

# SVCA Board approves cost of tennis court construction

By Bill Helm  
Editor

SUDDEN VALLEY — Earlier this year, the Sudden Valley Board approved \$21,120 in funding for the design and permitting phase of the project to refurbish the Marina Community Park tennis courts.

On May 28, the SVCA Board approved CRRRF funding in the amount of \$364,340.42 for project construction.

CRRRF stands for Capital Repair and Replacement Reserve Fund.

Originally, the 2026 Capital Budget's CRRRF fund included \$348,401 for the refurbishment of the Marina tennis courts.

February's vote to allocate design and permitting expenses left \$327,281 for construction.

SVCA General Manager Jo Anne Jensen explained in a May 28 memo to the board that the remaining \$37,059.42 will be covered by the left-over funds from the Fitness Center Equipment Replacement project.

The board's approval of the construction project means Jensen will execute the association's standard construction contract with Western Refinery Services, Inc.

Jensen's memo to the board, as well as other supporting documents, are in the SVCA Board's May 28 agenda packet, which is available at [suddenvalley.com](http://suddenvalley.com).

The Sudden Valley Board also approved \$120,000 in CRRRF funding to acquire new cardio and weightlifting equipment.

According to a memo from Jensen to the board dated May 28, the current equipment was bought in 2007 and is "in poor condition."

Jensen's memo to the board, as well as other supporting documents, are in the May 28 agenda packet.

Next, the SVCA Board approved \$60,000 in CRRRF funding to buy two Ford Broncos to be used as Security patrol vehicles and authorized the Maintenance & Facilities manager to work with the finance director to negotiate and close this purchase.

-- Contact Bill Helm at [bill@lyndentribune.com](mailto:bill@lyndentribune.com)

# SVCA hires new security partner

By Sudden Valley Staff

On April 9, Sudden Valley's Board of Directors approved a contract with Risk Solutions Unlimited (RSU) for the provision of security services.

Effective June 1, RSU will replace Pacific Security as SVCA's security partner.

SVCA's Restrictive Covenants mandate that around-the-clock security services be provided to the community.

Since 2014, Pacific Security provided those services.

In recent years, however, Pacific Security's focus as a company changed, while SVCA's need for active, capable, and empowered security guards remained the same.

To address the growing concern that SVCA's investment in security was not returning enough value to offset its high cost, staff reached out to a set of qualified security companies with a presence in the Pacific NW region, to explore whether changing providers could improve the service we receive.

In an on-site presentation, RSU demonstrated their understanding of Sudden Valley's safety and security challenges and shared information about their guard training program.

This program is not only compliant with state standards, but goes significantly above and beyond those standards.

Additionally, RSU is based in Bellingham and has long-standing relationships with the Whatcom County Sheriff's Office, and other local safety and law enforcement organizations.

RSU currently employs more than 40 guards in the Bellingham area, far surpassing any of their competitors. They have implemented a robust reporting and dispatch system that will meet our needs for real time communication.

Most importantly, RSU's senior management will be directly involved



On April 9, Sudden Valley's Board of Directors approved a contract with Risk Solutions Unlimited for the provision of security services. Pictured from RSU is Chief Operating Officer Jan deVrij-Bradley. (SVCA photo)

in the day-to-day management of SVCA guards.

"We anticipate a productive and enduring partnership with SVCA Management and RSU, ensuring that security and safety standards for the residents of Sudden Valley are both maintained and progressively enhanced," said Jan deVrij-Bradley, chief operating officer of RSU. "I will personally manage the newly established security presence in Sudden Valley, maintaining a regular onsite presence to ensure our services meet the utmost professionalism and adherence to establish an adaptable, and dependable security environment for this community."

The role of security guards at SVCA is to observe and report. Guards conduct mobile patrols in the Sudden Valley security vehicle, unlock facilities each morning, and lock them up at the end of each day.

Guards also respond to calls from residents concerning road hazards, disorderly properties, and other viola-

See **RSU** on 12

# Sudden Valley Board approves election services contract

## Directors also approve updates to fees and fines schedule

By Bill Helm  
Editor

SUDDEN VALLEY — Sudden Valley Community Association's Board of Directors authorized General Manager Jo Anne Jensen to sign a contract with Unilect Corporation for election services for this year's Annual General Meeting.

As Sudden Valley's op-

erational budget for 2026 accounts for \$24,000 to fund this year's AGM, the board's May 14 decision also included approval of the additional \$18,412.25 to cover meeting expenses.

That additional funding will come from Sudden Valley's Undesignated Reserve Fund.

Also known as UDR, the Undesignated Reserve fund is one the association's mandated reserve funds. The others are CRRRF (Capital Repair Replacement Reserve Fund), Roads (Roads Reserve Fund) and Mailbox (Mailbox Reserve Fund).

"SVCA has specific rules for where funds are kept,"

Jensen explained to *The Views*.

The total for the Annual General Meeting is now \$42,412.25.

In a May 14 memo to the association's board of directors, Jensen explained that the contract "describes a hybrid election process where members who opt-in can vote electronically, while all others are sent a ballot by mail."

Members also may choose to vote in person on the day of the AGM.

Sudden Valley has worked with Unilect since 2020 for election services.

The contract with Unilect is in the SVCA Board's May 14 agenda, available at sud-

dentalvalley.com. According to the contract, dated May 4, the online voting system UniLect has used with Sudden Valley since 2020 has been in use since 2011 and has been used in more than 295,000 elections in more than 194 countries and in 42 languages.

