



SUDDEN VALLEY COMMUNITY ASSOCIATION

SUDDEN VALLEY VIEWS

July 2026

WWW.SUDDENVALLEY.COM

Sudden Valley to consider involvement in Lake Whatcom Watershed Land Acquisition Program

By Bill Helm
Editor

SUDDEN VALLEY — On June 11, the Sudden Valley Board of Directors authorized GM Jo Anne Jensen to move forward with the City of Bellingham regarding the Lake Whatcom Watershed Land Acquisition Program.

In a June 11 memo to the SVCA Board, Jensen explained that the association currently owns “three large parcels of land that are not being actively used or developed.”

The combined value of those properties, the memo states, is \$810,916.

The purpose of the Lake Whatcom Watershed Land Acquisition Program is for the City of Bellingham to buy properties within the watershed and convert them to greenspace to limit development.

Jensen explained in the memo that Brad Edwards, a member of the Long Range Planning Committee, had an informational discussion about the program “and felt it might be a good way

for SVCA to realize some of the value of the unused land, while preserving it as green space.”

The three pieces of land are the following:

- Area Y: 43.88 acres in the southwest corner of the intersection between Lake Whatcom Blvd. and Lake Louise Road. Annual taxes on this property are \$1,398.51. The land’s valuation is \$178,560.
- Campground: 34.35 acres on the southwest side of Lake Louise Road north of the entrance to Gate 13. Annual

taxes are \$1,636.24. Valuation is \$280,450.

- Airstrip: 21.63 acres off Older Ave and south of homes on Windward Drive. Annual taxes are \$3,889.81. The land’s valuation is \$351,906.

The way the program works is that Sudden Valley must express interest in the program and identify the parcels it would like considered.

The City of Bellingham then researches the properties and pays for the appraisals.

If Bellingham is then interested in ac-

quiring the parcel, they would make an offer between 85% and 95% of the fair market value.

Sudden Valley would not be under any obligation to accept the offer and would not incur any costs, unless they opted to obtain an independent appraisal.

Also on June 11, the Sudden Valley Board approved a renovation of the clubhouse’s former administration space.

According to a June 11 memo from Jensen to the SVCA Board, the proposed

changes would make the space usable for meetings, small-scale public gatherings and other community activities.

The cost for the renovation, \$23,696.64, will come from CRRRE, which stands for Capital Repair Replacement Reserve Fund.

On June 25, the Sudden Valley Board approved the following:

- New registration fees for rentals, which will take effect on Jan. 1, 2027, are \$225 for the renewal of a short-term rental

registration, and \$50 for the renewal of a long-term rental registration.

- Revision of policy 2020.01 Marina Off-Leash Policy
- Proposed donation and memorial gift policy

The SVCA Board meets the second and fourth Thursdays of each month at 7 p.m. in the Multipurpose Room, 8 Barn View Court. Agendas and minutes are available at suddenvalley.com.

-- Contact Bill Helm at bill@lyndentribune.com

SVCA completes first phase of asphalt repairs

By Jo Anne Jensen
SVCA General Manager

SUDDEN VALLEY — On Feb. 26, the Sudden Valley Community Association’s Board of Directors approved \$428,714 in funding to pay for road repairs planned for completion in 2026.

Work on the project began on June 11 and included asphalt repairs and overlay on four roads: Misty Ridge Court, Fields Park Place, Yearling Place and Appaloosa Court.

Phase I of the project was completed on June 19. This part of the work also included pothole and delamination repair, ditching improvements, and replac-

ing asphalt where culvert replacements were made at locations throughout the Association.

According to Tyler Andrews of PNW Civil, Phase II will begin in early July and will involve finishing road patches where additional culverts are planned to be replaced. Culvert replacements should be completed by mid-July, and seven culverts have already been replaced.

“Over the last few years, SVCA has really focused on catching up years of deferred maintenance to the 36-mile road and drainage system, and the work completed has made a major difference,” Andrews said.

The culvert replace-



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ments, as well as any road and drainage requests, are prioritized based on the 10-year Roads & Drainage Plan that was prepared by Impact Design for SVCA in 2023. Recommendations found in the Ten-Year Plan are used to prepare the Roads portion of the capital budget, which determines the projects that will be funded each year.

