



SUDDEN VALLEY COMMUNITY ASSOCIATION

SUDDEN VALLEY VIEWS

June 2025

WWW.SUDDENVALLEY.COM

SVCA board approves Turf Care building remodel

Roof and gutter replacements to be delayed 'at least another year'

By Bill Helm
Editor

SUDDEN VALLEY — Sudden Valley's 2025 Capital Budget includes \$141,993 in available funds to complete a remodel of the Turf Care building.

However, SVCA staff has concluded that roof and gutter replacements expected to cost \$25,208 can be delayed for "at least another year as the current condition doesn't warrant replacement at this time," General Manager Michael Bennett told the board in an April 24 memo.

The remaining expense, \$116,785, is what the Sudden Valley Board approved at its May 22 meeting.

Bennett explained the project's scope in his April 24 memo to include the following:

- A bathroom remodel to meet ADA standards is required.
- Reconfiguring and updating the Drying Room and Break Room. The reconfiguration is required to accommodate bringing the bathroom up to ADA standards.
- Miscellaneous improvements to the building include exterior painting, garage door improvements, wash down pad improvements, electrical improvements, and ventilation improvements.

Bennett also explained that upon funding approval, the project will be issued for bids and returned to the Sudden Valley Board of Directors for contract award.

According to Bennett, the contract award capital request will include allowances for architect support and construction management, but this project is primarily assumed to be managed by the Turf Care superintendent, which is Greg Wadden.

The SVCA Board's May 22 agenda packet provides a complete breakdown of this item at suddenvalley.com.

See **SVCA Board** on 10

Navy conducts drills at Lake Whatcom



The U.S. Navy put on quite the show on April 24 on Lake Whatcom when it conducted several training drills. They not only practiced flying low, but also dropped two divers into the water and practiced water rescues for more than an hour. (Photo courtesy SVCA member Monique Kogan)

Neighborhood disaster readiness event set for June 23 in Sudden Valley

By Judy White and the Safety Committee

Free emergency go-bag and neighborhood disaster readiness event is scheduled for Monday, June 23 at 6:30 p.m. in the Sudden Valley Dance Barn.

At our Wildfire Preparation event on May 12, South Whatcom Fire Chief Mitch Nolze spoke about the importance of signing up for the free Whatcom AlertSense system to receive emergency alerts and severe weather warnings that could directly impact you and your family.

He said of our 7200 Sudden Valley residents, only 300 so far have signed up. So let's change that. Please use the QR code below to go to the sign-up website page. Or if you prefer, use this link public.alertsense.com/SignUp/?RegionId=1189.

More valuable information will be provided at the SVCA Safety Committee's next free emergency prep presentation at 6:30 p.m. Monday, June 23 at the Dance Barn

focusing on go-bags and neighborhood disaster readiness. Two local experts, Greg Hope from the City of Bellingham Office of Emergency Management and Amy Cloud from the Whatcom County Sheriff's Division of Emergency Management, will share their expertise to our community.

It's essential that each of us understands how we will know if/when to evacuate and how to put together an emergency ready-set-go-bag now in case of an evacuation, especially if we are told to leave immediately.

But what type of bag? What to include? Where to keep our bags? What about the cost? Our speakers will provide valuable info, handouts and answers to your questions.

Also, in a disaster such as a major earthquake, your neighbors are your closest source of help. First responders may not be able to reach your street for several days. What are the first steps to take immediately after a disaster to secure your home and protect your neighborhood? Our presenters will introduce the Map Your Neighborhood (MYN) system of disaster readiness - and a follow-up workshop with this topic will be offered in the near future.

Only 90 minutes long, and you can attend in person (recommended) or via Zoom. The Zoom link will be provided before the event.

There will be lots of time for your questions. We will provide refreshments and we



AlertSense



Whatcom Conservation District

See **Disaster** on 4

PRST STD
US Postage Paid
Lynden, WA
Permit #20

*****ECRWSS**

RESIDENTIAL CUSTOMER

COMPLIANCE CORNER

County fire safety and Sudden Valley burn ban guidelines



By Allen Helvajian
Compliance Manager

Editor's note: Portions of this article were previously published in July 2023.

Summer weather encourages everyone to get outside and enjoy the season. Unfortunately, two traditional warm-weather activities, campfires and fireworks can threaten the safety of our unique forest community.

Below are a series of Whatcom County fire guidelines, Sudden Valley burn ban guidelines and fireworks ban information.

Whatcom County fire guidelines

When a burn ban is not in ef-

fect, Whatcom County residents are still required to abide by a set of guidelines. All fires must be attended by someone at least 16 years old, and no burning is allowed when winds exceed seven miles per hour.

In addition, the only waste that can be burned is natural vegetation grown on your property — no household garbage, construction debris, milled lumber, paper or cardboard. However, paper and/or cardboard can be used to start a fire. Burn barrels are also prohibited.

Burn ban

SVCA's Rules & Regulations state that a burn ban automatically goes into effect in Sudden Valley if Whatcom County declares a burn ban. When a burn ban goes into effect, Sudden Valley will notify residents through the Sudden Valley website, e-Blast, and gate signs.

Due to warm weather conditions and increased fire danger, the Whatcom County Fire Marshal's Office will enact restrictions on open burning in unincorporated Whatcom County from 8 a.m. Sunday, June 15 through Monday, Sept. 15 with the potential to be extended - weather dependent.

More information about the burn ban at [https://www.what-](https://www.whatcomcounty.us)



Although Summer weather encourages outdoor activities, campfires and fireworks can threaten the safety of our unique forest community.

[comcounty.us](https://www.whatcomcounty.us).

The SVCA Rules & Regulations explain that when a burn ban is in effect, no outdoor fires, except properly enclosed cooking fires using gas or charcoal as fuel, will be permitted. All other outdoor fires, such as open flames (including recreational fires, are prohibited for the duration of the burn ban.

Sudden Valley's rules are more restrictive than those of the County. Even though recreational fires are still allowed by the county, SVCA rules are clear that no recreational fires with open flames will be allowed. Violation of the burn ban can result in a fine of \$250.

The fine increases to \$500 if there is a subsequent violation.

Fireworks prohibited throughout Sudden Valley

The use of fireworks is prohib-

ited throughout Sudden Valley. The fine for violating this rule is \$100 and no warnings will be given. Fines are applied to the member account and are payable within 30 days of the issuance of the fine.

Late fees and interest will accrue after 30 days.

Fireworks increase the risk of fire, disturb the peace of the neighborhood and disrupt the activity of the animals that share our space.

Last, but not least, setting off fireworks causes many injuries each year, with individuals losing fingers, toes and even their sight because of accidents.

Please be careful and observe SVCA's ban on fireworks.

Excerpt from the Sudden Valley Rules & Regulations about outdoor burning

1.6 Complying with the State of Washington Outdoor Burning Regulations (WAC 173-425), the Northwest Air Pollution Authority (NWAPA), and Fire District 2 regulations: **NO OUTDOOR BURNING is allowed in Sudden Valley except as provided in 1.6.3.** (Further informational printouts regarding the WAC 173-425 and NWAPA are available at the Administration Office)

1.6.2 Policy

• By reference, the provisions of WAC 173-425 are adopted. Consistent with policies for Urban Growth Areas in High Density Areas, no residential or land clearing

burning is allowed.

1.6.3 Exceptions. The following types of outdoor burning are allowed:

• (a) Recreational fires with a total fuel area of less than three feet in diameter and/or two feet in height are permitted.

• (b) Firefighting instruction fires.

1.6.4 When a burn ban is in effect in Sudden Valley no outdoor fires except properly enclosed cooking fires using gas or charcoal as fuel will be permitted. All other outdoor fires (open flames, including recreational fires as described in 1.6.3) are prohibited for the duration of the burn ban.

• (a) A burn ban will automatically go into effect in Sudden Valley if Whatcom County declares a burn ban.