It also has provided online voting services for more than 44 million voters.

Also on May 14, the Sudden Valley Board approved changes to its fees and fines schedule.

That schedule is also at [suddenvalley.com](http://suddenvalley.com).

-- Contact Bill Helm at [bill@lyndentribune.com](mailto:bill@lyndentribune.com)

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**Administration**

**Activity Summary**

- Continued support for rental registration process.
- 2026 Community Survey was launched. Continued support of residents that needed help to access the survey.
- Linked website announcements to Facebook automatically.
- Continued developing Standard Operating Procedures (SOPs) to reflect current processes.
- Continued work on identifying more affordable healthcare options for employees.
- Began work on the annual inventory and budgeting process. Partnered with RSU to plan for a smooth transition to SVCA's new Security Services provider.
- Worked to resolve several is-

sues with the website; multiple days of downtime.

**Successes**

- We have had a strong response to the Community Survey, with more than 900 responses received to date.

**Planned Work**

- Finalize the new POS software implementation and plan transition to the new system.
- Implement events calendar on website.
- Continue updating SOPs.

**Maintenance**

**Activity Summary**

- Cleaned and prepared pools for season opening.
- Repaired water heaters on main pool.
- Painted parking spaces at lower

golf parking area.

- Opened overflow parking area at AM/PM Park.
- Painted parking spaces at AM/PM Park.
- Improved entrance to overflow parking at the Marina.
- Re-painted parking lines at overflow parking at Marina.
- Opened overflow parking area at the Marina.
- Painted parking spaces at Marina wet slips and office.
- Assisted in installation of new cameras at Marina entrance.
- Painted parking lines at Welcome Center parking lot.
- Trimmed tree at lower golf parking lot that was impacting camera connection.
- Pothole repairs at various locations.
- Serviced OP-24, installed new backup camera on OP-21, and replaced windshield on OP-22.
- Repainted crosswalk & stop bars at Marigold and Clubhouse Circle.
- Started pothole repair and grading at the Marina.
- Replaced broken belt on deck mower.
- Completed scheduled mowing of parks and greenspaces.
- Evaluated pavilion pilings at the Marina and AM/PM Park.
- Located utilities at Barn 6.
- Started Firewise Pick-ups in Gate 5. Completed Firewise Program in Gates 5, 28 and 3.
- Repaired BBQ at the Adult Center.
- Pressure washed Marina Pavilion.
- Pressure washed Gate 3 bus stop.
- Replaced outdoor flood light at the Welcome Center.

- Replaced headlight, front brakes, and flat tire on AD-1.
- Replaced outdoor lighting with brighter bulbs at Clubhouse entryway. Repaired outdoor lighting at Clubhouse parking area.
- Installed roadside mower on Yanmar tractor.
- Completed roadside mowing in Gate 5.
- Replaced bearing on zero turn mower.
- Cleaned and pressure washed Marina gazebo.
- Pressure washed light poles at the Clubhouse.
- Turned on outdoor showers at the Adult Center for summer season.
- Assisted with HVAC project at Clubhouse.

**Successes**

- Maintenance staff are working well together, and with additional seasonal staff we are keeping up much better than in years past.
- Firewise program is on schedule despite issues with rented woodchipper.

**Planned Work**

- Firewise Program – Gates 9,13,2 and 1.
- Prepare for summer road projects.
- Refurbish Rec Center gazebo.
- Replace handicap parking sign at Dance Barn.
- Gravel restoration of parking areas and keyways.
- Continue roadside mowing in Gate 3.
- Repair outdoor shower at Adult Center.
- Replace shower heads in women's locker room at Rec Center.

- Inventory equipment and assets.
- Schedule street sweeping to take place following Firewise.

**Golf**

**Activity Summary**

- Hosted a very successful WA Women's Four Ball Championship.
- Completed the SV Cup member event.
- Hosted a Squalicum high school fundraiser event.
- PGA Jr. League and additional golf clinics are underway.
- Booked two new outside events for the Fall.
- Preparing for our Two Person Scramble and Ryder Cup event.
- Completed sand and seed party to fill divots on the golf course.
- Completed photo and drone video footage of the golf course.
- Completed 2025 outing reports for annual golf course audit.
- New website is live. Set up all the member Match Play Brackets.
- Completed the US versus Canada Ryder Cup event.
- Hired a new first Assistant Professional.
- Prepared for the Snip Snip Hooray event – new outside event.
- Ordered all materials for the Junior Golf Camp.
- Promoted the Triple Six event on June 6.
- Learning new email marketing system and making changes to our new website.

**Successes**

- April and May will both be record revenue months.

See **Around the Valley** on 12

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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.

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## Protecting our shared wealth: Why the Waterfront Dog Park needs a proper home

*Editor,*

As a resident of Sudden Valley I fully understand why so many of our neighbors are upset about proposals to alter our community dog park. Dogs are family and having a dedicated space for them to run, socialize and burn off energy is an essential part of what makes our neighborhood a wonderful place to live.

However, the current debate about making the park smaller misses a much more critical, scientific reality: a high-density dog park should not exist at the waterfront at all.

We live in a time of stark global and national water scarcity. Across the United States, communities are losing access to reliable drinking water sources due to overuse, mismanagement and pollution.

