



SUDDEN VALLEY COMMUNITY ASSOCIATION

SUDDEN VALLEY VIEWS

April 2024

WWW.SUDDENVALLEY.COM

Ray Meador appointed to Sudden Valley Board

Replaces Sam Shahan, who resigned in February

By Bill Helm
Editor

SUDDEN VALLEY — On March 28, the Sudden Valley Board of Directors appointed Ray Meador to replace Sam Shahan, who resigned from the board in February.

Meador was one of two persons to apply

for the opening on the board. The other was Barbara Wahli.

First order of business on March 28 was candidate interviews, as the board interviewed both Meador and Wahli.

Sudden Valley General Manager Jo Anne Jensen told The Views that both Meador and Wahli also applied to replace Joshua Bowens, who resigned from the board at its Dec. 14, 2023 meeting. That opening went to Rickland 'Rick' Asai.

Tennis court

contract award

On March 14, the Sudden Valley Board voted to approve the allocation of \$302,615.38 from CRRRF (Capital Repair and Replacement Reserve Fund) as change order funding for construction of the core area: tennis court resurfacing and fencing project. The board then awarded the contract to Stremler Gravel, Inc. Both votes were unanimous.

According to a capital request memo from Jensen to the board dated Feb. 22, for this project to move forward, SVCA requested

\$302,615.38 in change order funding, of which \$295,615.38 is for construction, with a \$7,000 allowance to install an infiltration trench to prevent water from flooding the tennis court.

A complete copy of Jensen's memo to the board is available at suddenvalley.com.

Also in a unanimous vote, the SVCA Board approved the 2024 pool services agreement with Cesco Solutions. Similar to the 2023 agreement, estimated cost for the 18-

week season this year is about \$360 less than a year ago, according to Jensen's approval request memo, which is part of the board's March 14 agenda.

"The actual costs incurred in 2023 were slightly below the estimates given at the start of the season," the memo stated. "We expect that, barring any unforeseen issues, 2024 costs will also be below estimate."

Other news to come from the Sudden Valley Board's March 14 meeting:

- The board announced Kevin LeDuc as its new director of golf. LeDuc replaced Brian Kruhlak, who retired on March 31.

LeDuc worked at Sudden Valley from 1992-1999 as first golf assistant professional.

LeDuc has also worked at Echo Falls, Loomis Trail, Semiahmoo and Eaglemont golf courses.

- The board named Sonia Voldt, board member, second board director to the Long-Range Planning Committee. Board also named Kyle Kaltenbach staff member for

the Long-Range Planning Committee.

- The board named N&E Chair Rob Gibbs alternate appeals committee member.

Capital requests

On Feb. 22, the SVCA Board unanimously approved the following capital requests:

- \$50,936.70 for Turf Care Tractor Replacement
- \$32,578.91 for Turf Care Sand Trap Rake Replacement
- \$22,176 for Club-

See **Meador** on 5

Landlord responsibilities in Sudden Valley: Make sure you know the rules

A growing area of concern for the Association is that neither members who rent their properties nor the tenants who reside there are aware of the rules that govern rental properties.

This article explains the basics and identifies the applicable sections of the governing documents for those who would like to learn more.

What are the Rules?

• **Members may lease their properties:** SVCA Bylaws, Article IV, Section 7. Leasing. A member or owner may lease or otherwise transfer use or occupancy of any lot for residential purposes only.

• **A formal lease document for all rentals must be given to the Association:**

SVCA Bylaws, Article IV, Section 7 (cont'd). The term "tenant" as used herein is defined as a person(s) to whom a member(s) has extended use of his/her lot as evidenced by a written lease or rental agreement, a copy of which shall be filed with the Association.

• **Only single-family homes are allowed in Sudden Valley:**

SVCA Restrictive Covenants, Section 3. No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single-family dwelling. No structure of a temporary character, trailer,

mobile home, basement, tent, shack, garage, barn or any other out-buildings shall be used on any lot at any time as a residence, either temporarily or permanently.

• **The number of tenants that can occupy a rental is limited:**

SVCA Bylaws, Article IV, Section 7 (cont'd). Only one (1) couple with their dependents, or not more than three (3) unrelated adults, are permitted in a one (1) single family dwelling unit and are considered tenants for amenity use purposes.

• **A member can retain their membership rights or assign them to the tenants:**

A member in good standing who leases his/her residential unit may assign membership privileges to the tenant; provided, however, that the tenant shall have no right to vote or right to notice of any regular or special meetings of the Association.