• (b) A burn ban may be declared in Sudden Valley by the Board President or the General Manager if a burn ban is put into effect by Skagit County or if conditions in Sudden Valley are deemed sufficiently hazardous as to require the ban.

• (c) The existence of the burn ban will be publicized by all available means including gate signs, web site, Sudden Valley Views and community bulletin boards.

• (d) A first violation of this rule will subject the violator to a fine of \$250. Subsequent violations will be punishable by a fine of \$500.

For any questions, contact Sudden Valley Administration at 360-734-6430.

MJD CONSTRUCTION
RESIDENTIAL AND COMMERCIAL
LIC #MJC0CL807BP
SANTIAGO CORREA
360-770-8117
Sudden Valley Local!

INTERIOR/EXTERIOR PAINTING
LANDSCAPING | STONE
TILE INSTALLATION
DRYWALL/TAPING
SIDING | FENCE | ROOFING

MJDCONSTRUCTION1@HOTMAIL.COM

FIND YOUR SWIM SKILLS. FIND YOUR Y.

Y Swim Lessons at Sudden Valley

Did you know the Y has been America's most trusted swim instructor for more than 110 years? Explore the Y's swim lessons and Safety Around Water programs to gain lifesaving skills and a lifetime love of fun in the water!

REGISTRATION OPENS JUNE 1!

WHATCOM FAMILY YMCA
1256 N State St, Bellingham, WA, 98225
360 733 8630 | whatcomymca.org



for the busy bees

Get up to 3% back on everyday essentials, 2% back on food and beverages, and 1% on everything else with the **WECU Hive Card.***

wecu.com/hive

INSURED BY NCUA

*See Member Rewards Terms and Conditions.



VIEWS

SUBMISSIONS

SV Views
P.O. Box 153
Lynden, WA 98264
Fax to: (360) 354-4445
Email: bill@lyndentribune.com

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.

2025 SVCA budgeting season

Editor,

Our annual budgeting season is gearing up. You should be aware some large issues involving our barns are going to be a big item worthy of discussion. The barn issue has been kicked down the road for a long time and the reality of its condition can no longer be pushed aside.

Both barn structures are seriously deficient. Barn 6 is beyond repair, and while Barn 8 is antiquated and technologically obsolete, its structural/seismic needs now fully documented by engineers are estimated above \$3.5M. That cost alone does not include any modernization or improvements.

Over many years, different BODs have had differing opinions on what exactly are the fundamental issues: incremental repair, full rehabilitation, replace, remove or do nothing. In the past 12 months, a respected engineering firm firmly established Barn 8 is significantly structurally deficient which formally confirmed the issues cannot be hidden or ignored.

Nationally, states are taking legislative action to avoid catastrophic actions like the Florida Surfside Condo collapse that killed 90-plus folk because of non-funded infrastructure maintenance. As I recall, printed articles reported members there had been loath to self-tax to repair their infrastructure.

The Washington legislature is putting teeth into newly promulgated WCOIA legislation that tasks associations to maintain factual reserve studies while also giving lenders the means to deny lending on mortgages where they perceive financial risk (high maintenance backlog/low capital cash reserves as an example). Failure to have proper reserve plans and maintain the common properties may now have consequences.

A close-to-home example of this new reality already exists in our valley: one of our nine condo associations is having to issue a -\$150,000 special assessment to each of its owners to repair/replace failed common infrastructure.

Currently, units for sale (in that specific association) must be cash sales as lenders will not loan until resolution of issues.

Maybe Surfside members didn't trust their BOD, or didn't think the potential danger was real. I do know the legal ramifications from that failure are spreading all over the country. Washington State is not immune, and we as members cannot ignore that reality.

Our BOD, this BOD, is working diligently for our member's financial interest. They are digging deep to identify our fundamental critical maintenance and capital needs, and how those can be best addressed. They are looking at major repairs, not purchasing eye candy, or adding new facilities that will increase our backlog, but reducing our deferred maintenance, while

maintaining both our amenities and critical infrastructure. This will result in a financially viable Association dually ensuring the financial value of our personal investments.

As we go into the budgeting season, watch, or better yet attend meetings, ask questions, do not rely on gossip.

The days of kicking a can down the road with no consequence may be at hand.

As Bob Dylan once said, "The times they are a changing."
*Mitch Waterman
Sudden Valley*

Options for barns 6 and 8

Editor's note: Although Linda Bradley is on the Sudden Valley Board of Directors, she wrote this letter simply as a resident of Sudden Valley.

Editor,

Discussions are taking place to better understand our options for barns 6 and 8. If you want to stay informed, members are always welcome to listen to the LRPC meetings. Agendas are posted 48 hours in advance of the meeting. The information contained in this article can be found online in the referenced SVCA Board agendas to read all the information we currently have.

History: Both remaining barns were constructed in the 1960s, actual dates pre-date ownership and development of SVCA.

Barn 7 was demolished in 2017 due to powder post beetle infestation that destroyed the beams supporting the barn.

When the project for Barn 8 began, the idea was to repair the envelope by installing new siding, windows and doors. Separately, to improve the aging entrance to the Dance Barn.

After reviewing information and before proceeding the Board realized that no formal structural report had been done.

All prior structural reports indicated that evaluations were based on visual observation, limited access, and prior reports.

To better understand the actual condition of the barn before opening the envelope to install siding an extensive structural study was ordered and completed.

That report has been received and is available in the Dec. 12, 2024 Board agenda packet.

The report highlights extensive deficiencies in the current structure which should be repaired if the barn is to be continually used for community activities.

Built as a barn for agricultural use is not the same standard as construction of a commercial building.

The initial remodel was funded for \$824,530. This work included design and permitting, siding, exterior doors and windows, repair of flat roof over the Community Center, replace HVAC units for lower barn, new ERV air unit for Dance Barn, and updated electrical work.

No structural improvements

were included.

In an updated cost estimate for the initial work on Barn 8 and added structural components is provided in the January 23, 2025 Board agenda packet.

Along with a rendering of the increased stream buffer and how it impacts Barn 6.

The additional structural work that needs to be completed is estimated at \$2,906,114 and the updated remodel cost of \$882,221 for a total of \$3,788,335.

The report indicates that some of the required work will require that the building be unoccupied while work is being performed for an extended period of time. LRPC is looking at the scheduling provided by Kingworks and PNW to better determine how this work can be completed.

With new county creek buffers extended from 150 feet to 200 feet most of Barn 6 is now within that buffer. Although the county has confirmed that Barn 6 is grandfathered, a new building, either an open-air or an enclosed structure will need be erected within the existing footprint.

Funding: The current reserve study has approved funds of \$1,130,000 for the Barn 6 rehab of \$30,000 for design and permitting, \$200,000 for demolition and \$900,000 for a building rehab.

The pre-design work LRPC is looking at will determine better if the current Barn 6 funding is sufficient or if additional funding needs to be examined and compared to new cost estimates for Barn 8 work.

*Linda Bradley
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
in the Welcome Center, just inside the Gate 2 entrance

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

Administration Offices/ Member Services: 360-734-6430
General Manager: Michael Bennett, mbennett@suddenvalley.com, Ext. 321
Accounting Manager: Joel Heverling, CPA, acctmgr@suddenvalley.com, Ext. 212
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

BOARD OF DIRECTORS

President: Keith McLean; Vice President: Taimi Van De Polder; Secretary: Linda Bradley; Treasurer: Rick Asai; Members: Rob Gibbs, Tom Henning, Ray Meador, Stu Mitchell, Laurie Robinson, Daniel Rodriguez, Andrew Tischleder.

SUDDEN VALLEY VIEWS is the official publication of the Sudden Valley Community Association. Published monthly, it has a circulation of 4,074.