We are incredibly fortunate to have Lake Whatcom, which provides drinking water for nearly 100,000 people, including our own families here in Sudden Valley. But we cannot take it for granted. What would we do if this irreplaceable source became unsafe?

The financial consequences alone are staggering. Treating water flooded with nutrients and bacteria is a multi-million-dollar challenge that falls directly on ratepayers and taxpayers.

Locally, tens of millions of dollars have already been spent on stormwater retrofits and watershed land preservation to mitigate pollution.

When a lake suffers from severe nutrient overload, the cost of complex chemical treatment spikes dramatically, driving up our utility bills and risking the long-term safety of our tap water.

When we move into Sudden Valley, we face strict, necessary rules on our own properties to protect this resource. We cannot wash cars on unpaved surfaces, we face restrictions on clearing native soil, and we are strictly banned from using phosphorus-containing fertilizers.

We adhere to these rules because we know phosphorus and nitrogen are the two leading causes of toxic algae blooms and water pollution.

Yet, there is a profound policy paradox right at the water's edge. Operating a high-density area for animal waste within feet of the shoreline introduces concentrated amounts of nitrogen, phosphorus and fecal coliform directly into our drinking supply, completely bypassing natural soil filtration. This runs entirely counter to the lake's legally mandated Total Maximum Daily Load (TMDL) clean-up plan.

This isn't an anti-dog argument, it is a pro-watershed argument. The solution isn't to squeeze the park into a tighter space. The solution is to work together with our homeowners association to find a suitable, upland location away from shorelines.

By relocating the park, we can give our pets the space they deserve while protecting our health, our property values and our water.

*Dakota McFadden  
Sudden Valley*

## Concerned residents offer alternative to Dog Park fence

*Editor,*

On April 23, the SVCA Board of Directors approved the Dog Park Fence project. This design cuts Marina Dog Park in half by adding roughly 725 feet of chain link fencing which has generated significant community concern.

The 5'-6' galvanized or black vinyl-coated fence would start behind the tennis court with a key card gate and force dog owners and dogs through a 325' narrow chute. 400' fence runs the entire length of the park to the shoreline, including 30' along the shoreline.

The off-leash area will be severely restricted to the muddiest part of the field which is often underwater for at least six months. See map at [suddenvalley.com](http://suddenvalley.com).

Many Sudden Valley homeowners feel this project was advanced without adequate input, resulting in community division which is real and growing. The proposed chain link fence damages the beauty of Marina Park and restricts wildlife. Most residents are not opposed to an off leash boundary to enjoy Marina Park; but want a design that aligns with SV core values of embracing nature and wildlife.

A group of concerned SV homeowners ask the board to stop the Dog Park fence project and consider a continuation of the 2020 dog park policy that has been in place for years. Adopt a phased approach to install boundaries (mature shrub/hedge, hog wire fence) that starts with a boundary from tennis court to shoreline and optionally finishes with a boundary in front of the pavilion between the tennis court to creek.

This phased approach resolves safety and liability concerns while preserving the size and beauty of Marina Dog Park. It aligns with homeowner preference for an off-leash area boundary over a chain link fence at significant cost savings. A constructive path forward is still available for the Dog Park we use daily, which is a win for the board and Sudden Valley community.

Contact us at [FriendsOfSVParks@gmail.com](mailto:FriendsOfSVParks@gmail.com).

*James Pinkerton  
Sudden Valley*

## Pause fencing at Marina Park

*Editor,*

We have lived in Sudden Valley for nine years. We love the natural beauty, our wonderful neighbors, and the common spaces.

When we learned of the plan to sever Marina Park with a 700-800'-long, 5-6'-high galvanized fence, we were shocked. According to our Rules & Regulations we are a "declared wildlife and bird sanctuary."

According to the Architectural Control Policies "the design and concept of Sudden Valley is one that promotes and emphasizes continuity of open space for the benefit of both human and wildlife populations."

The current plan is out of compliance with both.

In addition, this is a major planning project. The HOA has a fiduciary duty to maintain transparency and communicate its activities to members including for low-cost capital projects. Communication has not been sufficient for this project.

We offer a few suggestions:

- Our common beaches are being overstressed due, in part, to outside users. Let's install security gates at both AM/PM beaches and Marina Park and require user fees for non-members. This may reduce use and incidents.

- Open the beach area on the west side of the marina (a designated common area) for use by our community. This will provide more space for members and may reduce competition in other parts of the park.

- Keep a record of issues occurring in our common areas that documents frequency and severity of violations. Enforce rules. Fine or penalize violators. This alone could play a significant role in reducing incidents.

- Pause this project, take the steps above, welcome community input. In the interim, create a temporary dog-free area at Marina Park at the current playground/beach to ease immediate concerns.

Consistent use of the off-leash area of Marina Park has occurred for decades now. A place has been established. The love for a place has taken hold. Those that use this area do so 12 months of the year including in the rain and in the snow. This deep connection to the land and this significant level of use deserves consideration in project planning.

More than 300 community members have filled in a Facebook survey concern-

ing this project.

Dozens have written emails to the Board, turned up to Board of Directors or Long-Range Planning Committee meetings. Others have written letters to the editor.

We estimate that over 10% of our community have requested that the Board of Directors pause the Marina Park planning project and allow for community input.

