

GM Report – May 2024

Cool, Wet Weather Continues

Low temperatures and frequent rain continued throughout May, but golf still managed to exceed last year's revenue for the month. This is a real achievement and speaks to both the commitment of our new staff and the continued popularity of golf. For those who are interested, at this point in 2023, 19.28" of rain had fallen. This year, 30.56" have fallen, or a 58% increase over last year.

Burn Ban

Despite getting much more rain than usual this spring, the Whatcom County Fire Marshall has declared a Stage 1 burn ban to begin on July 1 at 8am. SVCA Rules & Regulations require that the Association implement a burn ban when the county chooses to do so.

It is important to know that when a burn ban is in effect, no outdoor fires except properly enclosed cooking fires using gas or charcoal as fuel will be permitted. All other outdoor fires (open flame, including recreational fires) are prohibited for the duration of the burn ban. Sudden Valley's rules are more restrictive than those of the County. Even though recreational fires are still allowed by the county, SVCA rules are clear that no recreational fires with open flames will be allowed. Violation of the burn ban can result in a fine of \$250. The fine increases to \$500 if there is a subsequent violation.

As we get closer to July 1st, this information will be posted to the website and will be included in the weekly eBlast. Gate signs will also be in place to make people aware of the ban.

Insurance Costs

Most of SVCA's insurance policies renew on June 1st each year. For the term of June 1, 2023, through May 31, 2024, the cost of insurance was \$152,587. This year, the cost of insurance rose significantly; for the period June 1, 2024, through May 31, 2025, SVCA's premium will be \$183,606, an increase of \$31,019 or 20%. We have heard from other HOAs that their insurance costs also increased substantially, and our insurance broker, HUB International, confirmed that this has been their experience overall. Two additional policies will renew later this year: the Golf Course Pollution policy renews on August 1st, and the Directors & Officers Liability policy renews on November 1st.

Pool Rules

The pool opened quietly on Saturday, May 25th, due to cool and rainy weather. On the days when the sun shines, however, the pool has been busy. SVCA has hired and trained a strong set of lifeguards for the season. Many are returning for their second or even their third season as guards. It is very important for the community to support the lifeguard staff by following their direction while at the pool. We have implemented a two-strike policy: if someone violates a rule, they will be warned. If it happens a second time, they will be asked to leave. If they refuse to leave when asked, Security will be called. This policy is necessary to ensure safe operation of the pool.

SVCA Capital Projects

Active Projects

Area Z Maintenance Shop

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

Tennis Court Resurfacing

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

Turf Care Cart Paths

- Construction is scheduled for mid-June, weather permitting.

Turf Care Building Design & Permitting

- Design is underway and is expected to be complete at the end of June. Construction is planned for winter of 2025.

2024 Road & Drainage Project

- Work began on May 29th and is expected to continue through August. Residents should expect minor delays as construction proceeds.

Cold Spring Drainage Repairs

- Design is complete and waiting for WDFW's permit to be issued. Construction is planned to be completed this summer.

Adult Center HVAC & Tankless Hot Water Heater Replacement

- Work is expected to take place in May/June.

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 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

- Worked with SVCA volunteer to plan large-scale water lily removal event for late June.
- Finalized Marina rental renewals and began outreach to individuals on the waiting list to fill the wet and dry slips that became available.
- Continued work to organize 2024 Valley Fair.
- Supported meetings for Architectural Control, Finance, Nominations & Elections, and Document Review Committees

Successes

- Marina renewals were completed on schedule

Planned Work

- Support swim lesson enrollment.
- Support swim pass purchases.
- Organize additional volunteer trail clearing events.

Accounting

Activity Summary

- Completed routine work to maintain monthly financial schedule; March financials completed.
- Began the 2023 Financial Audit.
- Continued work on the 2025 Reserve Study.
- Began work on the 2024 capital budget.
- Supported managers on preparing operational department budgets.

Successes

- SVCA is on budget through March!

Planned Work

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

Maintenance

Activity Summary

- Firewise completed.
- Mowed SVCA Parks and Rec Areas.
- Trimmed Gate 3 exit vegetation to improve visibility.
- Cleaned both pools in preparation for opening.
- Installed new signage on Thunder Peak Way.
- Opened AM/PM restrooms for the season.
- Opened Southern Court for the summer season.
- Replaced water fountain at Rec Center.
- Cleared fallen tree from Sudden Valley Dr.
- Removed picnic table from lake at the Marina.
- Repaired Area Z RV fence.
- Replaced speed limit sign at Gate 9 entrance.

Successes

- Re-key project is nearly complete.
- Firewise completed on schedule.

Planned Work

- Repair slide at Huckleberry Park.
- Routine mowing of parks and gate entrances.
- Road shoulder mowing.

Recreation

Activity Summary

- Eleven staff members successfully completed a 20-hour lifeguard certification training May 17th-19th at the main pool.
- Pool furniture moved to the pool deck & pool areas pressure washed.
- Pools vacuumed.
- Additional front desk staff hired and onboarded for the summer season.

Successes

- All lifeguards are certified ahead of pool opening.

Planned Work

- Plan in-season follow up lifeguard trainings.
- Begin organizing community adult soccer programs.

Golf

Activity Summary

- Held successful Men's Opening Day and the Sudden Valley Cup.
- Continued onboarding new Head Pro, Darren Chapman.
- Interviewed, hired, and trained new seasonal staff.
- Prepared for Ladies Opening Day and US Kids Tournament.
- Worked with Golf Club to plan for upcoming events.
- Held successful Two-Person Scramble event with 102 players. This event raised \$2,850 for the Bellingham Food Bank.

Successes

- Team is coming together for the season.
- Greens are close to full recovery and the golf course is getting busy.

Planned Work

- Prepare for several upcoming events.
- Continued staff training.
- Work on 2025 budget.

Turf Care

Activity Summary

- Continued work on scheduled equipment repair and maintenance.
- Updated Golf Director daily on course conditions and long-term strategies for the course.
- Conditioned putting greens with weekly sand topdressing and mowing to 3mm (peak summer cut is 2.7mm)

Successes

- All putting greens on the golf course are now open.
- Driving Range grass tee now open for the season.

Planned Work

- Preventative maintenance on equipment ongoing.
- Cart path repair work pushed back one week due to weather and scheduling conflicts.
- Continued improvement of putting surfaces for the season.
- Mowing on a steady schedule.