



SUDDEN VALLEY COMMUNITY ASSOCIATION

SUDDEN VALLEY VIEWS

July 2025

WWW.SUDDENVALLEY.COM

SVCA board approves additional \$100K for tree removal

By Bill Helm
Editor

SUDDEN VALLEY — The SVCA Board of Directors approved at its June 12 meeting an additional \$100,000 from the UDR fund for the continued funding of the 2025 operational, hazardous tree removal services.

SVCA Finance Director Joel Heverling

explained in a memo to the board that Sudden Valley during the first half of 2025 incurred a “significant amount of unforeseen hazardous tree removal costs due to the residual tree removal efforts related to the November 2024 storm event.”

Heverling’s memo explained that as of June 5, the combined operational

tree removal costs is \$127,547. The total comes from hazardous tree removal at \$39,310 and November 2024 Storm Common Area Tree Removal at \$88,237.

According to Heverling, the \$127,547 figure “currently exceeds the total 2025 annual operating budget for tree removals by \$27,547.”

UDR stands for undesignated reserves.

Also on June 12, the SVCA board approved the allocation of \$30,895.54 from CRRRF for Phase 1 of the Lake Louise Slide Gate Replacement Project. CRRRF stands for Capital Repair and Replacement Reserve Fund.

According to a June 12 memo from SVCA

General Manager Michael Bennett to the board, the SVCA Reserve Study (Asset ID 1269 — Golf: Lake Louise Dam — Repair) “anticipates a major repair in 2032 with a projected budget of \$125,251.”

“Given the urgent need to stop ongoing leakage and protect surrounding infrastructure, a two-phase repair approach is

proposed,” Bennett’s memo stated.

Bennett said Stremmer Gravel, the Association’s on-call road contractor, evaluated the site “and provided an estimate for the initial phase.”

Lake Louise serves as the primary irrigation source for the Sudden Valley Golf Course. The Association, Bennett explained in his

memo, holds a permit with the Washington State Department of Ecology that authorizes the damming of the lake.

Lake level is managed via a slide gate mechanism, he wrote, with an additional overflow system in place for major storm events. Water is con-

See **Tree** on 9

Board approves money directed to golf course cart paths

By Bill Helm
Editor

SUDDEN VALLEY — On June 26, the Sudden Valley Board of Directors approved a \$54,080 CRRRF allocation to fund asphalt improvements to the golf course cart paths and Turfcare apron.

The board also approved a \$18,144 reallocation of unspent funds in the Turfcare Building Remodel budget.

For this project, the board authorized General Manager Michael Bennett to execute a contract with Asphalt NW that would utilize the association’s standard construction contract.

According to a June 26 memo to the board from Turfcare Superintendent Greg Wadden, the golf course’s cart path system has “deteriorated over time due to age, tree root intrusion and weather-induced wear, leading to hazardous conditions for golf carts and pedestrians.”

“These improvements are intended to enhance safety, improve operational efficiency and reduce erosion and dust intrusion into sensitive maintenance areas,” Wadden wrote.

In addition to the cart paths, the unpaved apron adjacent to the Turfcare facility is contributing to equipment wear and increased dust contamination in the maintenance building, the memo stated.

Paving this area will mitigate both issues.

See **Golf Course** on 11

Sudden Valley Fair returns July 26



Sudden Valley’s biggest summer celebration is back. The annual Sudden Valley Fair will take place on Saturday, July 26, from 10:30 a.m. until 3 p.m. and promises a lively day filled with music, entertainment, family activities and community spirit. (SVCA photo)

Music, games, cars and community fun at annual event

By Nakell Jones
For the Views

Sudden Valley’s biggest summer celebration is back. The annual Sudden Val-

ley Fair will take place on Saturday, July 26, from 10:30 a.m. until 3 p.m. and promises a lively day filled with music, entertainment, family activities and community spirit.

This year’s fair will feature more than 40 local vendors who offer handmade crafts, delicious food, unique goods and more.

Visitors can explore the vendor area throughout the day while enjoying live performances by local musicians, including Natural Israel and The Bellfounders, a folk/Americana band featuring fiddle, banjo, acoustic guitar, and upright bass. Additional performers will also be taking the stage throughout the day.

A popular highlight returning this year is the car show, which will feature more than two dozen classic and custom vehicles. It’s a must-see for car enthusiasts and a great photo opportunity for families. For

younger attendees, the fair will have a wide range of games and activities.

One of the biggest draws for kids and adults alike is the dunk tank, which will feature some well-known Sudden Valley staff and board members ready to take the plunge.

For guests 21 and older, the beer garden will offer a relaxed spot to enjoy a cold beverage while taking in the music and festivities.

Whether you’re looking to shop, dance, eat or just connect with neighbors, the Sudden Valley Fair offers something for everyone. Residents and visitors alike are invited to come out and enjoy the day.

The fair will be held outside the Sudden Valley Community Center. Come join the fun and experience an exciting community event this summer.

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Rules regarding feeding deer and wildlife



By Allen Helvajian
The Views

ley neighborhoods. Violation of this prohibition will result in a \$50 fine. Successive violations will result in fines that increase by \$50 per incident until the prohibited activity ceases.

Regulations on feeding wild animals exist for several reasons. If an animal is used to being fed, it increases their dependency on humans as a source of food. This can cause the animal to become aggressive if not fed, which risks property damage and can put humans and pets in danger.

Additionally, feeding wildlife can cause health issues for the animal, as their digestive systems are adapted to natural foliage and not human-provided food such as fruit or grains. These human-provided foods can damage stomach lining and leak toxins into the animal's bloodstream.

Feeding animals such as deer or raccoons can also attract more predators, like cougars or coyotes.

Feeding birds with a bird feeder is allowed in Sudden Valley, but feeding larger animals brings too much risk to the animals and homeowners.

For more information or to discuss feeding in general, contact your local District Office of the Department of Fish and Wildlife or Wildlife Conflict Specialist.

-- Information in this article was sourced from the Washington Department of Fish and Wildlife

Many Sudden Valley residents enjoy feeding wildlife, including deer, rabbits, squirrels and raccoons on their properties.