Publisher: Sudden Valley Community Association

Executive Editor: Lynden Tribune and Print Company

Layout and design: Bill Helm, 360-354-4444; bill@lyndentribune.com

Reporter: TBD, 360-354-4444, ext. 23; email@lyndentribune.com

Advertising Manager: Mitze Kester 360-354-4444; mitze@lyndentribune.com

The Views is published monthly for a subscription price of \$24 per year by the Sudden Valley Community Association.

POSTMASTER: Please send address changes (Form No. 3579) to Sudden Valley Community Association, 4 Clubhouse Circle, Bellingham, WA 98229.

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.

AROUND THE VALLEY

Resident activity, departmental progress have surged in SV

By Michael Bennett
SVCA General Manager

Spring is in full bloom in Sudden Valley, and with the weather turning in our favor, resident activity and departmental progress have surged. The successful Easter events kicked off the season, and we are now fully engaged in preparations for summer programs and the SVCA Valley Fair on July 26.

Maintenance teams have readied pools and parks, while Marina slips and kayak storage renewals are nearly complete. Community gardens are thriving, and capital projects continue progressing.

Golf and Turfcare teams have taken advantage of ideal weather conditions to begin summer-level operations, supporting a strong start to the golf season.

General Manager's Corner

The sunshine and warmer temperatures have energized both residents and staff. With a focus on outdoor recreation, infrastructure readiness, and community engagement, we are moving into summer with momentum.

The pools are prepped, the Marina is active, and the Barnview and Area Z community gardens are fully subscribed.

Recreation events, golf programs, and family-focused summer activities are taking shape, and we invite all residents to join us in making the most of this season.

Capital Projects Update: Active Projects

- Turf Care Equipment Replacement: Fairway Top Dresser is in service.
- Clubhouse HVAC Design & Permitting: Awaiting final County approval.
- Bridge Projects (Area Z and Polo Park): Designs are finalized, and permits are in process.
- Gate 2 and Marina Signage: Designs and site planning are underway.
- Golf Course: Cart path upgrades and fixture replacements

are proposed.

- Turf Care Building Renovation: Awaiting permitting; approval request pending.
- Barns 6-8 Redevelopment: Pre-design concepts and community engagement efforts are underway.

Projects On Hold

- Barn 8 Siding/Structural Renovation: Awaiting LRPC recommendations in May.

Administration & Accounting

- Seasonal staff onboarding is nearly complete across departments.
- The final draft of the Employee Handbook is ready for Board review in May.
- Finance Committee reviewed March financials and project proposals on May 21.
- Easter events coordination concluded successfully.
- SVCA Valley Fair event planning is in progress.
- Confidentiality & Social Media Policy implemented across staff.
- The 2018 Employee Handbook has been revised and is being reviewed for Board approval.
- ACC reports over 32 active submittals as of May 15.

Maintenance

- Pools: Fully serviced and operational (Main & Adult Center).
- Firewise Program: Over 500 hours invested; Gates 1, 5 and 28 completed.
- Marina & Parks: Additional trash cans and kayak racks were fabricated and installed.
- Facilities: Repaired Rec Center bathrooms, lighting at sauna and Barn 8, and Pro Shop lock.
- Equipment: Multiple vehicle and equipment repairs completed (SP-6, OP-23, OP-26, 426E backhoe).
- Roads & Trails: Shoulder repairs on Logan Berry Lane. Pot-hole repairs ongoing.
- Success: Seasonal custodian onboarded to ensure seven-day coverage.
- Planned Work: Repaint parking at AM/PM Park & Marina. Fence repair at Turfcare. Open



Golf and Turfcare teams have taken advantage of ideal weather conditions to begin summer-level operations, supporting a strong start to the golf season. Pictured, Sudden Valley's recently sodded ninth green that recently reopened. (Kevin LeDuc/SVCA photos)

overflow parking as weather permits.

Recreation

- All kayak storage renewals completed. Wet slips filled.
- Pool furniture and lifeguard equipment prepared. Hiring in final stages.
- Monthly community yoga launched.
- Valley Fair planning includes outreach to performers — Acts have been booked for the Valley Fair.
- Success: Eliminated dry slip waitlist.
- Planned Work: Finalize staff hiring, propose 2025 Tennis & Pickleball leagues.

Golf

- Events: Master Par 3 and Opening Day events completed.
- Junior Camps: 80 kids registered. PGA Jr. League underway.
- Course Improvements: No. 9 green and chipping green opened May 16. Driving range opened.

- Staff: Seasonal staff onboarded and training underway.
- Success: April's revenue set a record thanks to excellent weather.
- Planned Work: Club Invitationals, tournament prep, and course re-rating coordination.

Turf Care

- Maintenance: Mowing, green dethatching, and bunker weeding underway.
- Repairs: Drainage at Hole No. 12 completed and sodded; sprinkler maintenance ongoing.
- Openings: #9 Green and chipping green opened May 16.
- Upcoming Work: Verti-cut greens, fertilize and sand top dress greens and surrounds, receive and distribute bunker sand, address irrigation issue near community garden pathway.

Community Engagement

- Community Gardens: Full resident participation at Barnview and Area Z plots.

- Event Promotion: SVCA Valley Fair on July 26 promoted with live music, craft fair, beer garden and kids' zone.
- Recreation Access: Foot Golf and walking times begin June 8.
- Support: Partnered with Sudden Valley School for end-of-year graduation events.
- Planned Work: Promote PGA Jr. League, golf camps and summer events.

Historical Rainfall (Cumulative)

Time Period/Rainfall
Jan. 1 - April 16, 2024/21.84"
Jan. 1 - April 16, 2025/19.84"
Jan. 1 - May 16, 2024/26.10"
Jan. 1 - May 16, 2025/20.79"

Closing

Thank you for your continued engagement and support. Please stay connected via board meetings, community events, our website (suddenvalley.com) and E-Blasts. Let's make this summer the best yet at Sudden Valley.

Thinking About a Reverse Mortgage Loan?

- **No mandatory monthly payments** to age 150*
- Supplement **cash flow**
- **Refinance** your debt
- Pay for **in-home health care**
- Home **renovations/improvements**
- **Preserve retirement** assets **
- Increase **available cash reserves**
- **Preserve equity** and **retain title**
- **Purchase** a more appropriate home

*Borrower must live in the home, maintain it, and pay property-related charges, like taxes and insurance (and HOA fees, if applicable).
**This advertisement does not constitute financial advice. Please consult a financial advisor regarding your specific

Mike Mitchell
CMPS, CRMP
NMLS 1179477

Call Now
360-685-6850

Or scan

Copyright©2024 Fairway Independent Mortgage Corporation ("Fairway") NMLS#2289. 4750 S. Biltmore Lane, Madison, WI 53718, 1-866-912-4800. All rights reserved. Fairway is not affiliated with any government agencies. These materials are not from HUD or FHA and were not approved by HUD or a government agency. Reverse mortgage borrowers are required to attend counseling sessions with a HUD-approved agency. The youngest borrower must be at least 62 years old. Monthly reverse mortgage advances may affect eligibility for some other programs. This is not an offer to enter into an agreement. Not all customers will qualify. Information, rates and programs are subject to change without notice. All products are subject to credit and property approval. Other restrictions and limitations may apply.

Disaster: Readiness event set for June 23 in SV

Continued from 1

will have a \$25 raffle for residents who add their name and email to our sign-in list.

Please help spread the word. Share this information with your family, friends and neighbors and invite them to join us.

For anyone unable to attend, our wildfire prep event in May was a success again this year with 55 participants. Fire Chief Nolze provided vital info regarding our local alert systems, evacuation in-

formation, home insurance concerns and an update regarding our South Whatcom Fire Station reopening. A PDF of the Wildfire Evacuation Checklist that he provided is now available to read and/or download on the Safety Committee page of the SVCA website, at suddenvalley.com/committee-information/safety-committee.

Robert Walters from the Whatcom Conservation District Fire-Wise program showed a short video about the risk to our homes

from embers and discussed multiple ways to lessen those risks.