• **Members are responsible for the behavior of their tenants:**

Rules & Regulations, Section 1.1 Property owners of SVCA are responsible for the actions and compliance with these Rules and Regulations by their families, guests, tenants, and agents.

• **Tenants must agree to abide by, and be subject to, the governing documents of the Association. This should be included**

in the lease because if tenants break a rule, the applicable fine is charged to the member's account:

Any failure of tenants to comply with the rules and regulations are subject to fines charged to the owner. Notice of the fine will be sent to the owner to the address on record.

• **Members who do not live at their SVCA property must provide contact information to the Association:**

Rules & Regulations, Section 2.6. It shall be the responsibility of each property owner

to ensure that the Association records reflect their current mailing address, telephone number and emergency contact information.

• **Members are required to give information about tenants to the Association:**

Rules & Regulations, 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,

See **Landlord** on 12

SVCA's governing documents describe the rights and responsibilities of members, residents, and their guests. The governing documents include the Restrictive Covenants (attached to the deed for the property), Articles of Incorporation, Bylaws, Rules & Regulations, and policies of the Association. All of these documents can be found at www.suddenvalley.com/residents-resources/.

SVCA's Bylaws remind us of the obligation of members in Article I, Section 2(e):

(e) Each member shall be subject to the provisions of the Restrictive Covenants, the Articles of Incorporation, these Bylaws and the Rules and Regulations including personal liability for the payment of all annual dues, assessments, special assessments, and any charges associated therewith.

SVCA Rules & Regulations, Section 1.1 establishes that Association members must ensure that the actions of their families, guests and tenants are compliant with the Rules & Regulations:

1.1 Property owners of SVCA are responsible for the actions and compliance with these Rules and Regulations by their families, guests, tenants, and agents.

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RESIDENTIAL CUSTOMER

Osoberry welcomes spring with clusters of delicate white flowers



Osoberry welcomes spring with clusters of delicate white flowers draped from branches of bright, spring green leaves. Blooming anywhere from February to April, Osoberry can be spotted along creek sides and draws and in the understory of the forest. Because it does well in disturbed soils, you'll also see it along trails and roadsides. Look for Osoberry You will along the Lake Louise trail, and along the urban trails in Fairhaven.

Osoberry plants are dioecious, meaning that male and female flowers occur on separate plants. By late summer the female flowers have produced a small cluster of plum-like fruit. Very little flesh covers the stone of this fruit, and unless it is very ripe, (and perhaps cooked), the taste is bitter & does not appeal to most people, though it is edible in small quantities. However, the fruit is very appealing to birds such as waxwings

By Karen Hardesty
For the Views

When a few sunny days return, and fool us into thinking winter is long gone, watch for the early bloomers. A couple of our native shrubs offer cheerful blooms to cheer us on and provide welcomed nectar for hummingbirds, bees and other hungry pollinators.

Two favorites of mine are the Osoberry (*Oemleria cerasiformis*, also called Indian plum), and Salmonberry shrubs (*Oregon grape* is another, but we discussed that friend last month).

Osoberry welcomes spring with clusters of delicate white flowers draped from branches of bright, spring green leaves. Blooming anywhere from February to April, Osoberry can be spotted along creek sides and draws and in the understory of the forest. (Photos courtesy Karen Hardesty)

and robins and enjoyed by some mammals. In fact, "oso," comes from the Spanish word for bear, implying that bears too consume the fruits.

By summer, the delicate white flowers are gone, the lance-shaped leaves have deepened in

color, and Osoberry is far less conspicuous; along creek sides it can be mistaken for willow.

Osoberry is a great plant to include in your native landscaping. Easy to grow, and a fast grower, Osoberry provides spring beauty, benefits wildlife, and has roots that aid in erosion control.

Salmon berry, in contrast to Osoberry, greets the spring with flashy, bright magenta flowers. The genus species name for salmon berry, *Rhus spectabilis*, suggests the spectacular beauty of

this spring flower.

Look for blooming salmon berry shrubs where you find wet soil - near wetlands and stream sides. Like many other rose family plants, salmon berry has thorns - small ones - along the older stems.

The zig zag pattern of branch growth is easy to see on the finer new growth. Watch for salmon berry blooms along the Lake Louise trail.

Next month we'll talk more about both salmon berry and blackberry.

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AROUND THE VALLEY

Sudden Valley transitions from winter to spring

In March, Sudden Valley continued the transition from winter to spring, experiencing higher than average rainfall mixed with occasional sunny days.