However, feeding wildlife can disrupt their natural ecosystem and harm the animal itself.

Please be mindful that Sudden Valley has regulations against feeding wildlife and Washington state laws make it a crime to feed certain animals.

As of May 17, it is illegal to feed deer, elk and moose in Washington State.

The Sudden Valley Rules and Regulations state that deer feeding is prohibited. It is a violation of this rule to feed deer, maintain a deer feed area or station, or feed any other wild animal in a matter that would attract deer within the boundaries of Sudden Val-

Sudden Valley has regulations against feeding wildlife and Washington state laws make it a crime to feed certain animals. (Maxx Robinson/The Views)



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Fire, Sheriff say sign up for AlertSense

At the go-bag emergency preparedness presentation, Greg Hope and Amy Cloud emphasized the benefit of signing up for AlertSense notifications, a free service coordinated in Whatcom County through Konexus.

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VIEWS

SUBMISSIONS

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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. For advertising information and deadlines, please contact Mitze Kester at mitze@lyndentribune.com or call 360.354.4444.

So. Whatcom Library friends board needs new members

Editor,

The Friends of the South Whatcom Library Board of Directors is seeking new members to serve two-year terms starting in September.

There are four open spots on our nine-member board, as each year half of the positions retire.

Leadership opportunities are available as well, since every year all board members are eligible to volunteer for our executive board and committee chair positions.

Everyone is welcome to join our group, bring their unique skill set and enjoy volunteering to make a difference for the community right here in Sudden Valley.

The mission of the Friends of the South Whatcom Library is to enhance library services through support and advocacy, raising awareness of the library's value in our community.

The Friends group exists to provide financial and volunteer support for our local branch of the Whatcom County Library System.

Our library serves the community beyond being a place to find the perfect book for a summer read.

Each month the Friends of South Whatcom Library provides support for special programs such as Summer Reading Kick Off, Whatcom Grooves Summer Concert Series, Nature Journaling and our annual Ice Cream Social, as well as supporting monthly ongoing activities such as Story Time, Adult Social Hour, Creative Kits, Lego Time and Book Clubs. We raise funds through recycling used books, membership dues and local business sponsorships.

Our South Whatcom Library is a special place that welcomes people of all ages here in Sudden Valley, but also serves the communities of Glenhaven and Geneva.

As a board member, you will give back to your

community, working hand in hand with a group of fun loving active volunteers.

This board meets monthly and our committees meet separately, usually once each month as well.

Join us, make new friends and greet your neighbors as we build community through supporting the South Whatcom Library.

To learn more and apply for a board position, email hello@swlfriends.org or call 360-224-5202 and leave a message with your preferred contact information.

A board member will reach out to you and answer any questions you may have.

Thank you for considering serving our community in this important way.

*Sarah McMenamin
 Friends of the South Whatcom Library
 board member*

Afraid to intervene

Editor,

To the owner of two large aggressive dogs who attacked my daughter's 8 ½ pound dog at the marina dog park on Friday, June 6, in the late morning. Her dog suffered a broken foot which cost \$800 in vet bills. You did apologize. My daughter was too distraught to get your name and contact information.

If you really are sorry and are a responsible dog owner, might you help pay for the vet bill or at least part of it? My daughter was afraid to intervene for fear she would be attacked by your two dogs.

*Carla Martin
 Sudden Valley*

At times everyone needs help

Editor,

Lately, our small crew of local volunteers has had a tough time keeping the Sudden Valley Blessing

Boxes stocked with goodies our neighbors need. Some of you may ask: What are Blessing Boxes?

Answer: Boxes near the mailbox clusters in Gates 3, 5 and 13 where people can donate food for those in our community who don't have quite enough food to keep their cupboards full.

Each box is clearly marked.

People willing to donate often ask me what is most needed. Here's a list that I hope helps: macaroni, pasta, alfredo and red tomato sauces, canned fish and meat, condiments such as pepper, salt, powdered garlic (use your imagination), mustard, ketchup, mayonnaise, shelf-stable milk, peanut butter, jelly and jam, honey, hamburger and tuna helper, canned fruit and vegetables, soup, canned ravioli, single-serve meals, rice, cereal, granola bars, oatmeal packets, ramen packs and bowls, crackers, salsa, tortilla chips, bags of flour and sugar (please wrap them in a plastic bag to keep moisture off), condensed milk — basically, anything you would like in your pantry.

Please don't donate vitamin supplements or medications (children often take things out of the boxes) or loaves of bread, fresh fruit or vegetables (these attract animals and ants and will mold if left for too long), diapers or bags of pet food (these take up too much room in the boxes and can be offered on the Sudden Valley Gives website if you're a member of that site), open or partially used items, or clothing and shoes (please take them to the Goodwill).

And please don't leave anything on the ground below the boxes. They might be ruined by rain or attract rats and raccoons. Volunteers don't check the boxes every day.

Donate another day if you have too much to put in the box; there is always a need.

Thanks in advance for considering buying just a few extra items to donate while grocery shopping.

Everyone needs a little help at times.

*Alicia 'Lish' Jamtaas
 Sudden Valley*

Submitting letters to the editor

The *Sudden Valley Views* encourages letters to the editor.

However, submissions must refrain from attacking individuals without providing supporting documentation or a rational and legally defensible justification.

Letters should be emailed to bill@lyndentribune.com and should not exceed 550 words.

Your letter must include your full name, complete address and telephone number.

Your address and telephone number will not be printed in the newspaper, but will be used for verification by newspaper staff.

Neither unsigned letters nor letters containing personal attacks of a libelous nature will be published.

The *Sudden Valley Views* reserves the right to edit or refuse any letter.

All columns and letters on the opinion page are the views of the authors and do not necessarily reflect the views of the *Sudden Valley Views* newspaper.

Submitting articles of interest to the editor

SVCA members are encouraged to submit articles of interest for inclusion in the Views. Member submitted articles should focus on areas of interest to the Sudden Valley community.

Opinions, complaints, and politicking belong in the Letters to the Editor, and will not run as a member feature article.