Before we destroy one of our most open and beautiful common areas, an area beloved by hundreds in our community; before we erect fences that threaten wildlife safety and movement. Before we spend \$70,000 to fix a problem defined by anecdotal evidence, let's pause this project and hold a town hall to involve our community.

We believe most of our neighbors want a solution that maintains the natural beauty of Sudden Valley and meets the needs of all community members. Nadine Fabbi & Eric Finke  
Sudden Valley

## What kind of long-term vision?

*Editor,*

After reading the recent article regarding the approval of funding for the design and permitting of Barn 6, I could not help but feel disappointed by the lack of ambition for what Sudden Valley could become.

Why are we only discussing replacing Barn 6 with a simple, single-story structure primarily intended for hosting events? Sudden Valley is not a small HOA. With more than 3,000 homes paying more than \$160 per month in dues, residents collectively contribute close to \$500K every month. That is millions of dollars annually flowing into this community.

Residents should be asking a serious question: What kind of long-term vision are we building toward?

We live in one of the most naturally beautiful places in Bellingham, yet many of our amenities feel outdated, neglected, or barely functional. The current gym facility is housed in an aging barn with broken equipment and deteriorating infrastructure. The children's play and game areas feel like they have not been meaningfully updated in decades. My own kids have no interest in spending time there because the space simply does not reflect what modern families are looking for.

Sudden Valley does not need another basic event structure. We need a modern gym and recreation complex that actually serves the thousands of residents who live here. A legitimate fitness facility with updated equipment, indoor recreation areas,

See **Letters** on 10



SUDDEN VALLEY VIEWS  
Sudden Valley Community Association  
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[www.suddenvalley.com](http://www.suddenvalley.com)

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**COMPLIANCE CORNER**

# Please help keep our community safe from fire



**By Allen Helvajian**  
SVCA Compliance Manager

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.

Please be aware that a burn ban may be imposed at any time and that fireworks are not permitted.

**Burn Ban**

The Sudden Valley Community Association's Rules & Regulations state that a burn ban automatically goes into effect in Sudden Valley if Whatcom County declares a burn ban.

It is expected that on June 15, the South Whatcom Fire Authority will implement a Stage One burn ban, triggering this requirement. The SVCA Rules & Regulations explain that when a burn ban is in effect, no outdoor fires except properly enclosed cooking fires using gas or



**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.** (Photo courtesy Pixabay)

charcoal as fuel will be permitted.

All other outdoor fires -- 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 prohibited 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.

**Outdoor burning**

The following is an 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 (<3) feet in diameter and/or two (<2) 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.*

**Whatcom County General Fire Rules**

- All fires must be attended by someone at least 16 years old
- Only burn natural vegetation grown on that property
- No burn barrels allowed anywhere at any time
- No burning at any commercial business
- No burning of household garbage
- No burning of paper or cardboard (except to start a fire)
- No burning when winds exceed 7 MPH
- No construction debris / milled lumber of any kind
- Must have landowner permission to light all fires

-- Parts of the article were previously published in June 2025

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# Marina Community Park Improvements

Marina Community Park is a favorite destination for Sudden Valley residents all year long, but is especially popular in the warmer months. Home to the Sudden Valley Marina, the park also offers 4.6 acres of recreational space separate from the wet and dry moorage and parking areas. Amenities at the park include a covered pavilion with fireplace, an off-leash dog park, tennis/pickleball courts, a basketball court, a volleyball court, a play area, a sandy beach, and grass-covered picnic and athletics areas. Since Sudden Valley is more than fifty years old, some of these amenities are in need of maintenance or replacement. The Association is focused on updating park amenities and has invested in several projects that will be completed by the end of 2027. The site plan below shows the location of current and future amenities, along with summaries of the projects that are either in progress or in development.

## Off-Leash Dog Park Fence

A fence will be installed to separate the off-leash dog park from the other park amenities. Key-card access will be enabled to limit the park's use by non-members. As part of this project, drainage will be installed and the ground will be leveled out and reseeded. The design is complete and a permit application has been submitted. A contract has been issued to C&P Fencing, and work is expected to be completed this Summer, once a permit is issued.

## Tennis/Pickleball/Basketball Courts Refurbishment

This project includes asphalt repairs, resurfacing, replacement of the fencing, and installation of a new asphalt path along with two ADA parking stalls. Design is complete, and permit application has been submitted. The project was put out to bid and a contract was awarded to WRS. The project will be completed in Summer 2026 or may be delayed until the summer of 2027. Timing is dependent on when the permit is issued by Whatcom County.

## Playground Paths & Equipment Replacement

This project includes installation of additional ADA parking stalls, and ADA accessible paths to the restrooms and play areas. The current play equipment will also be replaced. Design work began in May, and we expect to submit permits by end of June. Construction is anticipated in the Summer of 2027.

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**VALLEY**  
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**JULY 25, 2026**

**10:30AM - 3:00PM**

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**Upgraded Security**

A new pole equipped with security cameras was installed near the entry to the park. The new cameras offer enhanced video surveillance to deter vandalism and theft.

**Upgraded Signs and Painting of the Marina Restrooms Building**

Upgraded signs will be designed and installed to welcome and direct park visitors to the various amenities. The marina office and restrooms building will be repainted to match the new signs.

**Internal (Operational) Projects**

Maintenance will relocate and upgrade the volleyball court and install several new BBQs and picnic tables in the grassy areas of the park. Additionally, the sand storage bunker located at the south end of the tennis courts will be relocated and additional parking will be created.

