

GM Report – April 2024

Weather Impacts

In April, Sudden Valley experienced the traditional Spring mix of bright sun and cool rain. The emphasis was definitely on rain: since the beginning of the year, Sudden Valley has received 26.10" of rain, compared to 18.45" last year, an increase of 7.65" or 41%! This is more than just anecdotal information; the weather has a significant impact on SVCA operations throughout the entire year. One example of this is the February storms that created a huge increase in the amount of debris being collected as part of Firewise. More debris means more staff time being spent collecting and chipping, which increases the cost of this important annual activity. You can also see weather impacts on the operational budget from the higher than usual Spring rains, which have caused golf revenue to lag behind last year's performance. While we are currently slightly ahead of budget overall for the year, we will need to keep a close watch on both revenue and expense.

Architectural Control Changes

Based on new construction submissions, SVCA will be at least as busy as last year in terms of building activity. Because of our location in the Lake Whatcom watershed, large-scale excavation can only take place between June 1 and September 30, so most projects start at that time. As you know, the ACC has proposed revisions to the AC Policies and new fees and fines were recently approved by the Board. A meeting with builders has been scheduled for Tuesday, May 21st to review what's new, share information on how to work efficiently with staff, and answer builders' questions. An annual meeting used to be a standard practice, but a meeting hasn't been held for several years. We are hopeful that by meeting with builders in advance of the busy season, we will improve our working relationships and have fewer issues. The meeting will be held in the Dance barn between 6 and 8 pm. People can participate by attending in person or via Zoom. A recording of the meeting will be posted to the SVCA YouTube channel for reference.

Marina Renewals

The deadline to renew rental contracts for the Marina is tomorrow, Friday, May 10th. Beginning Monday, 5/13, we will begin offering open slips to members on the waiting list. At mid-day on Thursday, 85% of wet slips and 60% of dry slips had been renewed. There are 6 confirmed wet slip terminations. Our goal is to have all slips rented by the end of May. Kayak rack renewals also have a 5/10 deadline; just over half of these have been renewed. We expect that the Welcome Center will be very busy with renewals on Friday, so if you are planning to visit for another reason it may be better to wait until next week.

Volunteer Program

The second Sudden Valley Volunteer event is scheduled for May 17th. This event will include picking up trash and other debris at the Gate 1 mailboxes and at the Marina parking lot. Members can sign up online at <https://suddenvalley.com/residents-resources/volunteer/>, or by calling the Welcome Center at 360-734-6430. More than 30 volunteers have signed up for the program so far, and each event generates additional signups. The June event is being planned now and will be focused on lily pad clean up in Lake Louise. We are also looking for volunteers to help with the Valley Fair event scheduled for July 13th.

Capital Projects Update

Marina Boat Launch Dock

Construction is complete and the boat launch dock is now open.

Area Z Maintenance Shop

Construction began in January and is on track to be completed in June/July.

Tennis Court Resurfacing

On March 14th, the Board approved a contract with Stremler Gravel to complete this work. The contract has been executed and work is expected to begin in June and be completed in September.

Golf Austin Creek Repair

On April 25th, the Board voted to place this project into a monitoring status. The funds will stay in the budget but will only be used if there is evidence that the erosion is worsening.

Barn 8 Siding

Additional information on this project is being evaluated. Information will be brought to the Board in May.

Turf Care Cart Paths

Project was awarded to Asphalt Northwest by the Board on April 11th. The Whatcom County permit was obtained on May 6th. Construction is scheduled to be completed by mid-June, weather permitting.

Turf Care HVAC Repairs

The new equipment has been installed and this project is complete.

Turf Care Building Design & Permitting

Design is scheduled to start the end of May and is anticipated to be completed end of June when permits will be submitted. Construction is planned for winter of 2025.

Rekey Facilities

Installation of the new locks started the week of April 8th and this project is nearing completion.

2024 Road & Drainage Design

The Board awarded the contract to Granite Construction on April 25th. Proposed amendments to the contract will be brought to the board on May 9th for approval. Work is tentatively scheduled to begin the end of May. Deer Run Lane will be resurfaced with new asphalt first, and then culvert replacements will begin. Culvert replacements are expected to be completed sometime in September.

Cold Spring Drainage Repairs

Design is complete and waiting for WDFW's permit to be issued. Construction is planned to be completed this summer. The project is packaged with the 2024 Road and Drainage project and will be completed by Granite Construction.