Articles promoting a vendor's services, or advertisements disguised as articles, will not be accepted.

The Views has a separate mechanism for advertising a business, and that is where such information should be kept.

However, to provide fair and equal access, consecutive submissions by a member will not be permitted.

In other words, members who have already had an article published may not submit an article for the following issue.



SUDDEN VALLEY VIEWS
 Sudden Valley Community Association
 4 Clubhouse Circle, Bellingham, WA 98229
 www.suddenvalley.com

Administration Offices / Member Services are
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AROUND THE VALLEY

Mild mornings, warm afternoons in Sudden Valley



By Michael Bennett
The Views

June arrived with classic Pacific Northwest charm — mild mornings, warm afternoons and the occasional spring drizzle giving way to dry and sunny stretches.

Precipitation through mid-June totaled 22.41 inches year-to-date, noticeably drier than the same period last year (30.84 inches), allowing summer programming and maintenance to surge ahead across all departments.

The community has come alive with outdoor activity, project completions and preparations for a bustling July.

Community engagement and events

• The Valley Fair 2025 is scheduled for 10:30 a.m. until 3 p.m. Saturday, July 26 at the Community Center, 8 Barn View Court.

The Fair remains our flagship summer community event and is expected to draw significant participation. See you there.

• The Recreation Department has launched planning for a Sudden Valley 5K, tentatively scheduled for September. Local involvement has been strong, and the event is poised to become a recurring community highlight.

• Play the Valley Sports Camp and other summer youth activities are being developed and marketed, with an emphasis on inclusive and engaging recreational opportunities.

• Daily popcorn offerings in the Community Center have proven popular and are a small but successful initiative to increase engagement and improve visitor experience.

Recreation and pools

• Pool operations are now fully underway with the conclusion of the school year. Staff availability has improved significantly, allowing for a smoother experience for members and guests. Policies are being revised to ensure clarity and inclusivity, including updates to Quiet Pool rules and signage.

• Lifeguard training was held on June 23.

• Two quotes for cardio equipment replacement at the Fitness Center are under review, while resistance training accessories have been added to support a

broader range of fitness goals.

Golf operations and turfcare

• The Golf Department successfully onboarded new First Assistant Danielle Bailey and completed documentation for the annual audit. Please give her a warm welcome.

• Highlights include preparation for Junior Golf Camp, scheduled for late June, and ongoing planning for the Ladies Invitational, BIAWC Tournament and Aslan Fundraiser in August.

• The Turfcare team has maintained consistent mowing schedules and opened the No. 9 Green and chipping green for play in May.

• Technical maintenance included replacing irrigation controller parts, cleaning the Lake Louise pump intake, and beginning turf cleanup around permanent markers.

• Height of greens has been reduced to .105-inches for improved play. Topdressing and Verti-cutting are scheduled in the coming weeks.

Maintenance operations

• Firewise defensible space mitigation is complete, with 600 staff hours and increased resident participation. This frees up the crew to focus on other high-impact tasks.

• New signage has been installed at Gate 2 and the Marina, greatly improving the sense of arrival and providing better readability and information.

• Facility repairs included sauna boards and lighting, ADA lift at the main pool, toilets at Hole 14

and Clubhouse, new blinds and signage installations at Welcome Center and Marina

• Grounds maintenance ramped up with mowing completed in most gates, and center line road striping finalized.

• The team also supported environmental efforts, including lily pad mitigation at Lake Louise and preparation for an Eagle Scout-led Personal Flotation Device (PFD) loaner kiosk project.

Notable community and regional events

• Bellingham's Fairhaven Summer Repertory Theatre, Downtown Night Markets and Lake Whatcom paddle sports events are all in full swing, contributing to broader local tourism and recreational interest.

• SVCA's proximity to these events provides opportunities for cross-promotion and regional draw, particularly for golf, pool use, and clubhouse rentals.

Confidently into summer

Sudden Valley moves confidently into the summer season with strong departmental coordination, growing resident engagement and favorable weather for capital and recreational activities.

As we enter July, our priorities will include finalizing preparations for the Valley Fair, addressing key infrastructure maintenance, supporting lake health initiatives and delivering on our promise of a vibrant and inclusive community experience.

-- Michael Bennett is general manager of the Sudden Valley Community Association

Community Emergency Response Teams training

By Rick Asai
The Views

The Safety Committee has been exploring ways to help be prepared for emergencies in and around our community.

One of these trainings is known as the acronym CERT, or Community Emergency Response Teams.

Whatcom county has a program run by volunteers that currently plans trainings around the county on a quarterly basis more or less.

The trainings are held weekly for eight consecutive weeks. Because they serve the entire county, the trainings are held in locations throughout the county.

To find out when and where the next training is to be held email Doug Bestle at dbestle@co.whatcom.wa.us.

We may be able to hold a CERT training here in Sudden Valley, but most likely not until 2027.

-- Rick Asai is treasurer of the Sudden Valley Board of Directors. Asai also serves on the Finance Committee, Safety Committee and the Long Range Planning Committee



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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.



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Junior (17 and Younger)	\$350	\$37	Junior (17 and Younger)	\$380	\$42

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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: \$145 / year (\$155 / year with GHIN Handicap Service)**

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The Sudden Valley girls soccer team, known as the Lakeside Blue Trader Joe's Takis, recently celebrated its last practice of a great season with a team dinner at El Agave. The team won all but one game all season. Way to go girls. If you would like to see your child featured in our kid's views section, please send your submissions to BODvande-polder@suddenvalley.com. (Taimi Van de Polder/The Views)

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Plenty of open seats: 2025 Annual General Meeting (AGM)

By Rob Gibbs
The Views

The Sudden Valley Community Association invites applications for open seats on the Board of Directors, the Nominations and Elections Committee, and the Architectural Control Committee.

Members will also vote on the proposed budget, any amendments to the bylaws, or resolutions.

Applications are available at the Welcome Center and Sudden Valley Webpage from July 7 through Sept. 2.

Applications must

be hand-delivered or mailed to the Welcome Center in a sealed envelope with "Attn: N&E Chair" written on the envelope.