The projects identified in the 10-Year Plan are not the only maintenance per-

See **Asphalt** on 8

SVCA Annual Spend on Roads, 2016 to 2025



Year	Annual Spend
2016	\$543,510
2017	\$1,087,459
2018	\$859,479
2019	\$987,281
2020	\$662,199
2021	\$232,575
2022	\$1,755,046
2023	\$1,829,244
2024	\$1,632,732
2025*	\$610,054

* In 2025, two bridges were scheduled to be replaced. The project was funded, but could not be completed, because of a delay in permitting.

An SVCA Maintenance vehicle, above, parked on Yearling Place. Yearling Place was one of four roads repaired in Phase I of the 2026 Road Repair Project. At left, this chart shows SV's annual spend on Roads, 2016-2025. (SVCA Photo)

AROUND THE VALLEY

Sudden Valley enjoys sunshine, warmth in June

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.

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.
- 223 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 wood-chipper.
- 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 Turf-care.
- 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

See **Around the Valley** on 6

BURN BAN IN EFFECT



FIREWORKS PROHIBITED

No outdoor fires are allowed. Enclosed cooking fires using gas or charcoal as fuel will be permitted. No recreational fires will be allowed for the duration of the burn ban.

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Views

SUBMISSIONS

SV Views
P.O. Box 153
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POLICY

The Sudden Valley Views welcomes letters to the editor 550 words or less submitted by Association 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. Also include name and complete address with submission for verification. 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.

Help Sudden Valley move to paperless communications

By Jo Anne Jensen
SVCA General Manager

Over the past months, I've written several articles about how changes in Washington State law have affected the Association as well as what we can expect from the bigger changes that are coming in 2028.

One of the challenges that we've experienced this year because of the new statutes, is the requirement of a much longer and more formal notice period for meetings of the Association.

The meetings affected by the change include meetings of the Board of Directors and SVCA's committees, as well as the Annual General Meeting (AGM) of the membership.

You may have seen that a meeting schedule is now included in every monthly issue of the Views.

This is because the Views is mailed to every member of the Association, satisfying the legal requirement for formal notice.

This process works well for regularly scheduled meetings, but sometimes additional meetings are needed, and that is when things get a little challenging.

The new law says that simply posting notices to the website or physically around the Association is not adequate to provide notice to members.

So, either the meeting must wait until the following month, or a letter must be mailed to each of the Association's 3,118 members.

Compliance with the new notice requirement is significantly increasing administrative costs

for every HOA in Washington State.

To help offset these costs, however, the law also defines a process by which members can give permission to the Association to send notices to them via

email.

As we manage our day-to-day business with members, we've found that email is often more convenient for them and that notices sent through the post office are frequently overlooked since

many people don't check their mail every day.

For these reasons, I strongly encourage all SVCA members to sign up for paperless communications. If enough members choose to go paperless, sending notices to members will become affordable, giving the Association more flexibility and helping to keep costs down.

A note about online voting

During last year's AGM, about 300 members gave consent to receive notice via email and/or text message (SMS) so that they could vote online. In 2026, members will again be offered the option to vote online.

While SVCA plans to mail every member a paper ballot and election booklet, voting online ensures that your ballot is received on time and eliminates the need for a special trip to the ballot box or post office.

For members of the Association that live in Canada or other countries outside of the US, online voting is the best option, since international postal service generally does not guarantee a delivery date.

To ensure that you have the option of voting online, I encourage you to sign up for paperless communications on the SVCA website under the Stay Connected tab.

Sign Up

for Online Voting & Paperless Communication

SVCA Members are encouraged to sign up for paperless communications and to use electronic (online) voting during the 2026 Annual General Meeting voting season.

It's simple, safe, and saves money in postage for the Association.

Scan to GO PAPERLESS!