Residents of Sudden Valley enjoyed outdoor activities as temperatures gradually warmed up towards the end of the month.

Staff focused on getting our grounds, facilities, and programs ready for the new season.

Administration

Activity Summary

Held orientation for new SVCA Volunteers

Supported meetings for Architectural Control, Finance, Nominations & Elections, and Document Review Committees

Facilitated a day-long Strategic Planning meeting for the Long-Range Planning Committee

Prepared and served free hot drinks at the annual Easter Egg Hunt

Actively working with Marina patrons to renew 2024 rental agreements

Completed directional sign inventory

Successes

The SVCA Volunteer program continues to grow!

Planned Work

Continue work on Marina rental agreements

Finalize programs and hiring for 2024 pool season

First volunteer cleanup event will be held in April

Accounting

Activity Summary

Completed routine work to maintain monthly financial schedule; January financials completed.

Completed reporting setup for 2024.

Supported annual insurance renewals.

Received approval for annual Reserve Study.

Successes

Implementation of annual salary adjustments was completed with no errors.

Planned Work

Close out 2022 capital projects. Finalize seasonal adjustments to annual budget.

Schedule Annual Financial Audit

Maintenance

Activity Summary

Continued cleanup of roads and ditches of tree debris.

Initiated project to deter theft of mailboxes; completed Gate 13 and Huckleberry Park mailboxes.

Repaired auto fill plumbing on main pool filter vault.

Fixed caster on pool line storage cart.

Restored sewer service to Ladies Locker room at Rec Center.

Replaced several window screens at Rec Center.

Installed plows and sanders for winter weather response.

Cleaned debris from Rotunda area.

Removed tree from over roadway on Jasper Ridge.

Serviced SP-6, AP-26, and the

906 loader

Repaired fence at small dog park.

Replaced electrical outlets upstairs in Welcome Center

Repaired light in golf parking area

Removed trees from roadway on Alder Ct.

Successes

Purchased a new maintenance truck and transported it to the flatbed installer. Traded in old vehicles.

Received several compliments on the road conditions following the most recent snow event.

Planned Work

Tree and branch cleanup throughout SVCA

Repair slide at Huckleberry Park (parts on order)

Repair catch basin on Par LN

Service woodchipper

Install new electrical circuit in upstairs of Welcome Center

Install drywall in storage room at Adult Center

Repair drywall in Rec Center mechanical room

Chip pile of branches at Gate 5 overflow

Recreation

Activity Summary

Booked lifeguard training for May 17-19.

Began recruitment for summer lifeguards.

Continued spring cleaning of Community Center rooms.

Confirmed YMCA swim lessons Mondays, Wednesdays, and now Saturdays, July through August.

Deep cleaned Community Center Café to prepare for spring and summer events.

Began inventory of pool furniture & lifeguard equipment.

Successes

Lifeguard training dates are set, giving us a start date for lifeguards.

Implementation of standard opening & closing procedures has improved readiness and cleanliness of Community Center.

Planned Work

Cleaning Marina Office.

Hiring Lifeguards.

Cleaning & re-organizing recreation office.

Golf

Activity Summary

Successfully recruited a new Head Golf Professional.

Continued to onboard the 1st Assistant.

Incoming Director of Golf, Kevin LeDuc, continued training with current Director Brian Kruhlak for transition of operations coming on April 1.

Completed entry forms, flyers, and promotional emails for upcoming events.

Conducted interviews with candidates for seasonal positions.

Daily meetings with Turfcare Superintendent on course issues and updates.

Successfully hosted our final Winter Series event with 116 players, despite a very wet day.

Successes

Completed another successful Winter Series season.

Planned Work

Complete merchandise inventory and transfer accounts.

Work with SVCA administration on getting computer configured in my new location and getting the 1st Assistant set up in back office.

Draft a letter and send out to the membership with information about the upcoming season.

Continue to train and hire staff as we approach the busy season.

Turf Care

Activity Summary

Continued efforts on scheduled Turfcare equipment repair and maintenance.

Small tine aerating of troubled greens and overseeding/fertilizing.

Exposed plugged drain line at base of #15 hill, removed tree roots.

Aerated, over-seeded, and top-dressed all tee boxes with sand.

Turfcare crew working diligently to complete Greens drainage projects.

Replaced broken bridge deck boards on #17 bridge.

Met with WRS to confirm scope of cart path work; documents to PNW soon.