**In Development – Gated Access to Marina Community Park**

Staff are working on a plan to add a key-card access gate to the main entry of the park. SVCA members will continue to have free access, but non-members will be charged a parking and use fee. These non-member fees will be used to offset the cost of maintaining the park.

For more information go to

[www.suddenvalley.com](http://www.suddenvalley.com)

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# Rental Registration: Frequently asked questions

Sudden Valley's new rental registration process was first announced in the April issue of the Sudden Valley Views.

Since that time, Administration has spoken with hundreds of members who have questions about why the Association is doing this and why the fee was set at \$350 per year.

Following are some of the most common questions and answers about the program.

## Why is the Association conducting this program?

SVCA's Rules & Regulations states:

- Section 2.6: It shall be the responsibility of each property owner to ensure that the Association records reflect their current mailing or billing address, telephone number and emergency contact information.

- Section 2.7: Members of SVCA who rent or lease their property must provide or cause to be provided to the Association information on their tenants pertaining to the total number of occupants, their names, mailing address and emergency contact number.

If the property is managed by a licensed agent, the name, address, and phone number of such agency also must be provided.

All individuals who own property in Sudden Valley automatically become members of the Association and, as such, are required to comply with the Rules & Regulations approved by the Board of Directors.

Unfortunately, most of the members who rent their properties have not complied with the requirement to inform SVCA, provide a copy of the lease, and share the names and contact information of their tenants and managing agent, if applicable.

Because SVCA needs accurate information to effectively manage the Association, the rental registration process was created to collect the necessary details.

## Why does SVCA need to differentiate between rental properties and owner-occupied properties?

There are two main concerns:

- SVCA needs the ability to communicate with residents about safety and operational issues.

For rental properties, if we communicate with the owner, we do not know if the information will be shared with tenants.

Also, it will take longer for the information to reach a tenant.

That is unacceptable in situations where safety may be compromised.

- When the rules & regulations need to be enforced, it is necessary for SVCA to know who is an owner and who is a tenant.

Association rules mandate that fines for non-compliance are charged to the property owner.

If the tenant is breaking the rule and the owner is fined, there is a disconnect.

SVCA needs to know the name and contact information for the person responsible for managing

the property so that compliance enforcement efforts are effective.

This is especially necessary for short-term rental properties, where the tenants are on site for only a short time and have no awareness of community rules.

## Why is the registration fee so high?

To collect the needed information, SVCA Administrative staff have conducted a large outreach program, contacting members whose mailing address is different than their SVCA property address.

Using USPS mail, email, and telephone calls, Administration has communicated with hundreds of members to determine if their properties are rentals.

Once it is confirmed that a property is a rental, staff then work with the property owner to complete the registration process, which includes filling out a form with the required information and providing copies of the lease.

A site inspection of the exterior of the property only is then conducted by either the SVCA Compliance Officer or the AC Inspector.

As a final step, a notice sharing the findings of the inspection is sent to the property owner.

This process has required a large number of staff hours and has incurred costs for postage, printing, etc.

The registration fee has been set to offset the significant costs of the initial registration effort.

## Why is there an annual fee?

Each year SVCA will reach out to property owners who rent their properties to update the required information.

Additionally, the Association has historically spent more time responding to compliance issues and neighbor complaints for rental properties.

As previously discussed, compliance enforcement takes longer when there are both tenants and owners involved.

Often, staff must discuss the matter with both parties and send multiple communications.

## Why did SVCA give so little advance notice of the rental registration program?

The need to register rental properties has been communicated in multiple mediums over the past eight months.

The first notice was as part of the election materials that were mailed in September 2025, where a proposed change to SVCA By-laws communicated the need to register rental properties.

The proposed change was approved as a result of the election on Nov. 1, 2025, and that information was posted to Sudden Valley.com.

Details of the rental registration program were shared with the community as part of the agenda for the March 26 Board of Directors meeting.

An article about the rental registration program was then published in the April issue of the Sudden Valley Views.

USPS letters were sent to owners of potential rental properties on April 21 asking them to register their property before May 25.

Given that most letters are delivered within three days, a full 30-day response time was allowed.

Perhaps the most important thing to remember about the requirement to register your rental

property is that informing SVCA has been a requirement of the Association for many years. This is not a new requirement, just a new process.

## What is the consequence of not registering a rental property?

SVCA's Fees & Fines Schedule has included a penalty for the failure to register a rental property and provide the required information for many years.

The amount of the fine is \$100 plus \$10 for every day a property was rented without notifying the Association. For example:

Property rented since January 2025:

- 365 days for 2025 and 146 days between January 1, 2026, and May 25, 2026 = 511 days
- Fine = \$100 plus (511 X \$10) = \$5,211

## Next Steps

If you are renting your SVCA property, you are required to register as a rental.

The deadline for complying was May 25.

Please call 360-734-6430 to begin the registration process to avoid fines for non-compliance.

We have learned a lot about the different situations in which properties are rented, how many rental properties are located in SVCA, and what types of rentals they are.

All of this information will be summarized and reported to the Board of Directors at the June 25 meeting.

At that time, the Board will reconsider the amount of the annual fee for registration and what further actions, if any, are needed to manage rental properties within the Association.