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
1850 Lake Whatcom Blvd., Bellingham, WA 98229
www.suddenvalley.com

Administration Offices / Member Services are
in the Welcome Center, just inside the Gate 2 entrance

Hours: 8 a.m. - 5 p.m. for remote assistance (phone or email)
8:30 a.m. - 4:30 p.m. for in-person assistance, Monday through Friday

Administration Offices/ Member Services: 360-734-6430
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Accounts Receivable: Gil Martinez, ar@suddenvalley.com, Ext. 214
Accounts Payable: Davey Higashi, ap@suddenvalley.com, Ext. 215
Collections Specialist: Angie Huggins, acctclerk@suddenvalley.com, Ext. 243
Recreation Center Front Desk: 360-366-8450
Director of Golf: Kevin LeDuc, kleduc@suddenvalley.com, Ext. 331

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The acceptance of an ad in the Views does not constitute approval of the Sudden Valley Community Association. Comments expressed in the Views are not necessarily the opinions of the SVCA, its officers or Board of Directors, but are solely those of the writers. No non-advertising portion of the Views is subject to pre-publication review by anyone but the editor.

COMPLIANCE CORNER

Keeping the valley scenic and safe for all neighbors



By Allen Helvajian
SVCA Compliance Manager

Well, neighbors, the school bells have stopped ringing and the sunshine is stretching our days out long and golden. While we all love the feeling of summer in the Valley, the change in season brings a new set of responsibilities to our winding roads. With schools on vacation, our streets and parks are buzzing with the sound of laughter. It is more

important than ever to keep our foot off the gas and our eyes on the road.

Sharing the Asphalt

The summer months mean our roads are busier than a beehive in a clover patch. We are seeing a healthy parade of trucks towing boats on trailers, headed for the water to catch some sun. Additionally, many of our neighbors are opting for the open-air charm of golf carts to run errands or visit friends. Whether you are hauling a hull or cruising on a cart, remember that Sudden Valley's roads were designed for scenery, not speed. Please keep your vehicle at or under the posted speed limit at all times. Those numbers are there for a reason and they keep us all out of harm's way.

Vigilance is Our Best Gear

With the longer daylight hours, our children are out later, riding bikes, chasing balls and turning our neighborhood into their playground. Please stay extra vigilant for toys or stray balls that might roll into the



street without warning. It isn't just our human neighbors we need to watch for, either.

Summer is the season when this year's fawns are just arriving on the scene, finding their footing in

the tall grass. These little ones are often curious and don't quite understand the rules of the road yet. A slow-moving car gives you — and the wildlife — the best chance to avoid a close call. We're a small community, and we thrive on being good neighbors. That means keeping our speed in check, sharing the road with our smallest residents, and making sure everyone makes it home safely for dinner. Let's keep Sudden Valley the kind of place where the only thing racing through our minds this summer is what to put on the grill.

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Sudden Valley Upcoming Budget Meetings

[August 5, 2026 | Joint meeting of the Finance Committee and Board of Directors](#)

Presentation of the Proposed 2027 Operational Budget
7:00PM | Multi-Purpose Room A | Meeting ID: 86704997445

[August 6, 2026 | Joint meeting of the Finance Committee and Board of Directors](#)

Presentation of the Proposed 2027 Capital Budget
7:00PM | Multi-Purpose Room A | Meeting ID: 86704997445

[August 15, 2026 | Town Hall Meeting](#)

Presentation of the Proposed 2027 Budget
1:00PM | Dance Barn, Zoom & YouTube | Meeting ID: 86704997445

[September 3, 2026 | Special Meeting of the Board of Directors](#)

Voting to adopt the 2027 budget
7:00PM | Multi-Purpose Room A | 86704997445

*Times, dates, and locations may change.
Please check the website for current schedules.*



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Continued from 2

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 recreation 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 26 Trivia Night.

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Two new security vehicles at SVCA

SVCA's two new Security vehicles are parked next to Lake Louise, at the Welcome Center. On May 28, SVCA's Board of Directors approved funding for the replacement of two older vehicles that were no longer reliable. The new vehicles will ensure that Security can safely navigate SVCA roads, even in bad weather. (SVCA Photo)

Sudden Valley Firewise Information Night

At Sudden Valley's Firewise Information Night, from 6:30-8 p.m. Tuesday, July 21 in the Dance Barn, learn from local experts about steps each resident can take to reduce risk from wildfires or other emergencies.

Maybe you're worried about the impacts of a predicted hotter, drier and longer summer?