In 2025, the association added the option to vote electronically or by mail using paper ballots, as we

have in the past. Further information on the electronic voting process will be provided in the upcoming edition of the Views and on the Sudden Valley website.

During the 2025 AGM, there are three open Board positions, five open N&E posi-

tions and four open ACC positions.

All members are strongly encouraged to participate by completing and submitting their ballots and carefully following the instructions noted in the ballot materials.

An overview of the voting instructions

will be provided in an upcoming article next month. To make informed decisions, members are encouraged to attend candidate forums and town halls, review our finances and attend, if possible, board and committee meetings.

Ask questions of

leadership either via email or in person.

By voting, you are not only participating in the process but also providing your input in the direction of our community.

-- Rob Gibbs is Sudden Valley's Nominations and Elections Chair

SVCA holds Emergency Preparedness workshop June 23

By Rick Asai
The Views

The dance barn was the location of Sudden Valley's second workshop offered by the Safety Committee this year. This meeting was also Zoomed live.

SVCA Board Member Tom Henning doubles as co-chair of the Safety Committee. He began the meeting with some announcements but had a delayed start as more chairs had to be set as seats filled early.

Attendance at the previous

workshop on Fire Prevention of around 50 attendees, was far exceeded by well over 100 at this meeting, with dozens more chairs needing to be set up as more folks arrived.

Clearly, Sudden Valley residents want to learn about how to be prepared when an emergency strikes.

Greg Hope from City of Bellingham and Amy Cloud from the Whatcom County Sheriff's Office made excellent presentations and answered questions from the audience.

Attendees are now better informed and prepared for ready ... set ... go.

Planning was the key word throughout the night, as references and recommendations were made to get to know your neighbors well.

One way to do that is to participate in an exercise and training called Map Your Neighborhood.

The Safety Committee will look at organizing a Map Your Neighborhood training program in the near future, so keep a watch out for that announcement.

Evaluations were very positive with the exception of some inconsistent audio from one of the wireless microphones.

Drawings were held at the end with prizes, including several starter go-bag packs, some backpacks and even one \$25 Visa gift card.

The Safety Committee would like to thank SVCA staff who helped make this a successful program: Spencer, Kyle, Diane and Henry, as well as Maxx Robinson, Nakell Jones and our GM Michael Bennett. This program

will soon be available on the SVCA YouTube channel for later viewing and reviewing.

Safety Committee members Rick Asai, Tom Henning, Debbie Davolio, Daniel Harris, Kolleen Mitchell, Ted Wang and Judy White-lead organizer for this program. A big thanks to Tom for facilitating this meeting.

-- Rick Asai is treasurer of the Sudden Valley Board of Directors. Asai also serves on the Finance Committee, Safety Committee and the Long Range Planning Committee

Sudden Valley community pools are now open for the summer

By Nakell Jones
For the Views

Summer has arrived and the Sudden Valley pools are officially open for the season. Whether you're looking to swim laps, cool off with the family, or unwind in a peaceful setting, there's something for everyone to enjoy.

The Main Pool, located at the Community Center, is open daily from 9 a.m. until 7:30 p.m. through Sept. 1.

Mornings from 9 a.m. until noon are reserved for lap swimming, offering a time for those focused on fitness.

From 12:30-7:30 p.m., the pool is open for all to enjoy, welcoming families and individuals for open swim.

Daily use of the pool is free for residents and \$10 for non-residents and guests.

The Quiet Pool, located behind the library, is open daily from 9 a.m. until 7:30 p.m. and provides a tranquil swimming experience for those seeking a quieter, calmer environment.

Please note that there are no lifeguards on duty at the Quiet Pool, and all swimming is at your own risk.

Children must be directly supervised by an adult, with a limit of two children per supervising adult. The maximum capacity is 30 people total.

Looking to host a poolside party or gathering? Sudden Val-

See **Swim** on 11



Now through Sept. 1, the Main Pool, located at the Community Center, is open daily from 9 a.m. until 7:30 p.m. (SVCA photo)



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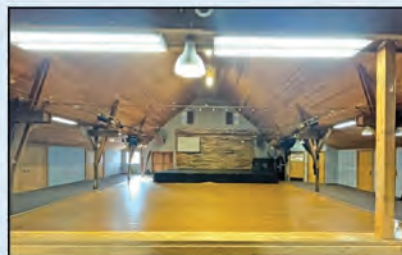
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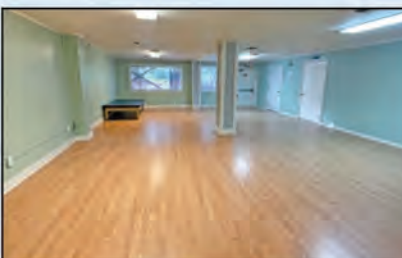


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FINANCIALS

**Sudden Valley Community Association
Operations - By Department
April 1, 2025 to April 30, 2025
CURRENT MONTH**

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	14,950	(2,884)	7,590	(476)	78,969	(40,420)	(71,609)	(43,780)
Accounting	1,637	(661)	28,839	1,203	2,195	(552)	(29,397)	(10)
Administration	462	385	29,738	6,688	10,500	2,541	(39,776)	9,614
Common Costs	3,791	(125)	-	-	47,502	(18,407)	(43,711)	(18,532)
Facilities	12,232	797	4,375	255	19,706	(3,501)	(11,849)	(2,449)
Maintenance	-	-	26,077	6,191	5,421	(1,433)	(31,498)	4,758
Subtotal	33,072	(2,488)	96,619	13,861	164,293	(61,772)	(227,840)	(50,399)
Golf	102,523	31,776	66,054	2,967	52,620	(5,235)	(16,151)	29,508
Marina	15,056	5,066	-	-	3,652	(2,253)	11,404	2,813
Rec/ Pools/ Parks	1,959	935	22,215	(7,114)	9,483	4,978	(29,739)	(1,201)
Subtotal	119,538	37,777	88,269	(4,147)	65,755	(2,510)	(34,486)	31,120
Subtotal Operations before Ops Dues	152,610	35,289	184,888	9,714	230,048	(64,282)	(262,326)	(19,279)
Ops Dues Earned	239,756	-	-	-	-	-	239,756	-
Curr Yr Bad Debts Activity	(2,954)	-	-	-	-	-	(2,954)	-
Net Ops Dues	236,802	10,695	-	-	-	-	236,802	10,695
Net Operations	389,412	45,984	184,888	9,714	230,048	(64,282)	(25,524)	(8,584)
Net BOD Approved UDR Activity for Operations Legal Expenses - Past Due Account Collections	-	-	-	-	-	-	-	-
Net Operations with Board Approved UDR	389,412	45,984	184,888	9,714	230,048	(64,282)	(25,524)	(8,584)
Other Operating Activity								
UDR Activity	8,156	-	-	-	555	-	7,601	-
AR Accrual - Prior Year Reversal	-	-	-	-	-	-	-	-
AR Accrual - Current Year	-	-	-	-	-	-	-	-
Lease Income- Library Prepaid Recognized	667	-	-	-	-	-	667	-
Vacation Liability Accrual	-	-	-	-	2,359	-	(2,359)	-
Total Other Operating Activity	8,823				2,914		5,909	
Grand Total Operations Activity	398,235	45,984	184,888	9,714	232,962	(64,282)	(19,615)	(8,584)