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## Capital Projects Updates

CRRF Projects	Approved Budget	Status
<b>Facilities:</b>		
Austin Creek Bank Repair	\$34,585	In Progress
Turfcare Building Remodel	\$125,446	Complete
Clubhouse HVAC	\$214,114	In Progress
Golf Bridge Repair - #1 & #4	\$59,056	Complete
Marina Tennis Court Refurbishment	\$21,120	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
<b>Equipment:</b>		
Turfcare Tractor Replacement	\$48,048	Complete
Turfcare Equipment Replacement	\$232,506	In Progress
Driving Range Equipment Replacement	\$22,378	In Progress
<b>Total Budgeted</b>	<b>\$1,159,938</b>	
Roads Projects	Approved Budget	Status
Design/Permits for 2026 Projects	\$41,888	In Progress
Area Z Access Bridge/Culvert #4 Replacement	\$1,219,468	In Progress
On Call Engineering	\$44,995	In Progress
Fast Response - Roads & Drainage	\$95,613	In Progress
Ditches, Culverts, & Swales (CVC)	\$135,546	In Progress
Potholes & Minor Road Repairs	\$39,370	In Progress
Bridge Inspections	\$6,976	Complete
2026 Road Repairs	\$428,714	In Progress
Culverts 22 & 24 Design & Permitting	\$167,497	In Progress
<b>Total Budgeted</b>	<b>\$2,180,067</b>	

**Austin Creek Bank Repair**  
Design is underway and we are waiting for feedback from Whatcom County before finalizing design and submitting permit applications.

**Clubhouse HVAC**  
Work began in May and is expected to finish in June.

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

**Marina Security Upgrade**  
This project was completed in May.

**Marina and Directional Signage**  
Work is underway on these two projects.

**Off-Leash Dog Park Fence**  
Design is complete and a permit application was submitted. A contract was issued and work will be completed once a permit is issued.

**Marina Playground Design & Permitting**  
Design began in May, and permit applications will be submitted in June. Construction is anticipated in the Summer of 2027.

**Barn 6 Design & Permitting**  
Design is underway. The Geotech scope and survey/utility potholing are complete. Design is expected to be complete in June.

**Turfcare Replacement Equipment**  
The equipment has been ordered and is expected to arrive this summer.

**2026 Road Repairs**  
Permits are complete, and work will begin in June.

**Area Z Access Bridge/Culvert #4 Replacement**  
We are waiting for permits to be approved by the county. We hope to complete the work this summer, assuming permits are issued in time.

**Culverts 22 & 24 - Design & Permitting**  
Design is expected to be finished in July and permit applications will be submitted after that. Construction is planned for summer 2027 and 2028.

## Pool season begins



Opening day for the Sudden Valley pools was a big success as families enjoyed the pool. The main pool is open from 9 a.m. to 7:30 p.m. (Photo by Kyle Kaltenfeldt)

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# Sudden Valley announces wildlife preparedness workshop

By Judy White  
Member Submission

Robert Walters from the local Firewise nonprofit agency, Whatcom Conservation District, as well as Fire Chief Mitch Nolze will again provide Sudden Valley residents with information regarding ways to reduce personal and community risk from wildfire.

This event will take place from 6:30-8 p.m. Tuesday, July 21 in the Dance Barn.

Free information handouts and a Q&A session will be included.

Meanwhile, here are five important things that you can do now to protect you and your home from wildfire.

- Remove anything flammable within five feet of your home, deck or porch, such as tree limbs, firewood, debris, outdoor furniture, grass and

weeds, even move your favorite plants at least five feet away.

- Take lots of photographs of your home and property, inside and out, from all directions. Open closet and cabinet doors, drawers. Include all of your possessions, not just the valuable ones. Store your photos in at least one safe location online or away from home. Consider renting a safety deposit box for your photos, documents and valuables.

- Create a GoBag of essentials. Keep it up to date and easy to grab if needed.

- Add one-eighth inch (not one-quarter inch) of screening over all roof and attic vents to prevent entry from embers.

- If you haven't already, sign up for the free AlertSense system to receive emergency alerts at [public.alertsense.com/SignUp/?RegionId=1189](http://public.alertsense.com/SignUp/?RegionId=1189).



**Burning embers can travel as far as a mile. Robert Walters from the local Firewise nonprofit agency, Whatcom Conservation District, as well as Fire Chief Mitch Nolze will again provide Sudden Valley residents with information regarding ways to reduce personal and community risk from wildfire.**

(Courtesy photo)

# Letters: 'Coexist peacefully and respectfully'

Continued from 3

family spaces, locker rooms, and amenities that residents can use year-round. Communities of this size should have facilities that promote wellness, recreation, and community life.

Our outdoor pool is only usable for a small portion of the year. Why are we not discussing

converting it into an indoor pool facility so families and residents can use it throughout the year, especially in the Pacific Northwest climate?

The lakefront is another missed opportunity. AM/PM Beach barely functions as a beach at all. There is little usable sand space for children and families. Meanwhile, nearby

communities like The Firs have embraced the value of waterfront recreation with water slides, floating trampolines, docks, and family-centered summer facilities that create real community engagement.

Even some of our outdoor recreation areas are falling behind. The marina tennis courts are cracked and deteriorating. The basketball courts are uninviting and underused. Many community spaces feel like they are surviving on maintenance rather than evolving with a clear vision for the future.

Sudden Valley has enormous potential. We should not be settling for mediocrity or temporary fixes. We should be thinking boldly about modernizing our facilities, improving recreation, investing in wellness, and creating a community experience that matches both the beauty of this

place and the scale of the HOA itself.