To sign up for a free home assessment from his organization, use the QR code below or if you prefer, use this link: whatcomcd.org/wildfire.

Robert provided samples of various Firewise handouts about how to protect our decks, porches, vents, roofs and skylights, also how to create home ignition zones to reduce ember ignitions and fire spread. He also provided a sample of an excellent 56-page color booklet "Fire-resistant plants for Home Landscapes." PDFs of this booklet and the various Firewise handouts are available on the Safety Committee page of the SVCA website.

Also, the video of this May 12 event is now available on our Sudden Valley YouTube channel: youtube.com/watch?v=O_hF0DbPvhE&list=PL9MZiDgIW9zZdO8_1IcONkYsFc3--kKcX&index=1.

See you at the Dance Barn on Monday, June 23.

Hjelmseth Construction

Building homes and a honest reputation in Sudden Valley since 1993

Specializing in

New Construction
Remodeling

360-319-6098

Hjelmseth@comcast.net

Contractor #HJELMC*035C8



Fun in the Sunshine Room



Bowie and Bryon Quinn had fun recently in the Rec Center Sunshine Room. If you would like to see your child featured in our kid's views section, please send your submissions to BODvandepolder@suddenvalley.com.
(Photo courtesy Mary Quinn)



Bodin Linarelli is all heart

Bodin Linarelli is having a great season with the Mudcats this year. The team had back-to-back championship wins and 5-0 recently. Played some pretty tough teams for the win. Everyone was on point. Few errors, few walks, all heart. (Photo courtesy Cheryl Linarelli)



CLEANING WITH CARE BY MICHELE
Residential, Commercial, Apartments
Michele Hurley
360-306-7078 • Cleaningwithcarebymichele@gmail.com
Licensed, Bonded & Insured

Expedia Cruises
Air, Land & Sea Vacations

PRINCESS
— EVENT —

Mention This Ad for an additional \$50 OBC

3 DAY JUNE 12 - 14
sale

Don't miss 72 hours of Colossal Value!
Call Laurie & Pat Robinson
(360) 303-3037

Up to **\$1,200** OBC

Appointment in advance is recommended
Book ANY Sailing June 12 - 14 for Expedia Extras + more
WA Seller of Travel Reg. No.: 603327238

TRUST IS EARNED.
VOTED THE #1 MOST TRUSTED AGENTS IN REAL ESTATE

RE/MAX

★★★★★

Thinking of Selling?
Reach Out to Your Local Experts Today!

CARMEN ANDREW GREG PAUL SYDNEY WEITZEL CORBY WORLINE LINDSAY LOREEN

www.nwhomes.net
info@nwhomes.net
1937 Lake Whatcom Blvd, Bellingham, WA 98229

Voted most trusted Real Estate Agency brand by American remax.com shoppers based on the BrandSpark® American Trust Study, years 2022-2024 & 2019.

360-647-5050

The library at the Heart of Sudden Valley

By Maxx Robinson
SVCA Staff

Nestled behind a lush garden at the center of Gate 2 sits the South Whatcom Library. Part of the Whatcom County Library System, the South Whatcom Library is a vital resource for the Sudden Valley community and provides a wide range of surprising services one may not expect.

"The library is a gateway to both resources and entertainment here in Sudden Valley," said Liz Andre, branch manager of the South Whatcom Library.

From checking out books to borrowing ukuleles, there's something for everyone at the South Whatcom Library.

Anyone who wants something new to read but doesn't know where to start can fill out a short form with their reading interests.

A knowledgeable WCLS staff member will choose one book per quarter and send it directly to the South Whatcom Library's hold shelf for pickup.

It's completely free with your library card.

On top of being a great place to find new books to

read, the South Whatcom Library offers a variety of other services to visitors.

Some of these services include free computer access and Wi-Fi, one-on-one technology support, a \$7 weekly printing credit and free expired medication return bags.

There's also free tea and coffee, courtesy of the Friends of the South Whatcom Library.

The library also hosts an abundance of events. In 2024, the South Whatcom Library hosted 171 free events for the community.

"Right now, we offer a reoccurring LEGO Club, Storytime, Book Club and Social Hour as well as all manner of one-time events," Andre said. "Recent popular events have included our Dog Day Afternoons, Music at the Library with Paul Lucas, and Collage and Conversation."

With all its offerings, foot traffic at the South Whatcom Library is only increasing each year.

A total of 36,953 guests visited the library in 2024, and 91,577 items were checked out that same year, not including eBooks or eAudiobooks.

With 52% of the check-outs going to youth, Andre

said "it's clear that the library collection is really important to Sudden Valley families."

Many visitors outside of Sudden Valley see the library's importance, too.

"We see many visitors from both Geneva and Glenhaven, both communities right in our service area," Andre said. Prospective home buyers will also visit the library when touring the valley.

"They are thrilled to learn that we are part of the robust Whatcom County Library System and that we can act as their gateway to all the public libraries in Whatcom County, right here on their doorstep," Andre said.

With its various free events and services, welcoming staff and abundance of books, the South Whatcom Library is a vital part of the Sudden Valley experience.

"Our patrons regularly share that the library is a place to go to connect with their community," Andre said. "Drop in to have a cup of coffee and read the paper, bring your kids or grandkids to play and follow their interests, and chat with the staff who very likely already know you by name."



Liz Andre, branch manager of the South Whatcom Library, said libraries are "a gateway to both resources and entertainment." (Photo courtesy South Whatcom Library)

A look at Sudden Valley's new resident handbook

By Linda Bradley
SVCA Board Secretary

After years of having an outdated handbook, the new one has finally arrived.

When I first became the board's secretary in 2023, I began collaborating with a staff member to revise, repaginate and modify the old handbook to make it more relevant for new homeown-

ers and provide vital information to get them started.

Work needed to be completed around free time on both our parts to accomplish this task. Time became our enemy as other duties slowed progress.

In March, the GM, three staff and I looked at a rough draft of the new handbook and made editing suggestions. In April, we again

looked at the editing and any final changes.

With final small corrections by staff, I am proud to say it is complete.

The new handbook in paper form is available at the Welcome Center for any new homeowner who needs information on the Association.

You also can download a copy of the resident hand-

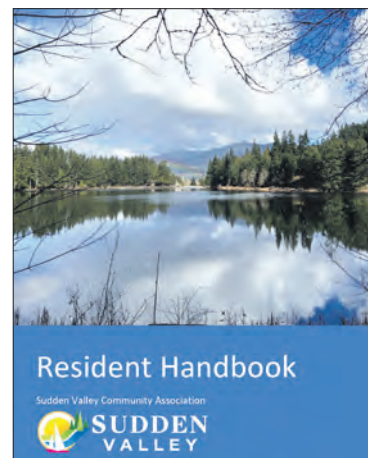
book at SuddenValley.com. Enter "resident handbook" in the search at the top of the website.

Included with the handbook are several forms and documents that most homeowners will need to get started.

I would like to give a huge thank you to Diane Bruneau, Morgan Libby and Maxx Robinson.

Projects such as this handbook are done in addition to the daily tasks of each of these staff that require them to free up time to help develop the handbook.

If you have new owners in your neighborhood and they have questions, please send them to the Welcome Center for their resident handbook.



THIS IS NOT YOUR GRANDMA'S REVERSE MORTGAGE

Turn your home into a source of cash flow

62 or Older and Own Your Home? See What's Possible!