Adult Center HVAC & Tankless Hot Water Heater Replacement

On April 25th, the Board approved contract award to Lynden Sheet Metal. The contract has been executed and work is expected to take place in May/June.

Department Reports

Administration

Activity Summary

- Held SVCA Volunteer event to clean up the Lake Louise trail.
- Began organizing 2024 Valley Fair.
- Supported meetings for Architectural Control, Finance, Nominations & Elections, and Document Review Committees
- Actively working with Marina patrons to renew 2024 rental agreements

Successes

- Strong response from food and craft vendors to announcement of the 2024 Valley Fair date.

Planned Work

- Continue work on Marina rental renewals.
- Finalize programs and hiring for 2024 pool season.
- Next volunteer cleanup event will be held May 17th.

Accounting

Activity Summary

- Completed routine work to maintain monthly financial schedule; February financials completed.
- Began preparation for the 2023 Financial Audit.
- Began updates to 2025 Reserve Study.
- Kicked off internal budgeting process with department managers.

Successes

- Getting an early start on the annual Reserve Study updates.

Planned Work

- Close out 2023 capital projects.
- Continue work on 2023 Financial Audit.
- Continue work on annual Reserve Study.

Maintenance

Activity Summary

- Installed wood chip boxes on OP-20 & OP-21.
- Completed Firewise preparation and began neighborhood pickups.
- Conducted mowing operations in SVCA Parks and Rec Areas.
- Removing a picnic table from the lake at the Marina.
- Replaced light fixture at the community center.
- Installed new tiles at the main pool.
- Removed graffiti from several street signs.
- Graded the marina gravel area.
- Installed a roadside mower on a tractor.
- Repaired broken trim on SP-5.

Successes

- A flatbed was installed on the chassis of the new maintenance truck, and the truck is onsite.
- Rekey project is underway.

Planned Work

- Firewise – continue neighborhood pickups and chipping of debris

- Remove pool covers and start preparing pools for Spring opening.
- Repair slide at Huckleberry Park (parts on order).
- Clean Clubhouse parking area.
- Clean Welcome Center deck and furniture.
- Routine mowing of parks and gate entrances.
- Road shoulder mowing.

Recreation

Activity Summary

- Interviewed lifeguard applicants.
- Confirmed agreement with YMCA for Swimming Classes.
- The first floor storage room has been cleaned out & reorganized.
- The Chief of Staff & Assistant Manager of Parks & Recreation attended the Whatcom Pool & Spa Operator Conference sponsored by Whatcom County Health Department.
- Served 300 people at the CTK Sunday Easter Egg hunt. Handed out free Hot Chocolate, Coffee, & Apple Cider.
- Completed an inventory of all pool furniture & lifeguard equipment.

Successes

- Planning for the 2024 Pool Season is going well!

Planned Work

- Hiring 2024 Lifeguards and Front Desk staff.

Golf

Activity Summary

- Prepared for Masters Par 3 Tournament with 72 players participating.
- Conducted interviews and issued offer letters for seasonal staff recruitment.
- Moved and set up a new office space.
- Sent out a newsletter to membership, highlighting upcoming season details and introducing new head professional, Darren Chapman.
- Coordinated with Turfcare Superintendent to address course-related issues and updates.
- Successfully organized Members Opening Day event, with 64 players participating.

Successes

- Great Opening Day event.

Planned Work

- Prepare for the Men's and Ladies Opening Day events.
- Begin onsite training with new Head Pro Darren Chapman May 1st.
- Continue to train staff as we approach the busier season.

Turf Care

Activity Summary

- Continued turfcare equipment repair and maintenance as per schedule.
- Conducted aerating on troubled greens and overseeding/fertilizing.
- Addressed a 4" irrigation mainline valve break and repaired it.
- Installed sod on forward "Gold Tee" boxes.
- Coordinated with Golf Director to update on course conditions and discuss long-term strategies, especially

with temporary greens in play.

- Overseeded closed putting greens (9-12-13-14-15), now showing germination and gradual growth.
- Fully charged the irrigation system and the library community garden watering system for the season.
- Commissioned an arborist report for a hazard tree at #13 and initiated the process for a tree removal permit.

Successes

- Feeling optimistic about the germination showing on closed greens.

Planned Work

- Turf equipment seasonal repair and maintenance ongoing.
- Work on Clubhouse landscaping is well under way with new plant material installed.
- Mowing all areas of the golf course on a steady schedule well underway now.
- Continue with mulch work at clubhouse landscape areas as time and labor permits.