People should want to move to Sudden Valley because of the lifestyle and amenities available here, not just because of the scenery surrounding it.

I hope the board begins thinking beyond the minimum and starts considering what this community could truly become in the next 10-to-20 years.

Luke Frazier  
Sudden Valley

## Sudden Valley rules aimed to 'coexist peacefully and respectfully'

Editor,

As a resident who utilizes both the dog park and the other amenities near the marina, I continue to be a supporter of the alterations to the dog park for the simple reason that so many people fail to respect the rule requiring dogs to be leashed until reaching the border of the park.

This is frequently disruptive to other activities and conducive

to conflict as dogs are cutting through the sport courts, swimming area and parking lot. I also support any measure that serves to reduce the number of non-residents using the amenities.

As with so many things, I imagine the residents speaking out against the impending improvements are upset because they are accustomed to respecting their fellow marina users by following the rules, which are of course designed to ensure that everyone has the right to enjoy this shared space.

The reality is that many people do not, despite the signs and despite the fact that failing to do so can negatively impact the experience of others. In general, the rules in place in Sudden Valley are aimed at maintaining a community contract wherein all of us can coexist peacefully and respectfully.

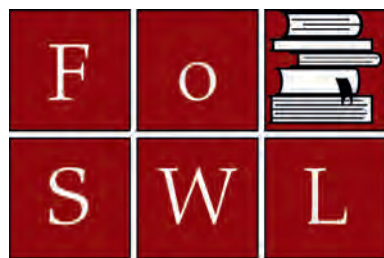
While it might seem that this fact should be enough to inspire everyone to honor the guidelines ... apparently it isn't. Thus the necessity for these alterations to ensure that everyone can enjoy all of the options in and surrounding the marina.

Adam Phillips  
Sudden Valley

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## SUDDEN VALLEY UPCOMING BUDGET MEETINGS

[July 22, 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

[July 23, 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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# 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

[June 9, 2026 | Appeals Committee](#)

5:00PM | Multi-Purpose Room A

[June 11, 2026 | Board of Directors](#)

7:00PM | Multi-Purpose Room A | Meeting ID: 86704997445

[June 15, 2026 | Nominations & Elections Committee](#)

6:30PM | Zoom | Meeting ID: 84647671152

[June 17, 2026 | Document Review Committee](#)

3:00PM | Zoom | Meeting ID: 82522627180

[June 17, 2026 | Finance Committee & Long-Range Planning Committee](#)

[Joint Meeting](#)  
 6:30PM | Zoom | Meeting ID: 83670070736

[June 18, 2026 | Architectural Control Committee](#)

5:00PM | Multi-Purpose Room A | Meeting ID: 83287084478

[June 25, 2026 | Board of Directors](#)

7:00PM | Multi-Purpose Room A | Meeting ID: 86704997445

[June 29, 2026 | Nominations & Elections Committee](#)

6:30PM | Zoom | Meeting ID: 84647671152

[June 30, 2026 | Appeals Committee](#)

5:00PM | Multi-Purpose Room A

[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

*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 <sup>nd</sup> & 4 <sup>th</sup> Thu	7:00 PM	Multi-Purpose Room A	86704997445
Architectural Control Committee	1 <sup>st</sup> Thu	9:00 AM	Zoom	83287084478
Architectural Control Committee	3 <sup>rd</sup> Thu	5:00 PM	Multi-Purpose Room A	83287084478
Document Review Committee	3 <sup>rd</sup> Wed	3:00 PM	Zoom	82522627180
Finance Committee	3 <sup>rd</sup> Wed	6:30 PM	Zoom	83670070736
Long-Range Planning Committee	1 <sup>st</sup> 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.

# Around the Valley: Turfcare and Recreation updates

Continued from 2

• Turf crew did an amazing job grooming the course for the WA Golf event.

### Planned Work

- Prepare for upcoming outside and member events.
- Set up Summer Match Play brackets.
- Set up the commercial campaign schedule with KJR radio.
- Assemble range picker and hook up to new range cart.
- PGA League matches begin next Tuesday through July.
- Finalize itinerary for Men's Invitational with the Men's club.
- Schedule of staff meeting to prepare busy season.

### Turfcare

#### Activity Summary

- Intensive course conditioning

leading up to WA State Women's event.

- Laid out new sod for turf nursery.
- Focused hand/hose watering on all greens to minimize dry down for event.
- Sprayed all sand trap interior edges.
- First mow on new tee box turf done.
- Verti-cut and light top-dress all putting greens with sand.
- Clean up around golf club entrance sign and putting green.
- Line trimming throughout the course.
- Clubhouse gardens clean up and re-mulch.
- Started lowering mowing height for newly constructed tee boxes.
- All sand traps received fresh tan colored sand. Complete for this season.

• Work at Native Plant Garden spring cleanup and planted replacement plants.

- Diver checked and cleaned debris and lily pad growth on and around irrigation intake at Lake Louise.
- Repaired two broken irrigation sprinkler heads.
- Replaced rear main seal on John Deere Pro-gator.
- Hired one seasonal and one full time employee.

#### Successes

- Course conditioning for the Washington State Woman event went well with great reviews of conditions.
- SV Membership pleased with overall conditioning of the golf course for this time of year.
- Course conditioning continues at a scheduled pace.
- Irrigation intake and pump sta-

tion at Lake Louise still in good operating order.

