

General Manager's Report, July 2024

Sudden Valley experienced the first summer heat wave in July and the pool reached capacity on the hottest days. Residents have been enjoying the marina, beaches, parks, and trails in larger numbers than last year. Staff has settled into the summer routine and all programs are moving forward successfully.

Valley Fair

Staff in the Administration, Recreation, and Maintenance departments were focused on preparations for the annual Valley Fair during the first two weeks of July. Held from 10 to 3 on July 13th, this year's event was well attended, but did not attract as many participants as last year. This could have been due to other competing events taking place on that weekend. A new layout was used for the various activities which many attendees commented on positively. The new layout was more compact, which made it easier for staff to support all activities. This year, the fair included: live music, food trucks, beer garden, field games, craft & vintage vendors. Vendors again reported that while they saw fewer people at Valley Fair than at other Bellingham events, a very large percentage of SVCA attendees made purchases, making this a desirable event for vendors. Total expenses for the fair were \$5,073.14. Of that, \$2,049.40 was spent on equipment which can be re-used for other events. SVCA took in \$ 2,185.50 in revenue related to the fair, offsetting the costs.

Golf Enterprise

While the other departments worked on the fair, Golf and Turf were focused on keeping up with the busiest part of the golf season. Despite winter damage to the greens, much less favorable Spring weather, intermittent issues with the irrigation system, and the need to frequently repair aging equipment, golf is on track to equal or exceed 2024's record revenue. This is great news for the Association and even more impressive when you consider that this is Kevin LeDuc's first season as Golf Director, and Darren Chapman's first season as Head Pro.

New Construction

This year, 24 new construction projects and 3 significant additions have been approved by the Architectural Control Committee (ACC), which is more than we've had for the last two years. Given that there are more active projects this year, it is very encouraging that Administration has received fewer complaints overall about construction issues. But while it's good that fewer members are affected, it is still true that having new construction in your neighborhood can be very disruptive. I would like to remind the community that every Association platted lot is deemed buildable. Some of the lots being built on now are more challenging sites than those that were developed previously, but all lots are buildable. Further, SVCA is not currently selling lots. The lots being built on were acquired through private sales. To help reduce the disruption of new construction, the Board of Directors (BOD) approved increased fines for builder violations earlier this year, and the ACC is proposing changes to SVCA policies that would shorten allowed construction hours next year.

Capital Projects Update

Active Projects

Area Z Maintenance Shop

Construction began in January and is on track to be completed in August. Delay due to PSE.

Tennis Court Resurfacing

Work is expected to begin in June and be completed in September.

Turf Care Building Design & Permitting

Design is underway and is now expected to be complete at the end of August. Construction is planned for winter of 2025. Delay due to design change (size of room) and consultant's schedule.

Adult Center HVAC & Tankless Hot Water Heater Replacement

Work is expected to take place in September.

Clubhouse HVAC Design & Permitting

Design is being finalized, and is expected to be complete in August. An engineer's estimate has also been requested. Once this is received, it will come to the Board for funding approval before submitting for permits or going to bid. This is expected to take place in September.

Clubhouse & Adult Center Painting

Work is in progress, should be completed in August.

Fence Replacement: RV Storage, Adult Center, Turf Care Building

Work is scheduled to begin in September

2024 Road & Drainage Project

Work began on May 29th and is expected to continue through September. Residents should expect minor delays as construction proceeds. Delay due to permit on Cold Spring project and contractor availability for additive alternate work. The contractor will still finish within contract requirements.

Cold Spring Drainage Repairs

Design and permitting is complete. Work is planned to be completed in September.

Bridge Design & Permitting

Design is underway, and is expected to be completed in October.

Projects On Hold

Barn 8 Siding

This project is on hold until a structural report is completed.

Completed Projects

Marina Boat Launch Dock

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

Turf Care Cart Paths

This is a three-year project. All the construction planned for this year is complete.

Turf Care HVAC Repairs

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

Rekey Facilities

All locks have been replaced and this project is now complete.

Administration

Activity Summary

- Organized and supported the 2024 Valley Fair.
- Worked with N&E Committee to prepare for the 2024 election, preparing communications and revising materials.
- Supported meetings for Architectural Control, Finance, and Nominations & Elections Committees.
- Supported budget and presentation development.
- Continuing to support a very high volume of new construction submissions.

Successes

- Participated in a successful Valley Fair!

Planned Work

- Organize additional volunteer events.
- Plan for the August 17th Town Hall Meeting.

Accounting

Activity Summary

- Completed routine work to maintain monthly financial schedule; May financials completed.
- Finalized and presented the proposed 2025 Capital and Operating Budgets.
- Continued work on the 2023 Financial Audit.
- Continued work on the 2025 Reserve Study.

Successes

- SVCA's year-to-date collection rate is 97.4%, which is an improvement over last year.

Planned Work

- Continue work on 2023 Financial Audit.
- Continue work on annual Reserve Study.

Maintenance

Activity Summary

- Repaired fence and gate at main pool.
- Replaced pump at Main Pool.
- Cleared vegetation around Rec Center.
- Cleared vegetation around Lake Louise Trail.
- Cleaned Rotunda Area and installed new post.
- Replaced brakes on SP-6 and serviced SP-5.
- Repaired boards in sauna and pool handrail.
- Installed door stops and repaired drywall in Multi-Purpose Room A.
- Replaced flail blades and clutch on mowers.
- Installed permanent parking signs at the Marina.
- Set up and cleaned up for Valley Fair.

Successes

- Seasonal custodian onboarded and working.

Planned Work

- Routine mowing of parks and gate entrances.
- Hazard tree removals that can be completed by SVCA staff.
- Clean storm water catch-basins with Vac- Trailer.
- Replace substandard catch basin at Sudden Valley Dr and Indian Ridge Ct.
- Evaluate building garbage can containers with internal staff.
- Paint parking spaces at the Marina.
- Painting of stop bars.
- Repair door latch on UTV.
- Install two more no parking signs at the Marina.

Recreation

Activity Summary

- Lifeguards participated in a training & fitness check session with Aquatic Instruction.
- Revised Rec Staff opening & closing task list.
- Rec Staff helped with the Valley Fair.
- New uniforms implemented for Rec staff.

Successes

- Received multiple compliments recently from patrons about the professionalism of our lifeguard staff.
- Promoted two lifeguards to lead lifeguards.

Planned Work

- Hold second summer skills training session for lifeguards on 8/9.
- Begin promoting Fall Soccer Pick-Up Sessions.

Golf

Activity Summary

- Completed a very successful Ladies Invitational.
- Submitted rounds and revenue reports to accounting for the golf audit.
- Working with the organizer and preparing for the BIAWC golf tournament– 148 players.
- Completed the Mid-Summer Best Ball tournament.

Successes

- Ladies Invitational was great!

Planned Work

- Run a successful BIAWC event.
- Promote the Bucks and Does.
- Plan several group outings scheduled for the rest of the month.

Turf Care

Activity Summary

- Regular daily course conditioning and scheduled Turfcare equipment maintenance are ongoing.
- Topping up sand traps with fresh bunker sand.
- Weeding and edging sand traps.
- Replacing permanent yardage markers in the fairways.
- Repainting yardages on cart paths.
- Hazardous tree removed from the #7 hole.
- Replaced worn turf areas on the #14 and #17 Gold tee boxes.

Planned Work

- Turf equipment preventative maintenance is ongoing.
- Sand Trap topping up will be wrapped up.
- Cart path repairs to be completed soon.
- Start #2 bridge remedial work.