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

New garden to break ground near SV Welcome Center

By Maxx Robinson
The Views

In the coming months, Sudden Valley, in partnership with Whatcom County Public Works and Whatcom Conservation, will install a native plant demonstration garden outside the Sudden Valley Welcome Center.

more life and color to the Welcome Center, but it will also be a great resource for Sudden Valley residents to discover native plants and their benefits.

The purpose of the demonstration garden is to promote key plant species and how they help maintain a healthy ecosystem.

Landscaping with native plants helps protect Lake What-

com Watershed and improves overall habitat and water quality.

Native plants generally require less maintenance than non-native species.

For example, they don't need fertilizers or pesticides and are more harmonious with local wildlife. From low-maintenance plants to those that are deer-resistant, the variety of plants shown may inspire residents to plant their own native gardens.

If you'd like to turn your home into a native plant landscape, the native plant demonstration garden will be a great place to start.

A trail will weave through the garden, and informative signs will identify each plant species. Signs will also inform guests about stormwater pollution and how native plants create a better environment for everyone.

Ground will start breaking on



The Oregon Iris, also known as the Iris tenax, is planned to be featured in the native plant demonstration garden.

(Wikimedia Common stock image)

this project this month. The gravel in the Welcome Center parking

lot will be removed to make way for the expansive garden.

The garden will also border the opposite side of the parking lot facing Lake Louise, making the Welcome Center deck a great spot to sit for morning coffee and enjoy views of the lakeside garden.

Currently, the garden is planned for completion this fall. We hope you look forward to the native plant demonstration garden.

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SVCA to introduce vehicle stickers

Exciting news for all community members. To ensure our amenities are enjoyed by our community, SVCA is introducing vehicle stickers for all members.

This will help us assess the proportion of members versus non-members using our parking facilities.

Get your parking stickers as soon as they are available from the Welcome Center or the Rec Center.

See page 11 for further details.

FINANCIALS

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

Whole \$

<u>UNAUDITED</u>	<u>Actual Revenue</u>	<u>Revenue B / (W)</u>	<u>Actual Salary Benefits</u>	<u>Salary & Benefits B / (W)</u>	<u>Actual Other Expense *</u>	<u>Other Exp B / (W)*</u>	<u>Net Income / (Loss) *</u>	<u>Net B / (W)*</u>
Department								
ACC / Security	77,949	49,610	29,478	(1,646)	221,786	(65,900)	(173,315)	(17,936)
Accounting	9,196	(1,184)	113,442	4,057	22,269	(2,102)	(126,515)	771
Administration	1,113	883	128,338	14,142	64,396	(25,057)	(191,621)	(10,032)
Common Costs	27,277	11,613	-	-	188,219	(39,838)	(160,942)	(28,225)
Facilities	35,492	2,763	17,150	993	55,750	24,058	(37,408)	27,814
Maintenance	-	-	132,749	1,752	24,649	12,100	(157,398)	13,852
Subtotal	151,027	63,685	421,157	19,298	577,069	(96,739)	(847,199)	(13,756)
Golf	370,793	11,299	235,453	16,113	172,893	(7,574)	(37,553)	19,838
Marina	223,685	6,940	-	-	9,540	(3,045)	214,145	3,895
Rec/ Pools/ Parks	8,020	4,346	83,922	(28,500)	30,152	2,404	(106,054)	(21,750)
Subtotal	602,498	22,585	319,375	(12,387)	212,585	(8,215)	70,538	1,983
Subtotal Operations before Ops Dues	753,525	86,270	740,532	6,911	789,654	(104,954)	(776,661)	(11,773)
Ops Dues Earned	955,011						955,011	
Curr Yr Bad Debts Activity	(33,627)						(33,627)	
Net Ops Dues	921,384	16,957					921,384	16,957
Net Operations	1,674,909	103,227	740,532	6,911	789,654	(104,954)	144,723	5,184
Net BOD Approved UDR Activity for Operations Legal Expenses - Past Due Account Collections					9,984		(9,984)	
Net Operations with Board Approved UDR	1,674,909	103,227	740,532	6,911	799,638	(104,954)	134,739	5,184
Other Operating Activity								
UDR Activity	54,149				5,456		48,693	
AR Accrual - Prior Year Reversal	(53,456)				-		(53,456)	
AR Accrual - Current Year					-			
Lease Income- Library Prepaid Recognized	2,667				-		2,667	
Vacation Liability Accrual					13,955		(13,955)	
Total Other Operating Activity	3,360				19,411		(16,051)	
Grand Total Operations Activity	1,678,269	103,227	740,532	6,911	819,049	(104,954)	118,688	5,184

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

Tree: SVCA board approves additional \$100K for removal

Continued from 1

veyed through two pipes located beneath Marigold Drive, discharging into Austin Creek.

Bennett explained that SVCA Turf Care staff observed abnormal water discharge from the out-fall earlier this spring “despite the slide gate being fully closed.”