Common Uses

- Pay off current mortgages and credit cards
- Make home remodels to age in place
- **Enjoy!** Buy an RV or take a dream vacation

Get your **free** no obligation consultation

Michael Myers NMLS: 488763
Reverse Mortgage Specialist
Phone (360) 649-1640
mmyers@mutualmortgage.com
www.reverseinwa.com
24061 Nookachamp Hills Dr., Mount Vernon, WA 98274

Borrower must occupy home as primary residence, and remain current on property taxes, homeowner's insurance, the costs of home maintenance, and any HOA fees. Mutual of Omaha Mortgage, Inc. dba Mutual of Omaha Reverse Mortgage, NMLS ID 1025894, 3131 Camino Del Rio N 1100, San Diego, CA 92108. Licensed by the Department of Financial Protection & Innovation under the California Residential Mortgage Lending Act, License 4131356. OR Mortgage Lending License ML- 5208. WA Consumer Loan Company License CL-1025894. These materials are not from HUD, or approved by HUD or FHA. Subject to credit approval. www.nmlsconsumeraccess.org Expires 04/2028 #16360055842

YOUR ONE STOP SHOP FOR ALL OF YOUR GOLF CART NEEDS!

- WE DELIVER!
- WE TAKE TRADE-INS!
- WE PAY CASH FOR CARTS!

Rentals and Repair Services also available.

Epic FX40 - In Stock and Only \$12,995

To request a quote, view used inventory and to check out our line-up of new Epic and Icon EVs, please visit:

www.chuckanutgolfcarts.com or call (360) 510-4447

Reader has 'high hopes' for Lake Louise Lily Project



By Bryan Burke
For the Views

The community effort to mitigate invasive lilies on Lake Louise has begun.

Two well-attended recruitment meetings in April brought in 35 attendees and resulted in the formation of a Google Group to coordinate efforts.

That group is called Lake Louise Invasive Lily Removal and 29 people have joined.

On May 13, I put into the lake for the first time in 2025, filled the Lily Canoe, and then off-loaded them on May 16 with a total of six baskets.

Each basket carries about 20 pounds of lilies, or about 1.5 cubic feet, wet.

On Sunday, May 18, the newly founded group had two orientation meetings at the Welcome Center.

A total of 17 participants showed up, putting in 28 hours total. About eight of those (:30 x 17 people) were safety and training followed by organizing work teams, then we went in and on the water, cutting, pulling, and recovering 40 baskets.

The following Sunday had nine people show, putting in 13 hours of teamwork to extract another 27 baskets.

That makes the total cut for May 73 baskets, or about 1,460 pounds.

In contrast, I started 2024 alone on May 17 and removed 35 baskets by the end of the month, putting in 10 hours of work over four days.

In 2024 the first volunteer didn't join until June 24.

The water was warmed from 61.5 on the May 18 to 66.5 on the May 27.

On those days, air temperature was 60 and 74.5, so it should be possible to put waders and swimmers into action soon, even without wetsuits.

The plan is for regular work parties meeting Sundays at 4 p.m. at the Welcome Center.

Anyone interested in working other times can do so on their own initiative or coordinate with others through the Google Group.

Besides my raft, two smaller inflatables and the Lily Canoe, a couple of other volunteers have brought their boats into service.

Others have bought their own tools, including a specialized rake and an extra Weed Razer tool.

Volunteers who would like to use the SVCA's Weed Razers can now check them out from the Recreation Center after getting a lesson on use and safety from me and placed on a list of eligible borrowers.

Please contact me by e-mail if you'd like to be one of them, at bryantburke@hotmail.com.

I have high hopes for June as more volunteers, boats and tools go into action in warmer conditions.



The work to remove invasive water lilies from Lake Louise is off to a good start thanks to Sudden Valley's volunteers. More workdays are planned, so anyone who has some time and would like to help out is encouraged to contact Bryan Burke at bryanburke@hotmail.com.

(Courtesy photos)



AA Right- Steve Kure

Lock Service & Tree Service

- Lock-Outs: Car and Home \$60
- Car Transponder Keys Cloned (Bladed Type) \$60
- Post Office Locks Replaced \$65
- Take Down & Limbing

*Prices valid for Sudden Valley residents only

(360) 733-0648

Serving Sudden Valley for 40 years. Cont. # AARIG**066BD

Soaring Ceilings - Loads of Light - Primary Bedroom on Main Level!

208 Polo Park Dr.
By Rubicon Homes

- 80% Main Level Living
- Deluxe Custom Kitchen
- Deluxe Primary Bathroom
- Large Private Deck

GREG PAUL

- The Top Producer in Unit Sales in Sudden Valley
- Experienced Negotiation Skills
- Strong Online Presence
- Knowledgeable in the Amenities, Services, Regulations & Structure of Sudden Valley

360-739-7354
www.DiscoverSuddenValley.com

RE/MAX
WHATCOM COUNTY, INC.

GregPaul@Remax.net

John Maurer, NMLS 487494

- Down payment grant up to 3% program
- USDA zero-down mortgages
- Renovation loans • New construction
- Sudden Valley resident
- 30+ years lending experience

(360) 223-9297
John.Maurer@movement.com

FINANCIALS

Sudden Valley Community Association Operations - By Department March 1, 2025 to March 31, 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	31,100	29,638	7,414	(298)	37,983	3,227	(14,297)	32,567
Accounting	3,220	252	29,207	834	12,968	(34)	(38,955)	1,052
Administration	466	415	33,964	2,461	22,165	(12,831)	(55,663)	(9,955)
Common Costs	5,480	1,564	-	-	37,047	(7,536)	(31,567)	(5,972)
Facilities	6,119	1,169	3,573	1,058	7,982	15,449	(5,436)	17,676
Maintenance	-	-	27,129	5,138	5,875	5,743	(33,004)	10,881
Subtotal	46,385	33,038	101,287	9,193	124,020	4,018	(178,922)	46,249
Golf	59,740	(6,485)	60,931	8,091	45,532	4,730	(46,723)	6,336
Marina	207,627	962	-	-	4,124	(537)	203,503	425
Rec/ Pools/ Parks	1,115	(377)	22,014	(7,764)	8,412	(950)	(29,311)	(9,091)
Subtotal	268,482	(5,900)	82,945	327	58,068	3,243	127,469	(2,330)
Subtotal Operations before Ops Dues	314,867	27,138	184,232	9,520	182,088	7,261	(51,453)	43,919
Ops Dues Earned	239,056	-	-	-	-	-	239,056	-
Curr Yr Bad Debts Activity	(4,861)	-	-	-	-	-	(4,861)	-
Net Ops Dues	234,195	8,088	-	-	-	-	234,195	8,088
Net Operations	549,062	35,226	184,232	9,520	182,088	7,261	182,742	52,007
Net BOD Approved UDR Activity for Operations Legal Expenses - Past Due Account Collections	-	-	-	-	1,323	-	(1,323)	-
Net Operations with Board Approved UDR	549,062	35,226	184,232	9,520	183,411	7,261	181,419	52,007
Other Operating Activity	-	-	-	-	-	-	-	-
UDR Activity	3,215	-	-	-	2,029	-	1,186	-
AR Accrual - Prior Year Reversal	-	-	-	-	-	-	-	-
AR Accrual - Current Year	-	-	-	-	-	-	-	-
Lease Income- Library Prepaid Recognized	667	-	-	-	-	-	667	-
Vacation Liability Accrual	-	-	-	-	584	-	(584)	-
Total Other Operating Activity	3,882	-	-	-	2,613	-	1,269	-
Grand Total Operations Activity	552,944	35,226	184,232	9,520	186,024	7,261	182,688	52,007