Maybe you're wondering how you'd be notified of an emergency or options for evacuating? Or maybe you're concerned about Homeowner's Insurance Policies being cancelled due to fire risk?

Robert Walter of the Whatcom Conservation District Wildfire Resilience Program will show a short film, "Your Home CAN Survive a Wildfire" and then discuss fire behavior, our susceptibility, preparedness, and resilience.

South Whatcom Fire Authority's Chief Mitch Nolze will update us on the reopening the South Whatcom County Fire Station and

suggest ways we can protect our homes from wildfires, emergency notification, evacuation plans, and more.

A Puget Sound Electric representative will introduce their new Wildfire Program.

SVCA Architectural Control Committee Chairperson Daniel Rodriquez will participate in the Q & A session.

This free session will be a great opportunity to gain insights and tips from local experts volunteering to help Sudden Valley residents be more prepared for emergencies. Bring your neighbors.

This Firewise Information Night is sponsored by the SVCA Safety Group.

We meet the third Tuesday of each month from 10 a.m. until noon, in the Adult Center Conference Room.

All community members are welcome to attend. Help us raise and address safety concerns.

Are you without insurance?
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Artists find inspiration in Sudden Valley



New exhibit on display July 11 through Sept. 12 in the Barn

By Lee Langdon
Member Submission

Sudden Valley — Art in the Barn, a Sudden Valley club, exhibits the work of member artists. Members bring art to share and to display in the barn and in the library. A new exhibit is posted every other month. The new show begins on July 11 and lasts until Sept. 12.

dedicated space the Community Center/Barn wall and at the entrance to the El Agave restaurant. They are called Featured Artists. This story spotlights the two upcoming featured artists, Rachael Raymond and Lee Langdon. Rachael Raymond’s art will exhibit in the Barn, also known as the Community Center. She displays her nature-celebrating oils. Originally from West Virginia, Rachael is a prolific artist who now lives in Sudden Valley. Painting with acrylics and oils, she loved art while meeting a college pre-requisite. Practicality raised its head, though, leading her to study physical therapy, in the blue-collar hills of Appalachia.

Healing arts in movement and medicine helped her understand physical health. But it was nature that always seemed to recharge her, spiritually and mentally.

Her move to the Pacific Northwest, with husband and young son, enhanced that inspiration: the evergreens, Salish sea, shimmering lakes and sun bursting



"Light in the Forest," above, by Rachael Raymond. Below, "Forest Renewed," by Lee Langdon.

See Barn on 9

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We serve the South Whatcom branch, including Sudden Valley, Glenhaven, and Geneva, in one of the fastest-growing branches in the Whatcom County Library System.

This year, we have five vacancies on the board, including positions on the Executive Board and on committees that match a variety of interests and skills. The Board meets monthly, with committee meetings scheduled as needed.

Not ready to join the Board? No problem! Guests are always welcome at our monthly meetings! We have many volunteer opportunities at library events and activities.

Please contact us to learn more or to join!

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Asphalt: SVCA completes first phase of repairs

Continued from 1

formed on SVCA roadways, however. While large-scale requests and ones that need specialized equipment are sourced to an outside contractor, many requests are handled by SVCA’s Maintenance team. Filling potholes, replacing or repairing directional signs, clearing blocked culverts and performing shoulder restoration are all examples of the work Maintenance performs throughout the year to keep SVCA roads safe.

If you are aware of a problem on Association roads, please let us know! Maintenance requests are best handled through the Welcome Center, as staff creates a record of the request and ensures it goes to the correct team. From there, requests are prioritized by the department manager. “For example, if a stop sign is missing or is damaged, it is considered high priority and is responded to as quickly as possible,” Maintenance & Facilities Manager Mike Brock said. In addition to making repairs, SVCA conducts regular preventative maintenance including but not limited to annual sign cleaning, vegetation clearing for visibility, cleaning debris from ditches and repainting stop bars. “The roads are one of SVCA’s major assets, and proper maintenance of them extends their useful life while also reducing expenses,” Andrews said. Traffic flow and public safety are the first priority for SVCA’s contractors as they complete the 2026 Road Repair Project and other work. Road closure information can be found at suddenvalley.com.