“Inspection confirmed the gate was not obstructed by debris,” Bennett wrote. “However, further review identified two sources of leakage.”

Those sources were: through the closed slide gate; and around

the slide gate structure, seeping through the adjacent road embankment.

According to Bennett, the cause of the leakage is currently undetermined.

Project details are included in the SVCA Board’s June 12 agenda available at suddenvalley.com.

Also, the board authorized Bennett to contract for crosswalk striping and direct SVCA Maintenance to install WSDOT-compliant pedestrian crossing signs at the new Marigold Drive crosswalk location for a total one-time project cost of \$1,400 funded

from Operations/Roads & Maintenance.

This project, Bennett explained to the board in a June 12 memo, aligns with the Association’s goals “to enhance pedestrian connectivity, improve neighborhood


safety and respond to member feedback regarding walkability near community amenities.”

The Sudden Valley Board of Directors meet the second and fourth Thursdays of each month at 7 p.m. in Multipurpose Room

A. Find agendas and minutes for the board’s meetings at suddenvalley.com. Then click onto tab Board of Directors on left.

-- Contact Bill Helm at bill@lyndentribune.com


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FINANCIALS

**Sudden Valley Community Association
Income Statement Summary**

UNAUDITED	Current Month - April 2025			Year to Date - 4 Months Ending 4/30/2025			
	Operations & Operating Reserves	Operations Better / (Worse) Budget	Capital Reserves**	Operations & Operating Reserves	Operations Better / (Worse) Budget	Coll %	Capital Reserves**
REVENUE							
Current Year Dues & Assessments Income							
Dues & Assessments Income	239,756		248,458	955,011			989,218
Bad Debt Reserve	(2,954)		(1,478)	(33,627)			(24,600)
Net Current Year Assessment Income	236,802	10,695	246,980	921,384	16,957	96.5%	964,618
Bad Debt Recoveries - Prior Years			3,899				25,057
Golf Income	102,523	31,776	-	370,793	11,299		-
Marina Income	13,356	4,263	-	221,660	5,591		-
Rec Center & Pools Income	749	379	-	4,290	2,564		-
Legal & Collections Income	-	-	-	-	-		-
Other Income	14,917	4,598	-	72,819	36,241		-
Rental Income - Other	1,210	389	-	3,730	1,115		-
Area 2 Rental Income	6,500	15	-	12,566	(363)		-
Lease Income	5,732	949	-	22,926	3,793		-
New Home Construction Fees	7,000	(7,120)	-	42,000	25,220		-
Capital Gain (Loss) on Sale of Assets	-	-	-	-	-		1,000
Investment Income	623	40	2,521	2,743	411		11,616
Total Revenue	389,412	45,984	253,400	1,674,911	103,228		1,002,291
EXPENSES							
Salaries & Benefits	184,888	9,714	-	740,532	6,911		-
Contracted & Professional Services	8,534	7,423	-	61,741	(5,643)		-
CC&Rs/ Mandates	55,157	(17,671)	-	191,685	(40,708)		-
Maintenance & Landscaping	53,829	(6,299)	-	162,643	14,788		-
Utilities	26,176	(2,387)	-	77,386	1,944		-
Administrative	14,637	(2,111)	-	67,915	(4,026)		-
Regulatory Compliance	55,461	(44,906)	-	163,053	(77,771)		-
Insurance Premiums	16,254	-	-	65,016	5,011		-
Other Expenses	-	417	-	217	1,450		-
Depreciation Expense	-	-	108,710	-	-		434,840
Interest expense	-	-	5,136	-	-		21,117
Total Expenses	414,936	(54,568)	113,846	1,530,188	(98,044)		455,957
Net Income (Loss)	(25,524)	(8,584)	139,554	144,723	5,184		546,334
Net UDR Activity for Operations							
Legal Expenses - Past Due Account Collections	-	-	-	(9,984)	-		-
Net Income (Loss) with Board Approved UDR	(25,524)	(8,584)	139,554	134,739	5,184		546,334
Other Activity							
Net Other UDR Activity*	7,601	-	-	48,693	-		-
AR Accrual - Prior Year Reversal	-	-	-	(53,456)	-		(13,625)
AR Accrual - Current Year	-	-	-	-	-		-
Lease Income- Library Prepaid Recognized	667	-	-	2,667	-		-
Vacation Liability Accrual	(2,359)	-	-	(13,955)	-		-
Total Other Activity	5,909	-	-	(16,051)	-		(13,625)
Grand Total Activity	(19,615)	(8,584)	139,554	118,688	5,184		532,709

*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.