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

Sudden Valley Community Association Operations - By Department January 1, 2025 to March 31, 2025 YEAR TO DATE								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	62,999	52,494	21,887	(1,169)	142,817	(25,480)	(101,705)	25,845
Accounting	7,559	(523)	84,603	2,854	20,075	(1,552)	(97,119)	779
Administration	651	498	98,600	7,454	53,897	(27,599)	(151,846)	(19,647)
Common Costs	23,486	11,738	-	-	140,717	(21,431)	(117,231)	(9,693)
Facilities	23,261	1,967	11,772	1,741	36,045	27,559	(24,556)	31,267
Maintenance	-	-	107,675	(5,441)	19,227	13,534	(126,902)	-8,093
Subtotal	117,956	66,174	324,537	5,439	412,778	(34,969)	(619,359)	36,644
Golf	268,271	(20,476)	169,400	13,145	120,273	(2,339)	(21,402)	(9,670)
Marina	208,629	1,874	-	-	5,888	(792)	202,741	1,082
Rec/ Pools/ Parks	6,061	3,411	61,707	(21,386)	20,669	(2,574)	(76,315)	(20,549)
Subtotal	482,961	(15,191)	231,107	(8,241)	146,830	(5,705)	105,024	(29,137)
Subtotal Operations before Ops Dues	600,917	50,983	555,644	(2,802)	559,608	(40,674)	(514,335)	7,507
Ops Dues Earned	715,255	-	-	-	-	-	715,255	-
Curr Yr Bad Debts Activity	(30,673)	-	-	-	-	-	(30,673)	-
Net Ops Dues	684,582	6,261	-	-	-	-	684,582	6,261
Net Operations	1,285,499	57,244	555,644	(2,802)	559,608	(40,674)	170,247	13,768
Net BOD Approved UDR Activity for Operations Legal Expenses - Past Due Account Collections	-	-	-	-	9,984	-	(9,984)	-
Net Operations with Board Approved UDR	1,285,499	57,244	555,644	(2,802)	569,592	(40,674)	160,263	13,768
Other Operating Activity	-	-	-	-	-	-	-	-
UDR Activity	45,993	-	-	-	4,901	-	41,092	-
AR Accrual - Prior Year Reversal	(53,456)	-	-	-	-	-	(53,456)	-
AR Accrual - Current Year	-	-	-	-	-	-	-	-
Lease Income- Library Prepaid Recognized	2,000	-	-	-	-	-	2,000	-
Vacation Liability Accrual	-	-	-	-	11,596	-	(11,596)	-
Total Other Operating Activity	(5,463)	-	-	-	16,497	-	(21,960)	-
Grand Total Operations Activity	1,280,036	57,244	555,644	(2,802)	586,089	(40,674)	138,303	13,768

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



Rent a space at the SVCA Community Center for your next meeting or event!



Dance Barn (up to 300 people)

- Tables and chairs provided.
- Large stage for presentations or performances.
- Kitchen space for food preparation & serving.



Multi-purpose Room A (up to 40 people)

- Tables and chairs provided.
- Direct room access to the outdoor playground for birthday parties.

For more information, visit suddenvalley.com/rentals

SALES • SERVICE • INSTALLATION



VISIT OUR WARM SHOWROOM

**FURNACES • HEAT PUMPS • BOILERS
RADIANT FLOOR HEATING
AIR CONDITIONING • DUCT CLEANING
WOOD, GAS & PELLET STOVES
SPAS AND ACCESSORIES**

360-676-1131

5100 Pacific Highway

Ferndale, WA

FINANCIALS

Sudden Valley Community Association Income Statement Summary						
UNAUDITED	Current Month - March 2025			Year to Date - 3 Months Ending 3/31/2025		
	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	239,056		247,587	715,255		740,760
Bad Debt Reserve	(4,861)		(5,128)	(30,673)		(23,122)
Net Current Year Assessment Income	234,195	8,088	242,459	684,582	6,261	95.7% 717,638
Bad Debt Recoveries - Prior Years			2,145			21,158
Golf Income	59,740	(6,485)	-	268,271	(20,476)	-
Marina Income	207,302	726	-	208,304	1,728	-
Rec Center & Pools Income	805	345	-	3,541	2,185	-
Legal & Collections Income	-	-	-	-	-	-
Other Income	11,825	5,252	-	57,901	31,643	-
Rental Income - Other	310	(889)	-	2,520	726	-
Area Z Rental Income	387	387	-	6,066	(378)	-
Lease Income	5,732	949	-	17,195	2,845	-
New Home Construction Fees	38,000	26,670	-	35,000	32,340	-
Capital Gain (Loss) on Sale of Assets	-	-	-	-	-	1,000
Investment Income	767	184	2,939	2,120	371	9,095
Total Revenue	549,063	35,227	247,543	1,285,500	57,245	748,891
EXPENSES						
Salaries & Benefits	184,232	9,520	-	555,644	(7,802)	-
Contracted & Professional Services	17,309	(9,413)	-	53,208	(13,067)	-
CC&Rs/ Mandates	46,047	(8,723)	-	136,527	(23,036)	-
Maintenance & Landscaping	45,004	18,172	-	108,820	21,080	-
Utilities	12,873	3,590	-	51,210	4,331	-
Administrative	21,425	(1,135)	-	53,274	(1,911)	-
Regulatory Compliance	23,177	3,099	-	107,591	(32,864)	-
Insurance Premiums	16,254	1,253	-	48,762	3,759	-
Other Expenses	-	417	-	217	1,033	-
Depreciation Expense	-	-	108,710	-	-	326,130
Interest expense	-	-	5,394	-	-	15,981
Total Expenses	366,321	16,780	114,104	1,115,253	(43,477)	342,111
Net Income (Loss)	182,742	52,007	133,439	170,247	13,768	406,780
Net UDR Activity for Operations						
Legal Expenses - Past Due Account Collections	(1,323)	-	-	(9,984)	-	-
Net Income (Loss) with Board Approved UDR	181,419	52,007	133,439	160,263	13,768	406,780
Other Activity						
Net Other UDR Activity*	1,186	-	-	41,092	-	-
AR Accrual - Prior Year Reversal	-	-	-	(53,456)	-	(13,625)
AR Accrual - Current Year	-	-	-	-	-	-
Lease Income- Library Prepaid Recognized	667	-	-	2,000	-	-
Vacation Liability Accrual	(584)	-	-	(11,596)	-	-
Total Other Activity	1,269	-	-	(21,960)	-	(13,625)
Grand Total Activity	182,688	52,007	133,439	138,303	13,768	393,155

*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 March 31, 2025 and December 31, 2024			
	Unaudited** Mar 31, 2025	Unaudited** Dec 31, 2024	Tr. / (Dnc)
OPERATIONS			
Current Assets			
Operating Cash	\$ 852,607	\$ 866,838	\$ (14,231)
Building Completion Deposit Fund	699,910	749,910	(50,000)
Member Receivables - Operations**	35,109	53,456	(18,346)
Other Receivables	41,730	88,663	(46,933)
Prepaid Expenses	5,897	6,210	(313)
Operating Lease ROU Assets	5,127	5,824	(697)
Inventory	1,321,180	1,487,030	(165,850)
Total Current Assets	3,321,550	3,657,931	(336,381)
Current Liabilities			
Accounts Payable	(45,003)	(145,144)	100,141
Accrued Vacation Liability	(87,980)	(76,351)	11,629
Accrued Payroll	-	(115,575)	115,575
Prepaid Assessments	(344,704)	(249,179)	(95,525)
Building Completion Deposits	(699,910)	(749,910)	50,000
Other Refundable Deposits	(10,806)	(9,954)	(852)
Operating Lease Liability	(5,897)	(6,210)	313
Prepaid Golf Memberships	-	(117,307)	117,307
Total Current Liabilities	(1,199,500)	(1,466,516)	267,016
Deferred Lease Revenue Liabilities			
Deferred Library Lease Revenue	(14,000)	(16,000)	2,000
Total Deferred Lease Revenue Liabilities	(14,000)	(16,000)	2,000
Operating Reserve Funds			
Emergency Operating Cash	364,124	363,815	309
Undesignated Reserve Cash	339,444	302,135	37,309
Total Operating Reserve Funds	703,568	665,950	37,618
Net Operating Assets	\$ 792,698	\$ 652,364	\$ 140,334
CAPITAL			
Capital Current Assets			
CHRR - (Capital Repair & Replacement) Cash Fund	3,296,539	3,188,292	108,246
Boards Reserve Cash Fund	2,402,209	2,102,139	299,070
Board Density/Reduction Cash Fund	87,925	87,869	56
Mallbox Cash Fund	158,705	151,970	6,735
CHRR - Capital Reserve Holding Cash	239,808	239,818	(10)
Mitigation Assignment of Savings Cash	45,846	45,823	23
LMWD Assignment of Savings Cash	14,942	14,939	3
Member Receivables - Capital**	-	13,625	(13,625)
Total Capital Current Assets	6,215,969	5,778,293	437,676
Capital Fixed Assets			
Fixed Assets	17,002,048	17,325,452	(323,404)
Finance ROU Assets	48,212	58,661	(10,449)
Loans Held for Sale	236,456	236,456	-
Total Capital Assets	17,277,715	17,420,560	(142,845)
Long Term Liabilities			
CHRR - Loan 2022	(1,471,795)	(1,849,074)	377,279
Finance Leases	(26,180)	(44,203)	18,023
Total Long Term Liabilities	(1,497,975)	(1,893,277)	395,302
NET ASSETS	\$ 22,799,408	\$ 22,267,980	\$ 531,428
MEMBER EQUITY			
Member Equity			
Current Year Net Income: Operations	180,309	(1,713)	182,022
Transfers Out from Operations to Capital	-	(143,600)	143,600
Current Year Net Income: Capital**	593,155	1,384,061	(790,906)
Transfers into Capital from Operations	-	145,600	(145,600)
Retained Earnings**	5,229,179	5,232,892	(3,713)
Capital**	17,038,771	15,854,710	1,184,061
TOTAL MEMBER EQUITY	\$ 22,799,408	\$ 22,267,980	\$ 531,428

