

General Manager Report – June 2026

Sudden Valley enjoyed sunshine and warm temperatures for most of the month. The good weather encouraged residents to take advantage of the pools and parks – it truly felt like Summer! Several departments wrapped up seasonal program initiatives just in time to start work on the operational and capital budgets for 2027.

Operational Highlights

Rental Registration Program Implementation

As I reported at the board meeting held June 25th, good progress has been made on the rental registration program. As of Wednesday, July 8th:

Summary of Registration Results	
Original List of Potential Rentals	613
Owner reported the property is NOT a rental	403
Properties whose owners have not responded	7
Properties identified as a rental (204 from original list PLUS 19 additional properties)	222

Registration Status	
Identified Rental Properties	222
Have not returned any paperwork (Includes 8 properties that were identified as rentals by searching Airbnb.com and VRBO.com)	46
Incomplete paperwork	21
Complete	155

2026 Swim Programs

The Bellingham YMCA is once again offering swim lessons and water aerobics at Sudden Valley's Main Pool. This year, 45 students have registered for swimming lessons, and 17 people have signed up to participate in water aerobics. There are current openings in both programs. To register, visit the YMCA online at <https://www.whatcomymca.org/>.

2026 Community Survey Presentation

A presentation of results from the 2026 Community Survey will be held on Thursday, July 30th, at 6:30 PM. The presentation will take place in the Dance Barn, but residents may also participate via Zoom, or simply watch the program on YouTube. We encourage the community to come out and participate. The presentation will include time for questions, and the results will be posted online after the presentation.

2026 Capital Projects Status - Updated June 26, 2026

CRRRF Projects	Approved Budget	Status
<u>Facilities:</u>		
Austin Creek Bank Repair	\$ 34,585	In Progress
Turfcare Building Remodel	\$ 125,446	Complete
Clubhouse HVAC	\$ 214,114	Complete
Golf Bridge Repair - #1 & #4	\$ 59,056	Complete
Marina Tennis Court Refurbishment	\$ 385,460	In Progress
Marina Security Upgrade	\$ 19,318	Complete
Marina Signage (from 2025)	\$ 15,000	In Progress
Directional Signage (from 2025)	\$ 20,000	In Progress
Off-Leash Dog Park Fence	\$ 70,067	In Progress
Marina Playground Design & Permitting	\$ 24,376	In Progress
Barn 6 Design & Permitting	\$ 253,924	In Progress
Clubhouse Renovations	\$ 23,697	In Progress
<u>Equipment:</u>		
Turfcare Tractor Replacement	\$ 48,048	Complete
Turfcare Equipment Replacement	\$ 232,506	In Progress
Driving Range Equipment Replacement	\$ 22,378	Complete
Fitness Center Equipment Replacement	\$ 125,000	In Progress
Security Vehicles Replacement	\$ 60,000	Complete
Total Budgeted	\$ 1,732,975	

Roads Projects	Approved Budget	Status
Design/Permits for 2026 Projects	\$ 41,888	In Progress
Area Z Access Bridge/Culvert #4 Replacement	\$ 1,219,468	In Progress
On Call Engineering	\$ 44,995	In Progress
Fast Response - Roads & Drainage	\$ 95,613	In Progress
Ditches, Culverts, & Swales (CVC)	\$ 135,546	In Progress
Potholes & Minor Road Repairs	\$ 39,370	In Progress
Bridge Inspections	\$ 6,976	Complete
2026 Road Repairs	\$ 428,714	In Progress
Culverts 22 & 24 Design & Permitting	\$ 167,497	In Progress
Total Budgeted	\$ 2,180,067	

Capital Projects in Progress

Austin Creek Bank Repair

Design is underway and we are waiting for feedback from Whatcom County before finalizing design and submitting permit applications.

Clubhouse HVAC

Work was completed in June as expected.

Marina Tennis Court Refurbishment

Design is complete, and a permit application was submitted. The project was put out to bid and a contract was awarded to WRS. The timing of this project is dependent on when the permit is issued.

Marina and Directional Signage

Work on these two projects will not be finished until after Marina Community Park improvements are completed in 2027.

Off-Leash Dog Park Fence

Design is complete and a permit application was submitted. A contract was awarded and work will be completed once a permit is issued.

Marina Playground Design & Permitting

Design began in May, and permit applications will be submitted this summer. Construction is anticipated in the Summer of 2027.

Barn 6 Design & Permitting

Design is underway. The Geotech scope and survey/utility potholing are complete. Design is expected to be completed in July or August.

Clubhouse Renovations

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

Turfcare Replacement Equipment

The equipment has been ordered and is expected to arrive this summer.

Fitness Center Equipment Replacement

The equipment has been ordered and is expected to be installed in August.

2026 Road Repairs

Work began in June and is expected to be complete in early August.

Area Z Access Bridge/Culvert #4 Replacement

Permits have been approved by the county. We issued a bid request for the Area Z bridge installation and hope to complete that work this summer. The bridge replacement at culvert #4 will be delayed until the summer of 2027.

Culverts 22 & 24 - Design & Permitting

Design is expected to be finished in July and permit applications will be submitted after that. Construction is planned for summer 2027 and 2028.