Successes

Current projects are on track.

Planned Work

Turf equipment seasonal repair and maintenance ongoing.

Aerating greens surrounds and overseeding winter kill turf areas. Wrap up sand trap edging.

Sudden Valley Golf Club

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| Family of 3+ | \$3,500 | \$295 | Family of 3+ | \$3,850 | \$325 |
| Young Family (children 15 or younger) | | | Young Family (children 15 or younger) | | |
| After Noon Play | \$1,550 | \$130 | After Noon Play | \$1,700 | \$145 |
| Senior Limited (62 & up, M-F) | \$1,600 | \$135 | Senior Limited (62 & up, M-F) | \$1,760 | \$150 |
| Intermediate (Ages 18 - 28) | \$1,100 | \$95 | Intermediate (Ages 18 - 28) | \$1,200 | \$105 |
| Junior (17 and Younger) | \$325 | \$35 | Junior (17 and Younger) | \$360 | \$40 |

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: \$525 / year - \$45 / 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: \$135 / year (\$145 / year with GHIN Handicap Service)**



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



VIEWS

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POLICY

The Sudden Valley Views welcomes letters to the editor submitted by members of the Association. Topical submissions of current news interest may be accepted up to six times per calendar year.
Letters of up to 550 words are allowed.
The editor may edit for style and libel.

DEADLINES

The deadline for editorial submissions (including letters to the editor) for the upcoming issue is the 23rd of each month.
Editorial items may be submitted to: bill@lyndentribune.com. For advertising information and deadlines, please contact Mitze Kester at mitze@lyndentribune.com or call 360.354.4444.

Take down that fence!

Editor,

Take down that fence that surrounds the welcome center. Fences are meant to keep people in or to keep people out. Neither must not be the message of our welcome center.

Marian Yunghans
Sudden Valley

Was that a marina advisory vote debate ?

Editor,

The March issue of the Sudden Valley Views published an article titled "Marina advisory vote debate at Feb. 8 SVCA meeting." However, the marina advisory vote is not what the board debated at that meeting. The board debated their agenda item 7b Approval Request-2024 Marina Fees; not the marina advisory vote.

The marina advisory vote debate happened last year, in 2023. The board debated and members voted their 2023 AGM ballot preference in Advisory Vote 2: Marina Wet Slip Docks. No amount of present board debating will alter past voting results.

The 2023 marina advisory vote showed the membership overwhelmingly supports a \$1,200/year marina wet-slip use fee, with no special assessment requiring increased dues. Unfortunately for members, the board disregarded the members' marina advisory vote.

Instead, the board approved a much smaller wet slip use fee than the members advised. The smaller wet slip fee will require ongoing dues and assessment increases -- exactly what the membership does not support.

A larger question regarding the Views article is why the board secretary wrote that article instead of the board president. A Views article explaining board actions should have come from the board president. If not the president, then the board V.P. or treasurer. However, all three of those executive board members are also marina wet-slip users. Their apparent conflict of interest in voting themselves a smaller use fee would be too obvious.

Nancy Alyanak
Sudden Valley

Submitting articles

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.

Why should you join CERT? Because you want to be able to save lives when disaster hits

Why join CERT? Because you want to be prepared when disaster hits. The two biggest concerns in Sudden Valley are earthquakes and fire. Let's leave fire to later, and concentrate on earthquakes.

Someday there will be a catastrophic earthquake on the Cascadia Subduction Zone off the Northwest Pacific Coast. It may not be for a hundred years, but it could come tomorrow.

There will be landslides, tsunamis, floods, liquefaction of the ground, structure collapses and (of course) interruption of vital services- water, power, sewer, phone and internet.

Disruption will last for months, maybe years. How do we know this? Because there are records

of repeated mega-quakes in the past. There are traces of 43 major earthquakes on this fault in the last 10,000 years. Almost all were magnitude 8 and above. Nine of them are estimated at magnitude 9.0 or greater. The most recent was on Jan. 26, 1700, and we know the exact date because the resulting tsunami was recorded in Japan. The tectonic forces responsible are still active, building up strain until the next break. So we shouldn't kid ourselves: this is a beautiful area, but living here comes with a certain amount of risk.

So, given all that, we have two possible approaches. We can ignore the evidence, and assume that nothing bad can hap-

pen in our lifetime. Or we can make such preparations as we can, so that if a disaster strikes, we will be able to help ourselves and others to survive and recover. One way to do this is through CERT training.