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Sudden Valley celebrates garden with June 4 open house



Members of the Whatcom County Public Works team pose in front of their educational booth, far left, during the June 4 Community Garden Open House. Neighbors and community members came together for the open house, which was hosted by the Sudden Valley Community Association and Whatcom County Public Works. (Nakell Jones/SVCA photo)

Barn: Artists find inspiration in Sudden Valley



"Sunset on the Water," by Rachael Raymond

Continued from 8

through the trees have wowed her. Nature became her connection to a force greater than herself: she began trying to capture this awestruck feeling on canvas. Walk through the Barn to see her render the awe we all might recognize.

Lee Langdon's art will exhibit at the entrance to El Agave. A long-time club member and growing artist, Lee creates collages that use art that appeared in annual calendars of the Sudden Valley Arts Group.

The exhibit is called: "Different, Not Better" to indicate that others' art was re-purposed to

see it from different angles and perspectives. Lee honors her colleagues, knowing she could never improve on their creations.

She has included fabric, sequins, new and found papers and ephemera.

The theme of recycling remains; each frame has been reused, some with fabric, others with paint, all with her husband's eye. You have two invitations: Come join us at 10 a.m. July 11 in the Barn and enjoy the all-member exhibits and the Featured Artists' displays as well.

The Art in the Barn Club is open to any Sudden Valley resident. Text Lee Langdon at 360-661-2965 if you have questions.



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Capital Projects Updates

CRRF Projects	Approved Budget	Status
Facilities:		
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 Update	\$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
Equipment:		
Turfcare Tractor Replacement	\$48,048	Complete
Turfcare Equipment Replacement	\$232,506	In Progress
Driving Range Equipment Replacement	\$22,378	In Progress
Fitness Center Equipment Replacement	\$125,000	In Progress
Security Vehicles Replacement	\$60,000	Complete
Total Budgeted	\$1,732,975	
Roads Projects		
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	