* The Association's internal policy is to write off any member receivables that are 90 days past due as bad debts for internal financial statement purposes. As per SVCA policy, Management continues to pursue collection of these receivables as all amounts allowed by Washington State law. In addition, the Association records and bills finance charges on receivables that are thirty days past due at 1% per month. At March 31, 2025, and December 31, 2024, the balances of receivables written off were \$760,832 and \$699,436, respectively.

** Beginning with the 2020 year and 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 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).



SIMPLE 1 SOLUTIONS LLC

CALL / TEXT US TODAY FOR FREE ESTIMATES:
(360) 261-4409

-LANDSCAPING

-YARD CLEANUPS

-WINDOW CLEANING

-GUTTERS

-PRESSURE WASHING

-JUNK HAULS

YEAR-ROUND SERVICES Simple1now.com

June is Oral Health Month and school breaks for summer. As children and adults get outside and play, **it is important to protect our teeth** from accidental trauma by wearing appropriately fitted mouth guards. Unlike broken bones, broken teeth don't repair or heal. **Be sure to consider wearing** a mouthguard when playing these sports: football, basketball, soccer, hockey, lacrosse, and martial arts, as well as some non-contact sports like gymnastics and skateboarding. **Have a safe and fun summer.**

Are you without insurance?
Call to see if you qualify for a special enrollment.

Group of Health Insurance Services, LLC
Your Local Health Insurance Consultants
360-527-2334 • cmillerkw@gmail.com • www.hicllc.net

- Group and Individual Medical Insurance
- Medicare Health Plans
- Washington Healthplanfinder Registered
- Dental • Vision



Christina Miller
Licensed Agent

Sudden Valley Golf Club

2025 Memberships Are On Sale Now!

Sudden Valley Golf Club Golf Program Information

360-734-6435
or Toll Free 855-506-2219

www.suddenvalleygolfcourse.com

Full Member Privileges

- Unlimited Golf • Unlimited Range Balls • Preferred Tee Times •
- Handicap Service • Locker Service • Golf Tournaments •
- Limited Reciprocal Privileges at Area Private Clubs •
- Golf Shop Discount • Social Events •

Full Membership Rates

Property Owners	Annual	Monthly	Non-Property Owners	Annual	Monthly
Single	\$2,300	\$195	Single	\$2,500	\$210
Couple	\$3,450	\$290	Couple	\$3,800	\$320
Family of 3+	\$3,650	\$310	Family of 3+	\$4,000	\$340
Young Family (children 15 or younger)			Young Family (children 15 or younger)		
After Noon Play	\$1,625	\$140	After Noon Play	\$1,800	\$155
Senior Limited (62 & up, M-F)	\$1,675	\$145	Senior Limited (62 & up, M-F)	\$1,850	\$160
Intermediate (Ages 18 - 28)	\$1,150	\$100	Intermediate (Ages 18 - 28)	\$1,250	\$110
Junior (17 and Younger)	\$350	\$37	Junior (17 and Younger)	\$380	\$42

Associate Membership: Associate members receive three complimentary rounds of golf, 50% off all green fees, 50% off range balls, handicap service, a locker, preferred tee times, and may play in all Golf Club tournaments and participate in all social events. **Cost: \$550 / year - \$48 / mo.**

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)**

No matter how often you play, there is a membership that is right for you!

FINANCIALS

**Sudden Valley Community Association
Reserve Cash Balance & Activity
3 Months Actual, 9 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	\$ 5,764,668	363,815	302,135	\$ 665,950
Dues Received	358,668	369,785			6,605		735,058	-	51,775	51,775
Storm Water Mitigation Plan Fee										
Investment Income	5,110	3,603	186	36	130	28	9,095	309	265	574
Sale of Assets	1,000						1,000			
Mitigation Release										
2025 Expenditures	(206,532)	(74,319)					(280,851)		(14,731)	(14,731)
Net Available Cash at 3/31/2025	3,296,538	2,401,209	219,804	87,925	158,705	64,788	\$ 6,228,969	364,124	339,444	\$ 703,568
9 Month Outlook										
Outlook - 2025 Dues (95% collections)	1,030,494	1,059,838			18,940		\$ 2,109,272			\$ -
Outlook - Prior Year Collections	14,919	15,344			274		30,538		29,462	29,462
CRRRF Loan Payments for year 2025	(249,780)						(249,780)			
Obligated Expenses/Holdings	(833,247)	(1,531,721)	(219,804)			(64,788)	(2,649,561)		(17,056)	(17,056)
Net Usable Cash Balance 12/31/2025	3,258,925	1,944,670	-	87,925	177,919	-	\$ 5,469,439	364,124	351,850	\$ 715,974
Board Recommended Carryover Balance	(600,000)	(500,000)					\$ (1,100,000)			\$ -
Net Usable Cash 12/31/2025, After Recommendation	\$ 2,658,925	\$ 1,444,670	\$ -	\$ 87,925	\$ 177,919	\$ -	\$ 4,369,439	\$ 364,124	\$ 351,850	\$ 715,974
Net Current Year Cash Increase (Decrease)	120,633	(157,469)	(219,618)	36	25,949	(64,760)	\$ (295,229)	309	49,715	\$ 50,024

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



Dental Care for the Whole Family

**Dentistry For All Ages
Welcoming New Patients
Robert Chaddock DDS
(360) 734-9928
Most insurances accepted
www.chaddockdentist.com**

Children deserve a wonderful dental experience. We encourage parents to bring their children in for a visit any time after the age of one. Your child will love it here!

Dr. Chaddock is a western Washington native. He attended WWU and is a 2003 doctoral Graduate of the University of Washington School of Dentistry.



SVCA Board: Approves remodel

Continued from 1

Also in its May 22 meeting, the Sudden Valley Community Association Board of Directors approved more than \$44,000 in capital funding to complete design and permitting for the repair of the sloughing Austin Creek bank, which is adjacent to the Recreation Corridor's Barnview community garden and SVCA Golf Course.

The November 2021 flood event sloughed off a large section of the Austin Creek bank near the Recreation Corridor community garden, as explained in the SVCA Board's May 22 agenda packet, available at suddenvalley.com. In January 2023, the SVCA Board authorized design and permitting for this location and three others on Austin Creek (Capital Code 9723.04). Impact Design was retained to complete preliminary work and coordinate with Whatcom County.