- Expenses ytd are within budget.

#### Planned Work

- Monthly irrigation system operation p/m continues.
- Focus on the little things i.e., line trimming sprinkler head clearing, tree branch trimming.
- Continue course conditioning.
- Annual granular fairway fertilizer application.
- Tree care.
- Finish replacement plants and cleaning up at Native Plant Garden.

### Recreation

#### Activity Summary

- 16 lifeguards onboarded for the pool season, two new Rec staff onboarded.
- Held a Community Listening Session with GM Jo Anne Jensen regarding the Fitness Center Equipment Replacement Project.
- All wet slips filled. Working on filling remaining open Area-Z spots & kayak racks.
- Submitted article in Views

about the Pools & pool opening.

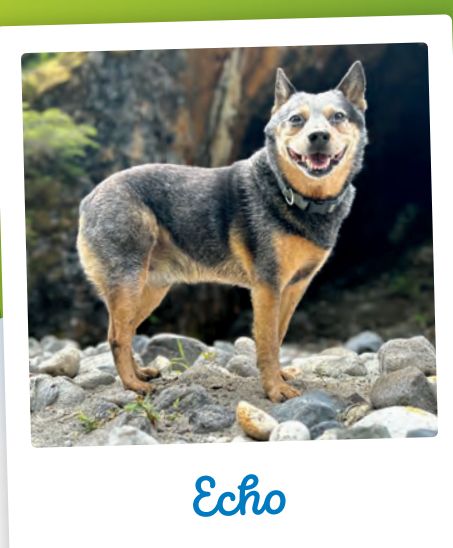
- New signage put up regarding Quiet Pool rules, main pool rules, Area-Z Storage Facility, and rec corridor Tennis Courts.
- Had all Rec Staff training on Saturday, May 16.
- Held Lifeguard Certification Course for lifeguard staff May 15-17.
- Pool opened on May 23.
- Valley Fair planning continues.
- New pool umbrellas purchased & put up.
- Maintenance Help Shoutouts: Fixed broken lane line & lifeguard supply cart.

#### Successes

- Lifeguard team is very strong this year.
- We are in the final stages of the Fitness Machines Replacement Project.

#### Planned Work

- Party at a Park on June 3.
- Demo Garden Ribbon Cutting on June 4.
- Lifeguard in-service training on Wednesday, June 10.
- Valley Fair.



**SUDDEN VALLEY**  
*Pet of the*  
**MONTH**

This month's Pet of the Month is Echo, submitted by Kelly Sims. Echo is a 14-year-old Blue Heeler that still acts like a pup! Full cattle dog energy, all gas no brakes. Sometimes called "Necko" because of his medium-sized body, extra-large neck. He loves the marina dog park, bossing around his best doggie friends Burt and Irvine, and eating pizza crusts.

**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](mailto:office@suddenvalley.com)

## RSU: Sudden Valley community hires new security partner

Continued from 1

tions of SVCA bylaws or rules.

Additionally, guards identify issues while on patrol. Guard activities are documented in reports forwarded to SVCA management.

Having an around-the-clock security presence ensures that SVCA management is continuously made aware of what is happening in the valley and that an individual can be dispatched to find out what is happening if a report from a different source, such as the fire department or sheriff's office is received.

SVCA security does not intervene to prevent a crime, investigate crimes, or respond to requests for emergency services.

If made aware of situations like these, security alerts first responders by calling 911.

Sudden Valley looks forward to this partnership with Risk Solutions Unlimited and "we believe they will best serve Sudden Valley residents and prioritize their safety."

View RSU's full introduction on the Sudden Valley YouTube channel at <https://youtu.be/YIb-st6HZJTE>.

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email: [sunmarkproperties@msn.com](mailto:sunmarkproperties@msn.com)

**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.*

**Duplex unit: 2 bedroom, 1 bath. Available now.**  
Rent \$1600

**LAKE WHATCOM WATERFRONT**



**3042 Northshore Rd., Bellingham**  
Owner Financing Available. Waterfront w/lake views in contemporary residence. Private 0.56-acre lot w/80 ft. of shoreline, expansive parking and potential for expansion. Main floor feat. open layout w/floor-to-ceiling windows, living rm, primary suite, dining rm and chef's kitchen w/lg island, custom cabinetry and butler's pantry. Large covered outdoor area w/fireplace and hot tub deck overlooking the water. Lower level offers 2 bdrms, full bath, flex room, 2nd kitchen and laundry rm. Waterfront is equipped with two docks, propane, power, hot and cold water, irrigation and beach storage. **\$2,450,000**

**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**

**NEW LISTING COMMERCIAL**



**1200 Lakeway Dr., Bellingham** Prime commercial opportunity in high-visibility Lakeway Drive corridor, minutes from I-5 and major retail centers. Well-maintained building features recently remodeled interior and is fully occupied by nine established tenants, consisting primarily of medical and wellness professionals. All units are leased, providing immediate and consistent cash flow with no vacancy. A valuable parking easement to the south enhances accessibility and convenience for both clients and staff. Excellent visibility, a strong tenant base, and consistent income history make this a standout investment opportunity. **\$1,890,000**

**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**

**FEATURED LOTS**

**Water View** 5487 Wood Duck Lp, Blaine \$359,900  
**Gate 2** 20 Sparrow Ct, Bellingham \$79,000