1,293,213
<b>TOTAL MEMBER EQUITY</b>	<b>\$ 23,407,062</b>	<b>\$ 21,807,065</b>	<b>\$ 1,599,997</b>

\* 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 November 30, 2025, and December 31, 2024, the balances of receivables written off were \$803,905 and \$699,426, respectively.

\*\* Beginning with the 2020 year end audited financial statements, Accounting Standards Codification (ASC) 606 requires issued audited financial statements to reclassify unearned 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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Sudden Valley Community Association Income Statement Summary							
UNAUDITED	Current Month - November 2025		Year to Date - 11 Months Ending 11/30/2025				
	Operations & Operating Reserves	Operations Better / (Worse) Budget	Capital Reserves**	Operations & Operating Reserves	Operations Better / (Worse) Budget	Coll %	Capital Reserves**
<b>REVENUE</b>							
Current Year Dues & Assessments Income							
Dues & Assessments Income	238,308	-	246,758	2,622,130	-	-	2,715,902
Bad Debt Reserve	(14,416)	-	3,883	(61,887)	-	-	(30,736)
Net Current Year Assessment Income	223,892	(2,215)	250,641	2,560,243	73,068	97.6%	2,685,166
Bad Debt Recoveries - Prior Years							
Golf Income	41,506	2,271	-	1,379,209	(18,164)	-	43,773
Marina Income	300	300	-	237,129	6,828	-	-
Rec. Center & Pools Income	1,158	765	-	41,561	9,741	-	-
Legal & Collections Income	-	-	-	-	-	-	-
Other Income	5,347	2,038	-	152,089	43,192	-	-
Rental Income - Other	2,409	1,498	-	16,889	5,464	-	-
Area 2 Rental Income	746	669	-	26,764	2,766	-	-
Lease Income	5,832	948	-	63,547	10,430	-	-
New Home Construction Fees	3,400	(4,580)	-	115,600	28,890	-	-
Capital Gain (Loss) on Sale of Assets	-	-	-	-	-	-	1,200
Capital Gain (Loss) on Sale of Lots	-	-	2,172	-	-	-	26,880
Investment Income	454	(130)	2,807	6,288	(125)	-	31,979
<b>Total Revenue</b>	<b>285,044</b>	<b>1,564</b>	<b>257,828</b>	<b>4,599,319</b>	<b>162,090</b>	-	<b>2,788,998</b>
<b>EXPENSES</b>							
Salaries & Benefits	192,764	(93)	-	2,294,816	70,929	-	-
Contracted & Professional Services	25,534	(5,999)	-	299,882	(109,701)	-	-
CC&Bs/ Mandates	45,933	(31)	-	514,400	(76,781)	-	-
Maintenance & Landscaping	17,305	(197)	-	456,243	3,151	-	-
Utilities	8,320	5,514	-	209,195	5,052	-	-
Administrative	8,586	2,635	-	180,274	(9,151)	-	-
Regulatory Compliance	17,960	(12,541)	-	275,708	(60,588)	-	-
Insurance Premiums	19,240	(1,717)	-	199,972	(7,336)	-	-
Other Expenses	-	416	-	418	4,165	-	-
Depreciation Expense	-	-	108,710	-	-	-	1,195,810
Closing Costs - Lot Sales	-	-	2,711	-	-	-	7,249
Interest expense	-	-	4,577	-	-	-	55,476
<b>Total Expenses</b>	<b>335,042</b>	<b>(11,613)</b>	<b>115,998</b>	<b>4,430,908</b>	<b>(180,260)</b>	-	<b>1,258,535</b>
<b>Net Income (Loss)</b>	<b>(50,598)</b>	<b>(10,049)</b>	<b>141,830</b>	<b>168,411</b>	<b>(18,170)</b>	-	<b>1,530,463</b>
<b>Net UDR Activity for Operations</b>							
GM Recruiting Expense	-	-	-	-	(3,271)	-	-
Legal Expenses - Past Due Account Collections	-	-	-	-	(9,984)	-	-
Hazardous Tree Removal	-	-	-	-	(100,000)	-	-
<b>Net Income (Loss) with Board Approved UDR</b>	<b>(50,598)</b>	<b>(10,049)</b>	<b>141,830</b>	<b>55,156</b>	<b>(18,170)</b>	-	<b>1,530,463</b>
<b>Other Activity</b>							
Net Other UDR Activity*	(161)	-	-	89,331	-	-	-
AR Accrual - Prior Year Reversal	-	-	-	(53,456)	-	-	(13,625)
AR Accrual - Current Year	-	-	-	-	-	-	-
Lease Income- Library Prepaid Recognized	667	-	-	7,333	-	-	-
Vacation Liability Accrual	(3,592)	-	-	(14,365)	-	-	-
<b>Total Other Activity</b>	<b>(3,086)</b>	<b>-</b>	<b>-</b>	<b>28,843</b>	<b>-</b>	<b>-</b>	<b>(13,625)</b>
<b>Grand Total Activity</b>	<b>(53,684)</b>	<b>(10,049)</b>	<b>141,830</b>	<b>84,000</b>	<b>(18,170)</b>	-	<b>1,516,838</b>

\*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.

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For more information, visit [suddenvalley.com/rentals](http://suddenvalley.com/rentals)

# 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.

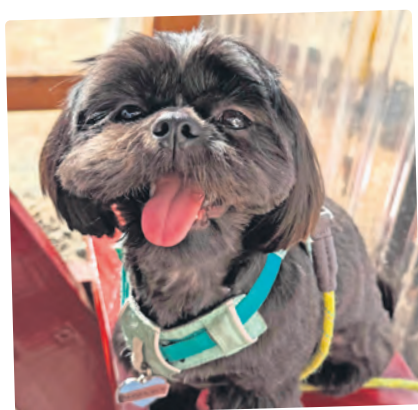
**Social Media: Facebook & YouTube**  
 Find the Sudden Valley Community Association on YouTube, where SVCA meetings of the Board of Directors and Committees are regularly posted, and Facebook for weekly announcements.

**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.

## SUDDEN VALLEY Pet of the MONTH



Hercules

This month's Pet of the Month is Hercules, submitted by Dani N. "This is Hercules the rescue Shih Tzu. He turned 1 year old on September 2nd, 2025. We just moved to Sudden Valley in July and he has already made so many doggy friends on our walks. He is loving all the trails and lake access."

**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](mailto:office@suddenvalley.com)

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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
- LWWSL - 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
- WCOS - 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

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**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**



NEW LISTING

**8 Valley Crest Way** Up-sloping vacant lot near Gate 3 in SV. Close to bus service + community amenities in scenic golf course & lakeside neighborhood. Public utilities including water, sewer, electricity, cable, and phone available. Ideal for two/three-story home, privacy and natural beauty in serene community. **\$38,900**

**10 Valley Crest Way** Up-sloping vacant lot near Gate 3 in SV. Close to bus service + community amenities in scenic golf course & lakeside neighborhood. Public utilities including water, sewer, electricity, cable, and phone available. Ideal for two/three-story home, privacy and natural beauty in serene community. **\$43,900**