FINANCIALS

Sudden Valley Community Association Balance Sheet April 30, 2026 and December 31, 2025			
	Unaudited** Apr 30, 2026	Unaudited** Dec 31, 2025	Inc / (Dec)
OPERATIONS			
Current Assets			
Operating Cash	\$ 597,805	\$ 493,749	\$ 204,056
Building Completion Deposit Fund	668,900	798,900	(130,000)
Member Receivables - Operations*	-	47,957	(47,957)
Other Receivables	3,850	3,850	-
Prepaid Expenses	37,089	91,940	(54,851)
Operating Lease ROU Assets	20,771	23,036	(2,265)
Inventory	6,456	5,704	752
Total Current Assets	1,434,871	1,465,136	(30,265)
Current Liabilities			
Accounts Payable	(54,068)	(169,663)	115,595
Accrued Vacation Liability	(97,557)	(78,129)	(19,428)
Accrued Payroll	-	(96,358)	96,358
Prepaid Assessments	(330,479)	(187,700)	(142,779)
Building Completion Deposits	(668,900)	(798,900)	130,000
Other Refundable Deposits	(12,226)	(11,426)	(800)
Operating Lease Liability	(20,771)	(23,036)	2,265
Prepaid Golf Memberships	-	(156,649)	156,649
Total Current Liabilities	(1,184,001)	(1,521,861)	337,860
Other Liabilities			
Contingent PPP Loan Liability***	(357,700)	(357,700)	-
Deferred Library Lease Revenue	(25,333)	(28,000)	2,667
Total Other Liabilities	(383,033)	(385,700)	2,667
Operating Reserve Funds			
Emergency Operating Cash	364,949	364,709	240
Undesignated Reserves Cash	336,227	314,936	21,291
Total Operating Reserve Funds	701,176	679,645	21,531
Net Operating Assets	\$ 569,013	\$ 237,220	\$ 331,793
CAPITAL			
Capital Current Assets			
CRRRF (Capital Repair & Replacement) Cash Fund	3,838,914	3,757,709	81,205
Roads Reserve Cash Fund	3,285,472	2,992,291	293,181
Board Density Reduction Cash Fund	150,842	150,789	53
Mailbox Cash Fund	187,720	178,900	8,820
CRRRF Capital Reserve Holding Cash	219,460	219,316	144
Mitigation Assignment of Savings Cash	49,928	49,905	23
LWWSD Assignment of Savings Cash	14,957	14,953	4
Member Receivables - Capital**	-	13,020	(13,020)
Total Capital Current Assets	7,747,293	7,376,883	370,410
Capital Fixed Assets			
Fixed Assets	16,917,306	16,881,457	35,849
Finance ROU Assets	19,357	41,258	(21,901)
Lots Held for Sale	188,706	188,706	-
Total Capital Assets	17,125,369	17,111,421	13,948
Long Term Liabilities			
CRRRF Loan 2022	(1,173,201)	(1,267,067)	93,867
Finance Leases	(42,507)	(49,661)	7,154
Total Long Term Liabilities	(1,215,707)	(1,316,728)	101,021
NET ASSETS	\$ 24,225,968	\$ 23,408,796	\$817,172
MEMBER EQUITY			
Member Equity			
Current Year Net Income: Operations	324,142	(55,534)	379,675
Transfers Out from Operations to Capital	-	-	-
Current Year Net Income: Capital**	493,031	1,658,105	(1,165,074)
Transfers Into Capital from Operations	-	-	-
Retained Earnings**	4,141,708	4,197,242	(55,534)
Capital**	19,267,087	17,608,982	1,658,105
TOTAL MEMBER EQUITY	\$ 24,225,968	\$23,408,796	\$817,172
* 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, 2026, and December 31, 2025, the balances of receivables written off were \$850,229 and \$743,506, 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 only 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 2024 audited financial statements (2024 represents the most recently issued audited statements), which fully incorporate ASC 606 and comply with Generally Accepted Accounting Principles (GAAP).			
*** At 2024 year end, the Association recorded a contingent liability relating to Paycheck Protection Program (PPP) loan funds that were received in May 2020 and then forgiven by the Small Business Administration (SBA) in September 2021, which are funds that the SBA has since subsequently deemed that the Association did not qualify for because of its 501(c)(4) tax exempt status, which was communicated to the Association by the government in April 2025. This contingency was classified by the Association as probable. And upon final resolution with the SBA, the Association believes that the estimated amount of liability will be limited to the original amount of the PPP loan funds received (\$357,700) because of the fact that the Association fully disclosed its tax exempt status to the SBA during the PPP loan application process, which the government has especially acknowledged.			



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Meeting Access Information

Meetings Overview

Sudden Valley has a Board of Directors and five committees that meet on a regular basis. The Appeals Committee meets on an as-needed basis.

Each meeting has a 15-minute public comment period; Association members must be attending in-person or via Zoom to participate.

Viewing Meetings

There are four ways to view meetings:

- Join in person (not available for all meetings)
- Participate via Zoom (see instructions below)
- Listen via Telephone (call **360-209-5623** and enter the Zoom meeting ID)
- View on the **Sudden Valley YouTube channel** (BOD meetings are streamed live on YouTube. All other meetings are posted the following day)

Instructions to Join Zoom Meetings

- Click the BOD/Committee Meeting Link posted on the individual BOD/committee webpages on **SuddenValley.com** **OR**
- Go to Zoom.com
- Click on “Meet” on the top menu bar and select “Join a meeting”
- Enter the meeting ID in the dialogue box and click “Join”

UPCOMING MEETINGS

[July 2, 2026 | Architectural Control Committee](#)
9:00AM | Zoom | Meeting ID: 83287084478

[July 2, 2026 | Long-Range Planning Committee](#)
6:30PM | Multi-Purpose Room A | Meeting ID: 89486224133

[July 9, 2026 | Board of Directors](#)
7:00PM | Multi-Purpose Room A | Meeting ID: 86704997445

[July 13, 2026 | Nominations & Elections Committee](#)
6:30PM | Zoom | Meeting ID: 84647671152

[July 15, 2026 | Document Review Committee](#)
4:00PM | Zoom | Meeting ID: 82522627180

[July 15, 2026 | Finance Committee](#)
6:30PM | Zoom | Meeting ID: 83670070736

[July 16, 2026 | Architectural Control Committee](#)
5:00PM | Multi-Purpose Room A | Meeting ID: 83287084478