**Sudden Valley Community Association
Balance Sheet**

	Unaudited** Apr 30, 2025	Unaudited** Dec 31, 2024	Inc / (Dec)
OPERATIONS			
Current Assets			
Operating Cash	\$ 552,905	\$ 568,838	\$(15,933)
Building Completion Deposit Fund	659,910	749,910	\$(90,000)
Member Receivables - Operations*	-	53,456	\$(53,456)
Other Reserves	16,609	16,109	500
Prepaid Expenses	25,148	88,683	\$(63,535)
Operating Lease ROU Assets	5,525	6,210	\$(685)
Inventory	6,791	5,824	967
Total Current Assets	1,266,288	1,487,030	\$(220,742)
Current Liabilities			
Accounts Payable	(86,590)	(145,144)	58,554
Accrued Vacation Liability	(90,290)	(76,335)	13,955
Accrued Payroll	-	(115,575)	115,575
Prepaid Assessments	(319,111)	(249,179)	69,932
Building Completion Deposits	(659,910)	(749,910)	90,000
Other Refundable Deposits	(12,716)	(9,956)	2,760
Operating Lease Liability	(5,525)	(6,210)	685
Prepaid Golf Memberships	6,791	(112,307)	119,098
Total Current Liabilities	(1,174,142)	(1,464,616)	290,474
Deferred Lease Revenue Liabilities			
Deferred Library Lease Revenue	(33,333)	(36,000)	2,667
Total Deferred Lease Revenue Liabilities	(33,333)	(36,000)	2,667
Operating Reserve Funds			
Emergency Operating Cash	364,190	363,815	375
Undesignated Reserves Cash	349,196	302,135	47,061
Total Operating Reserve Funds	713,386	665,950	47,436
Net Operating Assets	\$ 772,199	\$ 652,364	\$ 119,835
CAPITAL			
Capital Current Assets			
CRRRF (Capital Repair & Replacement) Cash Fund	3,385,340	3,186,292	247,048
Roads Reserve Cash Fund	2,450,771	2,102,189	348,582
Board Density Reduction Cash Fund	87,537	87,589	48
Mailbox Cash Fund	160,970	153,970	6,990
CRRRF Capital Reserve Holding Cash	219,844	219,618	226
Mitigation Assignment of Savings Cash	49,852	49,821	31
LWWSD Assignment of Savings Cash	14,942	14,939	3
Member Receivables - Capital**	-	15,625	(13,625)
Total Capital Current Assets	6,369,656	5,776,231	593,425
Capital Fixed Assets			
Fixed Assets	16,982,696	17,125,452	(142,756)
Finance ROU Assets	32,727	58,661	(25,934)
Loans Held for Sale	236,456	236,456	-
Total Capital Assets	17,251,879	17,420,569	(168,690)
Long Term Liabilities			
CRRRF Loan 2022	(1,449,177)	(1,589,073)	89,896
Finance Leases	(25,210)	(44,203)	18,993
Total Long Term Liabilities	(1,474,387)	(1,583,276)	108,889
NET ASSETS	\$ 22,919,347	\$ 22,267,950	\$ 651,397
MEMBER EQUITY			
Member Equity			
Current Year Net Income: Operations	118,688	(3,713)	122,401
Transfers Out from Operations to Capital	-	(145,600)	145,600
Current Year Net Income: Capital**	532,709	1,384,061	(851,352)
Transfers into Capital from Operations	-	145,600	(145,600)
Retained Earnings**	5,229,179	5,332,892	(1,103,713)
Capital**	17,038,771	15,654,710	1,384,061
TOTAL MEMBER EQUITY	\$ 22,919,347	\$ 22,267,950	\$ 651,397

* 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 April 30, 2025, and December 31, 2024, the balances of receivables written off were \$762,138 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 unspent 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 not 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 2023 audited financial statements (2023 represents the most recently issued audited statements), which fully incorporate ASC 606 and comply with Generally Accepted Accounting Principles (GAAP).

**Sudden Valley Community Association
Reserve Cash Balance & Activity**

4 Months Actual, 8 Months Projected

UNAUDITED

	Capital Reserve Funds						Operating Reserve Funds			
	CRRRF	Roads	CRRRF Capital Reserve Holding Cash	Board Density Reduction	Mailbox	Mitigation Assignment of Savings*	Total Capital Reserve Funds	Emergency Ops	UDR	Total Operating Reserve Funds
Net Available Cash 12/31/2024	3,138,292	2,102,139	219,618	87,889	151,970	64,760	\$ 5,764,667	363,815	302,135	\$ 665,950
Dues Received	479,663	495,291	-	-	8,841	-	983,795	-	62,161	62,161
Storm Water Mitigation Plan Fee	-	-	-	-	-	-	-	-	-	-
Investment Income	6,552	4,595	226	49	159	35	11,616	375	326	701
Sale of Assets	1,000	-	-	-	-	-	1,000	-	-	-
Mitigation Release	-	-	-	-	-	-	-	-	-	-
2025 Expenditures	(240,167)	(151,254)	-	-	-	-	(391,421)	-	(15,426)	(15,426)
Net Available Cash at 4/30/2025	3,385,340	2,450,771	219,844	87,937	160,970	64,794	\$ 6,369,656	364,190	349,196	\$ 713,386
8 Month Outlook										
Outlook - 2025 Dues (95% collections)	915,995	942,078	-	-	16,835	-	\$ 1,874,908	-	-	\$ -
Outlook - Prior Year Collections	13,262	13,639	-	-	244	-	27,145	-	26,188	26,188
CRRRF Loan Payments for year 2025	(222,026)	-	-	-	-	-	(222,026)	-	-	-
Obligated Expenses/Holdings	(870,091)	(1,444,309)	(219,844)	-	-	(64,794)	(2,599,038)	-	(17,056)	(17,056)
Net Usable Cash Balance 12/31/2025	3,222,480	1,962,179	-	87,937	178,048	-	\$ 5,450,644	364,190	358,328	\$ 722,518
Board Recommended Carryover Balance	(600,000)	(500,000)	-	-	-	-	\$ (1,100,000)	-	-	\$ -
Net Usable Cash 12/31/2025, After Recommendation	\$ 2,622,480	\$ 1,462,179	\$ -	\$ 87,937	\$ 178,048	\$ -	\$ 4,350,644	\$ 364,190	\$ 358,328	\$ 722,518
Net Current Year Cash Increase (Decrease)	84,188	(139,960)	(219,618)	49	26,078	(64,760)	\$ (314,023)	375	56,193	\$ 56,568

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



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Sept. 13 Farm Tour

The Whatcom County Farm Tour will be held on Saturday, Sept. 13 from 10 a.m. until 4 p.m. Each of the locations will offer a unique opportunity to meet the folks who grow and raise our food and learn more about how that food makes it from the farm to the plate. This self-guided event is free for all ages. Visit sustainableconnections.org for more.



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Oct. 24 Peace Builder Awards
The 22nd annual Peace Builder Awards will be held from 5-8 p.m. Oct. 24 at the Four Points by Sheraton, Bellingham. Since 2003, this event has celebrated inspiring individuals and organizations whose dedication to community building has created lasting, positive change throughout neighborhoods, schools and all of Whatcom County. It's a night to honor the work done to strengthen the community. More at whatcom-drc.org/peace-builder-awards.

Wednesday mornings twice each month: Volunteer salmon habitat restoration
See restoration history and help the NSEA Stream Team maintain older sites that need love. Meet at NSEA's campus by 8 a.m. at 3057 E Bakerview Road, Bellingham. Group leaders will shuttle everyone to the site and back to NSEA by noon.