This expense — further, this action item — commenced in two motions, the first being the approved allocation of \$24,882.00 from CRRRF (Capital Repair and Replacement Reserve Fund) for the 2025 Austin Creek Bank Repair Design & Permitting project. The second motion is when the SVCA Board authorized Bennett to execute Chinook Engineering's proposal dated Jan. 30, 2025 for \$18,000.

The SVCA Board also approved the following new business on May 22:

- CESCO Pool Service and Equipment Lease
 - ACC Inspector engagement agreement
 - Christ the King Church lease two-year renewal agreement
 - One Digital HR Consultant contract renewed to end of the year
 - 2025 N&E Handbook
- The SVCA Board's May 22 agenda packet provides a complete breakdown of these items at suddenvalley.com.

In June, the Sudden Valley Board of Directors have two scheduled meetings: June 12 and June 26. Both are scheduled to start at 7 p.m. and will be held in the Dance Barn/Multipurpose Room A.

The SVCA board meets the second and fourth Thursdays of each month unless otherwise announced. Agendas and other information available at suddenvalley.com.

-- Contact Bill Helm at bill@lyn-dentribune.com.

Sign Up for e-Blasts

Sudden Valley News and Events
Delivered Right to Your Inbox
Every Friday



Scan me!

(You can unsubscribe at any time)



CLASSIFIEDS

To place a classified ad, please email mitze@lyndentribune.com or call (360) 354-4444.

Deadline: 20th of each month
Monthly Rates: \$15 per column inch

ELITE LANDSCAPE & MINI-EXCAVATION LLC
Landscape Clean Ups • Mowing • Pruning • Excavator Work
Weeding • Landscape Installation • Tree Work • Mulch
Gravel • Dirt • Dump Runs • Pressure Washing • More!
360-296-4824 *ELITELM817BB
www.EliteLandscapeExcavation.com

Alive Gardening Northwest LLC
Transform Your garden with Native Plants!
Enhance your garden's beauty & biodiversity!
I offer maintenance, design, and coaching.
Let's create a vibrant garden together!
#ALIVEGN756CO
Email at info@alivegardeningnw.com

LAWN MOWING & LANDSCAPING
Lawn Mowing, Hedge Trimming,
Tree Trimming, Tree Removal/Limbing, Yard
Cleanups, Hardscape Work, Excavation Work.
Year-Round Maintenance Work!
CALL or TEXT 360-318-5426

YOUR LOCAL SWEETS DELIVERY GIRL!
Caramels, Freeze Dried Candy, Chews and more.
Made with love and real ingredients.
Free Valley delivery. Shop local. Support local.
www.susscandy.com julia@susscandy.com

PRESSURE WASHING & DUMP RUNS
Pressure Washing of Decks, Rock Work, Driveways,
Roofs, Gutters, Sidewalks, Houses
Dump Runs/Haul Away of Household & Yard Debris
Call now to set up an appointment!
360-312-8409

GOOD NEIGHBOR GARDENING
June = Summer! Plant, Plant, Plant!
1 Do- Planting; Pruning; Design/Redesign;
Clean-Ups; Curb Appeal and Maintenance
For Your Home, Second Home, Rental
Check me out on FACEBOOK
Contact Terry 360-671-7369

Full Service Painting Interiors/Exteriors
Pressure Washing Driveways & Sidewalks
www.soundpaintingcompany.com
360-778-3323
Cont. # SOUNDPC033DJ

VACANT LOTS WANTED!
I continually have buyers looking for quality vacant lots in Sudden Valley. Contact me for a market evaluation.
 **RE/MAX**
WHATCOM COUNTY, INC.
Greg Paul
360-739-7354
GregPaul@Remax.net


Please Recycle this Paper.

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.

SVCA acronyms

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
LWWS - Lake Whatcom

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

Want to see what Advertising in the Views can do for your business?



With thousands of readers picking up a copy every month, don't miss out on this opportunity for new customers to find you.

Deadline for the July edition will be Wednesday, June 19th

Contact Mitze for details

360.354.4444 | mitze@lyndentribune.com

Sudden Valley Remote Control Sailing Club

Each Tuesday from 11 a.m. until 1 p.m., members of the Sudden Valley Remote Control Sailing Club sail remote controlled boats. Of the club's 12 members, between 4-8 members participate regularly. Most of the club's members sail a model boat called the Dragon Flite 95 (DF95) which is a reasonably inexpensive, restricted one-design boat that excels in a large range of wind conditions. Skippers of these boats put their sailing skills to the test, not their wallet. It promises close and exciting racing in an affordable and easily maintained design. Currently there are about 125 DF95 boats between Portland and Bellingham, 5,000 across the U.S. and more than 15,000 in at least 25 different countries. The U.S. national regatta will be in Newport Rhode Island this year with next year's World Championships being held in South Africa. More information through Bellingham resident Mike Reed at sailingmiker@comcast.net or Sudden Valley resident Tom Stansbery at tomstansbery@gmail.com. To buy a DF95 boat, visit radiosailing.net. (Mike Reed for The Views)



SUDDEN VALLEY

Pet of the MONTH

Meaux

This month's Pet of the Month is Meaux, submitted by Colby Bessert. Meaux loves going for walks around the neighborhood and meeting new people! He is a part-time model and full-time celebrity, and adores being the center of attention. His favorite activities include sniffing, playing ball, and receiving compliments from his fans.

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

THE SUDDEN VALLEY Pet of the MONTH IS SPONSORED BY:

Locally Owned Since 1993
326 36th St, Sehome Village, Bellingham
Free local delivery with orders of \$15+!
(360) 738-3663
www.petstopinfo.net
Mon.-Sat. 9am-8pm, Sun. 9am-6pm

10% OFF

Entire Purchase

With Coupon

One coupon per customer.
Coupon cannot be combined with any other discounts. Expires 12/31/25.

Webelos complete My Community adventure

Webelos from Cub Scout Pack 4019, which is part of Boy Scout Troop 4019 from Bellingham visited the Sudden Valley Community Association Board Meeting on May 22. The Webelos completed their My Community adventure. Completion of the adventure requires them to learn about plurality types of voting and speaking with someone who has been elected to their position. The Webelos were a little nervous at first but with a little encouragement from Board President Keith McLean and Vice President Taimi Van de Polder, they asked the board several questions. Although the visit was short, the board hopes this experience and educational opportunity will be useful.

(Photos by Allen Helvajian/SVCA)



1200 Lakeway Drive, Unit #2
Bellingham, WA 98229

360-733-3700

www.sunmarkproperties.com
email: sunmarkproperties@msn.com

TRUST YOUR LOCAL SALES OFFICE!

Jackie Ryan
Designated Broker

Vadim Kotsyuba
Broker

Azam Nader
Broker

FEATURED HOMES & LOTS

512 14th St, Bellingham.....\$1,898,000
5487 Wood Duck Ln, Blaine.....\$299,000
20 Sparrow Ct., Bellingham.....\$89,000

NEW LISTING WATERFRONT

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**

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. **\$1,275,000**

PENDING

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**

SOLD

1011 Night Hawk Way, Everson Just 15 minutes from Bellingham! Open-concept layout and vaulted ceilings in the living room. High-end finishes include custom cabinetry, quartz countertops, gas stove and SS Appliances, a stylish tile backsplash, and 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 fully landscaped yard. This home is truly move in ready! **\$569,000**

SUDDEN VALLEY RENTAL LISTINGS

No smoking of any kind, no drugs. Applicants must have good credit. Call for application.
Application fee - \$35 single, \$45 married.

Sudden Valley Pre-Leasing 4 bedroom 3 bath
for August 1st, 2025. Rent \$3200

Are you looking for Stress-free Property Management?
Let us handle your rental with our 38 years of experience!