

From: [Michael Bennett](#)
To: [Joe Murphy](#)
Cc: [Rick Asai](#); [Allen Helvajian](#); [Mark Lann, MPA](#); [Mike Brock](#); [Diane Bruneau](#); [Morgan Libby](#); [Maxx Robinson](#); [BOD Asai](#); [BOD Mclean](#); [Linda Bradley](#); [Taimi Van de Polder](#)
Subject: RE Member Report of Excessive Speeding in SV
Date: Thursday, April 10, 2025 1:52:00 PM
Attachments: [image001.png](#)

Subject: Re: Speeding Concerns and Safety in Sudden Valley

Dear Mr. Murphy,

Thank you for reaching out and for the warm welcome. I appreciate you sharing your observations, data, and personal experiences related to traffic speeds and safety concerns. Your commitment to improving safety in our community is clear and commendable. Your photos below and speed tracking technology are both impressive and sobering.

The data you've gathered, along with the video documentation, provides powerful context for the seriousness of the issue. Excessive speed—especially in areas with blind corners and pedestrian traffic—poses a significant risk to the well-being of our residents. Your calibrated speed monitoring system and outreach have already apparently sparked interest among other community members.

As you may know, the Association privately owns and maintains Sudden Valley's roads. While this offers us some flexibility, it also presents limitations. State and local law enforcement do not have jurisdiction to enforce traffic laws on private roads, and our contracted security provider, Pacific Security, is limited to "observe and report" functions. They do not have the authority to stop, cite, or detain drivers.

We recognize the urgency of this issue and are actively exploring meaningful solutions. Some of the strategies currently under consideration include:

- Installation of additional signage and speed limit reminders in high-risk areas
- Deployment of radar feedback signs to alert drivers to their current speed (*subject to budget approval*)
- Increased visibility of security patrols as a deterrent
- Evaluation of physical traffic-calming measures such as speed humps, speed cushions, chokers, or lane narrowing on key roads (*again, subject to budget constraints*)

We're also considering working with the Safety Committee to launch a community education and engagement campaign to promote responsible driving behavior.

At a previous community I managed—Suncadia in Cle Elum—we conducted traffic calming studies in 2022 and 2023. Based on those studies, the developer and two of the HOA's I managed there implemented several measures, including:

- A mobile speed tracker used to assess traffic volumes and speeds in different areas.
- Portable speed awareness signs and traffic cameras are installed on major thoroughfares (arterial and secondary roads) and are monitored remotely to identify reckless driving, parking violations, stop sign infractions, littering, etc.
- Dashboard-mounted speed detection radar and traffic cameras in all patrol vehicles, allowing accurate speed readings and license plate capture for potential identification

As in Sudden Valley, Suncadia's roads are private, and its Community Patrol (Allied Universal Security Services) has no law enforcement authority. However, the patrol was empowered to issue violation notices resulting in fines when drivers could be identified as owners, contractors, or guests.

In cases involving unidentified vehicles, patrol staff would attempt non-confrontational contact or, if linked to a rental property, coordinate with the owner or property manager. An escalating fine schedule ensured that rental managers and owners took responsibility for communicating expectations and managing guest behavior.

I'd welcome the opportunity to speak with you further in person. Your firsthand insight, data, and dedication to this issue are invaluable, and it's clear you're willing to be part of the solution. I'll follow up soon to coordinate a time or let me know your availability—and I'd be glad to accept that beer on the porch.

In the meantime, if you have additional footage or specific recommendations to share, please don't hesitate to send them my way. We're committed to making Sudden Valley a safer place for everyone, especially the most vulnerable.

Best regards,

Michael Bennett

CMCA©, AMS©,PCAM©

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From: Joe Murphy

Sent: Wednesday, April 9, 2025 6:04 PM

To: Michael Bennett <mbennett@suddenvalley.com>

Subject: [CAUTION - POSSIBLE SCAM!]Excessive Speeding in SV

This email was sent from outside your organisation, yet is displaying the name of someone from your organisation. This often happens in phishing attempts. Please only interact with this email if you know its source and that the content is safe.

Hello,

Welcome to the team!

I wanted to reach out, since I did attempt to work with the last GM, and until she moved on, seemed very excited to figure out the next steps to remedy our speed issues in SV.

I live in a 20 mph zone...so most of what I show you will be in that area.

But...As I am sure you have read....the standard speed in SV is double the speed limit...and higher for some. (Caught security doing over 40mph in a 10-15mph on Jubilee, caught someone doing over 45 also on jubilee)

I set up and keep calibrated a speed trap (camera) using AI on a raspberry pi. Its calibrated to about +/- 2mph. I also have home security cameras.

Some interesting stats for you (reminder in a 20 zone in the blind corners coming up and down the hill in gate 1.)

The average speed both directions each day just higher than 27mph. 3500+ cars during the summer each day....The fastest speed set by a car 44mph, motorcycle just higher....Now you noticed 45mph seems to be a magic number,,,that's because i didn't think anyone could go that fast through the corner, and i have the 'max calibrated' of the speed camera set at 45mph....I now know its seen faster. Nearly half of the cars coming down the hill are so fast that they can't stay in the right lane and move into oncoming traffic to keep the speed through the corner. I have recorded quite a few "almost" serious accidents. The speed camera is only accurate if a person stays in their lane, so when you see a car in the wrong lane add about 5-7-10 mph to it based on their speed it does register.

Today a truck came by so fast the speed camera didn't try to record it (43MPH +). This HAS to stop.

Please stop by the house (12 windward), have a beer on the porch with me, and tell me if you would want your children walking to school in our neighborhood.
https://myapi.arlo.com/hmsfeeds/users/library/share/link/369D3390EE132AC0_202504

Let's find a solution that works for all of Sudden valley.....Because 50MPH in 25 zones in Gate 3 is also not a good look. I've had quite a few people ask to borrow the speed trap to get an average for their street.

Please ask lots of questions. Here's a few from just one day...I think you get the idea. Can provide more absolutely horrendous videos of people passing in the blind turn and almost hitting a stroller, if you like.

Joe Murphy
12 windward dr





Wednesday 15 January 2025 11:50:07AM



Thursday 16 January 2025 08:01:06AM



32 mph



Wednesday 15 January 2025 12:32:47PM