[July 23, 2026 | Board of Directors Meeting](#)
7:00PM | Multi-Purpose Room A | Meeting ID: 86704997445

[July 27, 2026 | Nominations & Elections Committee](#)
6:30PM | Zoom | Meeting ID: 84647671152

[August 6, 2026 | Architectural Control Committee](#)
9:00AM | Zoom | Meeting ID: 83287084478

[August 6, 2026 | Long-Range Planning Committee](#)
6:30PM | Multi-Purpose Room A | Meeting ID: 89486224133

Times, dates, and locations may change. Please check the website for current schedules.

BOD/Committee	Usual Meeting Day During Month	Time	Location	Zoom Meeting ID
Board of Directors	2 nd & 4 th Thu	7:00 PM	Multi-Purpose Room A	86704997445
Architectural Control Committee	1 st Thu	9:00 AM	Zoom	83287084478
Architectural Control Committee	3 rd Thu	5:00 PM	Multi-Purpose Room A	83287084478
Document Review Committee	3 rd Wed	3:00 PM	Zoom	82522627180
Finance Committee	3 rd Wed	6:30 PM	Zoom	83670070736
Long-Range Planning Committee	1 st Thu	6:30 PM	Multi-Purpose Room A	89486224133
Nominations & Elections Committee	Last Mon	6:30 PM	Zoom	84647671152
Appeals Committee	Meets As Needed			



Scan the QR code to view the Sudden Valley Board of Directors & Committee Overview page for more information.

Taking a summer dip in Sudden Valley’s pools

Lead Life-guards Gabi and Ella enjoying the monthly life-guard in-ser-vice train-ings. (Kyle Kaltenfeldt/ SVCA Photo)



Lifeguards, above, practicing deep end front facing rescues. Lifeguard Cody, below, practicing his stride jumps into the deep end of the pool. (Kyle Kaltenfeldt/SVCA Photo)



Tadpole

SUDDEN VALLEY
Pet of the
MONTH

This month's Pet of the Month is Tadpole, submitted by Marinna Peters.

This is Tadpole, he is a five-year-old Pomeranian. He loves to go to Mariners games and on hikes. We just bought property in Sudden Valley and are looking forward to exploring all the trails!

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

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NEW LISTING

5 Valley Crest Way Tri-level home near Gate 3 on quiet non-through street, backing to private greenbelt. Cedar siding w/natural stain, open floor plan, and vaulted ceilings w/skylights. 3 bdrms, 2 ba, and huge family rm. Updated kitchen incl. quartz countertops, new hardwood flooring throughout + slate flooring in select areas. Recent upgrades incl. 2-year-old roof, modern updates throughout, and completed energy assessment w/sealing improvements for added efficiency. Over 637 sq ft of deck space. Living rm feat. gas fireplace, and home includes on-demand water heater. All appliances stay, making this home move-in ready. **\$585,000**

SOLD

3671 Harnden Dr., Bellingham Oceanfront 2-story home set on low-bank lot w/129 ft. of private frontage. Unobstructed views of nearby islands and even distant Vancouver—paired w/spectacular sunsets thanks to home's southwestern exposure. Main living area feat. vaulted ceilings and polished slate flooring. Recent updates incl. fresh interior paint and new carpet throughout. 3 bdrms, 3 bas, and 4th bdrm/bonus rm, the layout provides flexibility for your lifestyle. Generous storage, attached 2-car garage + circular driveway w/ample parking. Step outside to private stairs leading directly to beach. Tucked away on quiet dead-end road. **\$889,000**

1 Lake Louise Dr #42, Lakeridge Condominium Current Best Buy! Spacious single-level condominium feat. attached single-car garage converted into an office. Open floor plan w/vaulted ceilings, high windows, and stainless-steel appliances. Newer gas furnace and lg primary bedroom w/ensuite bathroom. All appliances are included! The Lakeridge complex offers private amenities including a swimming pool and tennis court. \$137,000 Special Assessment for complete exterior renovations, incl. new windows, decks, roof, siding, paint. Assessment may be paid in full at closing or financed at \$1,100/month at 7% interest. **\$259,000**