Department Reports

Administration

Activity Summary

- Continued work on the annual inventory and 2027 capital budgeting process.
- Began work on 2027 operational budget.
- Worked with new Security partner, RSU, to update post orders, process documentation, and to clarify parking signage and facility open hours.
- Finalizing rental registration process, working with the final few properties to complete registration.
- Prepared summary report of the outcome of the rental registration process.
- Extended Community Survey response period by one week; finalized data and sent it to Catapult Insights.
- Worked with Catapult Insights to develop weighting and analytics plan for the Community Survey.
- Began interviews to fill open Member Services position.
- Began hiring process to fill Maintenance Department openings

Successes

- There were 1,135 responses to the Community Survey!
- 222 rental properties were identified and more than half have completed the registration process.

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

- Firewise program was successfully completed.
- Repaired ADA door locking mechanism at the Clubhouse.
- Replaced shower heads in Women's locker room at the Rec Center.
- Installed mulch at small dog park.
- Removed tree over Honeycomb Lane.
- Repaired door at West wet slip at Marina.
- Repaired potholes at Marina.
- Continued roadside mowing program.
- Stayed on schedule with routine mowing of parks and green spaces.
- Completed asset inventory for maintenance and facilities.
- Reversed blades on woodchipper.
- Repaired service to outdoor lighting at Clubhouse parking lot.
- Serviced OP- 28 and installed new rearview mirror on OP-22.
- Cleaned Clubhouse entryways and parking lot.
- Repaired main entrance door to Clubhouse.
- Welded new skid plate on roadside flail mower.
- Decommissioned SP-6 for trade in.
- Secured window at Adult Center.
- Two new Security vehicles were purchased and outfitted for use.
- Gazebo refurbishment project is in progress.
- Roadside mowing is complete in Gates 3,5,9,13, & 28.
- Repaired toilet in Women's room at AM/PM Park.
- Replaced condensation line on HVAC system at Clubhouse.
- Repaired door latch at Adult Center.
- Improved signage at AM/PM Park.
- Cleaned up vandalism in Marina bathrooms.
- Serviced Zero Turn.
- Removed water tank from OP-24.
- Summer street sweeping is complete.
- Cleaned up Adult Pool mechanical room.
- Installed new stop sign at Ridge Crest and Sudden Valley Drive.
- Re-painted parking spaces at AM/PM Park.
- Repaired garage door at Turfcare.
- Repaired damaged switch to fuel pump at Clubhouse.

Successes

- HVAC project is completed at Clubhouse.
- Firewise program is complete.
- A seasonal custodian will be starting work next week.

Planned Work

- Assist with summer road projects.
- Replace handicap parking sign at Dance Barn.
- Gravel restoration of parking areas and keyways.
- Temporary boundary line at Marina dog park.
- Continue Rec Center gazebo refurbishment.

- Continue roadside mowing in Gate 2.
- Repair outdoor shower at Adult Center.

Golf

Activity Summary

- Prepared all promotional materials for the Men's Invitational.
- Completed a new outside event- Snip Snip Hooray with 76 players.
- Completed the Triple 6 event and several smaller outside events.
- Summer Social event series are underway.
- Created several new flyers for upcoming events and scheduled email marketing campaigns.
- Worked on 10-year capital plan.
- Final preparation for the Junior Camp June 29-July 2.
- Completed the Men's 18 Stroke Play and Jean Georg Cup.
- Hosted the PGA Junior League Event.
- Completed the Veteran's Golf Association Event.
- Father's Day weekend was extremely busy.

Successes

- May revenue was a record revenue month – 22% over previous best May.
- June revenue is tracking on par to 2025 and budget.

Planned Work

- Meet with two of our biggest outside events – BIAWC and Aslan.
- Prepare for several club and outside events.
- Run a successful Junior Camp.
- Welcome and train new 1st assistant.

Turfcare

Activity Summary

- Line trimming throughout the course.
- Clubhouse gardens clean up and re-mulch.
- Sod repairs to 17 green underway.
- New forward tee boxes will be opened for play Monday June 15.
- Work at Welcome Center Demonstration Garden; clean up complete.
- Replaced rear main seal on John Deere Pro-gator.
- Repairs to Verti-cutting reels underway.
- Hired one seasonal and one full time employee.
- Continue working on 10-year capital plan.
- Worked on annual inventory.
- General golf course conditioning carries on.

Successes

- Course conditioning continues at a scheduled pace.
- Fairway fertilizer application complete.
- Year to date expenses are within budget.

Planned Work

- Continue course conditioning.
- Tree care.
- Continue course conditioning.
- Light sand topdressing when weather cools.
- Fertilize grass patch at rec area and begin scheduled watering.

Recreation

Activity Summary

- Lifeguard In-Service Training on 6/10/2026.
- Party at a Park on June 3rd.
- Demo Garden Event on June 4th.
- SVCA Views contributions.
- Continued Valley Fair planning.
- Created & posted Pool Closure Guidelines on the SVCA website.
- Filled last remaining open kayak rack spots.
- Created trivia set for 6/26 trivia night.
- Worked with new security company to update Community Center building safety procedures.

Successes

- New Fitness Machines Approved! Set to arrive in August.
- Staff team working well together.

Planned Work

- Valley Fair.
- June 26th Trivia Night.