All materials and tools will be provided, just bring weather-appropriate clothes, sturdy shoes and a water bottle. Twice a month on Wednesdays from 8 a.m. until noon: June 4, June 18, July 2 and July 16. More information: agarritano@n-sea.org.

Second Tuesday of each month: Whatcom DBSA support group
Whatcom DBSA support group (Depression and Bipolar Support Alliance) meets the second Tuesday of each month from 7-9 p.m. at the Chestnut Professional Building, 800 E. Chestnut St. Ste 1C (first floor), Bellingham. Meet in person or on Zoom. Email whatcomdbsa@gmail.com for

Zoom specifics.
Third Monday of each month: Minds Alive!
Minds Alive offers improv classes for anyone with early stage memory loss and their care partners. Classes are from 2-3 p.m. the third Monday of each month at The Upfront Theatre, 203 Prospect St., Bellingham. Classes are designed to engage participants in improv exercises that tap into the present moment through creativity, connection and joy. Specially trained Upfront improvisers will facilitate a creative experience surely to enrich, support and entertain. Registration is required, either online, by email at info@theupfront.com, or by phone at 360-200-8697.

Golf Course: Project

Continued from 1

This work, planned for summer 2025, weather permitting, is Phase II of a three-phase project outlined in the association's 10-Year CRRRF Plan for Golf Course Cart Path Rehabilitation.

CRRRF stands for Capital Repair and Replacement Reserve Fund.

On May 22, the board approved \$116,785 for that remodel from a total CRRRF allocation of \$141,994, leaving \$25,209 in unused, unrestricted funds, the memo stated.

More about this project in the Sudden Valley Board's June 26 agenda, at suddenvalley.com.

Also on June 26, the Sudden Valley Board decided to issue parking passes to Sudden Valley property owners.

Board Secretary Linda Bradley explained to *The Views* that members have complained at meetings "about non-members using our facilities and parks and leaving lots of trash that overflows our trash bins, crowded conditions at the AM/PM

beach and the dog park." The board, as Bradley explained, made a motion to proceed with the parking sticker program for ordering stickers for placement on car windshields "to be able to start identifying members from non-members parking and using our facilities."

"Initially we need people to sign up and come and get their passes," Bradley said. "An online form is being developed to have members complete and then come and pick up their sticker. Each sticker will be numbered to match the member. Hopefully if members take advantage of applying for a sticker we can better understand how many non-members are using our beaches and facilities during the summers."

Board treasurer Rick Asai explained that the program is "designed to assess the proportion of member and non-member cars parked near Sudden Valley park and beach amenities."

"Then the board will decide if an impact/usage fee is needed," Asai told *The Views*.

Swim: SV pools open

Continued from 6

ley offers options to reserve either pool for your event.

The Main Pool can be rented for two hours to accommodate your group, providing space for a gathering but not exclusive use of the entire pool.

The Quiet Pool is also available for private rental on select evenings — Tuesdays and Saturdays from 5-7:30 p.m. — Quiet Pool rentals are open to residents only.

To access the pools, residents must have a valid access card. If

you need to get one — or replace a lost card — you can stop by the Community Center or Welcome Center for assistance.

Whether you're stopping by for a refreshing dip, bringing the family for a fun day out, or simply relaxing poolside with a book, the Sudden Valley pools are a wonderful way to enjoy the season.

For more information, contact the Recreation Desk at recreationdesk@suddenvalley.com or call 360-366-8450.

We look forward to seeing you poolside this summer.

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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



This month's pet of the month is Pax, submitted by Tess Cunningham.

Pax unfortunately crossed the rainbow bridge on 3/3/25 at the young age of 16. Even though he was blind, he would run around at full speed at the Sudden Valley Dog Park and bark at his new friends. His life was spent on the nearby trails where he was a faithful shadow. His smile truly reflected his spoiled and adventurous life. Hope he is being greeted by all our pets lost.

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

SVCA acronyms

<p>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 LWWSO - Lake Whatcom</p>	<p>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 WCSO – 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</p>
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Sudden Valley Lake and Golf Course View One of the best views of Lake Whatcom, golf course and Stewart Mtn. Must see to appreciate! Lots of natural light w/ clerestory windows in the living room & bedroom in this one level unit. Complete makeover with new floors, new kitchen deck. Enjoy the private rear patio watching the sun set in this peaceful & tranquil environment. Insulated 10x12 storage unit next to the carport plus extra new storage closets. Ridgefield has its own seasonal pool. Just minutes from pools, trails, golf course, beaches & more! **\$529,000**

NEW PRICE WATERFRONT



8 Far Summit Place Peaceful Lake Whatcom view. Enjoy lake living w/88 feet of beautiful water-front views. Over 2464 sq. ft. w/ vaulted ceilings, lots of skylights. Terraced decking leads past fire pit, master suite features jetted tub & walk-in closet. Stone fireplace in living area, eat-in kitchen & 2-car garage Lots of parking, a workshop/garage. Area amenities include 24/7 security, swimming pool, library, marina, tennis courts and more. **\$1,195,000**



SOLD

6177 Shamrock Rd., Maple Falls SELLER OFFERING 20K TO BUYER RATE BUY DOWN! Just 25 minutes from Bellingham. Open-concept layout and vaulted ceilings in the living room. High-end finishes include custom cabinetry, quartz countertops, SS Appliances, durable waterproof vinyl and tile flooring. With 3 bdrms and 2 baths—including a spacious master suite—all on one level, this home is ideal for easy living. Step out onto the back patio and enjoy the massive 9k+ sq ft corner lot that's conveniently located off of a cul-de-sac. Estimated completion is 5/12. **\$469,000**

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SOLD

Fabulous 3 bedroom plus office/den home with luxurious finishes throughout. Large living room with fireplace and dining room and lovely side deck and front porch. Home has lots of natural light all day long, with gourmet kitchen and stainless-steel appliances. Stunning hardwood & slate flooring, with master suite with luxurious bath including double sinks, separate soaking tub and shower. All with a low maintenance yard, new roof, on demand water heater and level driveway! **\$599,000**