There's no magic in CERT. It won't protect you from natural disasters. But it will train you so you know what you can do to save lives, to find and help injured survivors, to assess damage, to work with official first responders (when they become available), and to do so without putting yourself in danger. And it will teach you what you will need to do these things. The last CERT meeting in Sudden Valley was about what should be in your CERT backpack.

There's the basics that everyone should have, and then there are specialized supplies to go with your individual skill set. For example, a trained medic would carry more medical supplies and fewer tools.

There's another good reason to join CERT. As a registered emergency worker, you will be invited to take part in training exercises for first responders, usually as role players in disaster scenarios. These exercises are tremendously important in keeping our firefighters, EMS technicians and police in readiness. They are kind of fun, too.

Hopefully, there will be a CERT class in Geneva later this year. We hope to see you there.

FireWise presentation May 15 in Dance Barn

Wednesday, May 15 from 6:30-8 p.m. in the Dance Barn, a FireWise representative and another from the WA Dept of Natural Resources (DNR) as well as our very own Fire Chief Mitch Nolze will tell Sudden Valley residents how to reduce our personal and community risk from wildfire. A Q&A session will be included.

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.



SUDDEN VALLEY VIEWS
Sudden Valley Community Association
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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

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President: Keith McLean; Vice President: Taimi Van De Polder; Secretary: Linda Bradley; Treasurer: Laurie Robinson; Members: Rick Asai, Stu Mitchell, Ray Meador, Andrew Tischleder and Sonia Voldt.
ACC Chair: Daniel Rodriguez; N&E Chair: Rob Gibbs

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Spring Word Search

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Meador: Appointed to SVCA Board

Continued from 1

- house HVAC
- \$88,400 for 2024 Fast Response Drainage Funds
 - \$125,320 from roads reserve for the 2024 ditches, culverts and swales.
 - \$41,600 for 2024 On-Call Engineering Funds
 - \$36,400 from 2024 capital budget for roads for potholes and minor road repairs.

- \$5,561 for Bridge Inspections
- \$131,003.84 from the capita budget for Bridge Design
- \$129,900 for Road & Drainage Project

SVCA meets
The Sudden Valley Board of Directors meets at 7 p.m. the second and fourth Thursdays of each month at the Dance Barn, 8 Barn View Drive.
Agendas and minutes are avail-

able at suddenvalley.com, as are video recordings of past meetings. The SVCA board next meets on April 11 and April 25.

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

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Boating Safety: Preparing for the 2024 season

By Maxx Robinson
The Views

Boating season is fast approaching, and Sudden Valley residents are eager to get back on Lake Whatcom.

With a new boat launch dock installed and marina slip renewals underway, Sudden Valley staff are preparing for a busy season.

However, residents should also be prepared.

While spending time on the lake is a fun recreational activity, boaters, kayakers and paddleboarders should also take time to prioritize safety.

One way to prioritize safety is to ensure you have U.S. Coast Guard-approved life jackets.

Each person on board a watercraft, whether a boat, kayak, canoe, or paddleboard, is required to have a Type I, II or III life jacket. In addition, any vessel 16 feet or longer must contain one Coast Guard-approved Type IV throwable flotation device.

Boaters must be 10 years old to operate a motorized watercraft with 10-horsepower or greater without adult supervision, and 16 years old to operate a craft with greater than 10-horsepower.

The State of Washington re-

quires boaters to carry a Boater Education Card if operating a vessel with 15-horsepower or greater, was born after Jan 1, 1955, or is 12 years of age or older.

Boaters should also be aware of the speed limits on Lake Whatcom. The max speed of any vessel in Lake Whatcom is 40 miles per hour, but that speed is only allowed in unrestricted areas.

The South Bay of Lake Whatcom is a no-wake zone, and boaters are required to slow to 6 miles per hour when within 100 feet of a swimmer, 300 feet of a public boat launch, or 250 feet of shorelines, docks, and floats.

The speed limit for unrestricted areas is 8 miles per hour 30 minutes after sunset to 30 minutes before sunrise.

Adhering to these speed limits set by the City of Bellingham is vital to ensuring safety for everyone on Lake Whatcom.

In the event of an emergency, boaters should call 911 immediately.

The Whatcom County Sheriff's Office is responsible for Water Rescue and Search and Rescue on Lake Whatcom, but the South Whatcom Fire Authority is a close partner that helps respond to boating emergencies.

"We have a water rescue pro-

gram that we've had for well over 20 years," said Fire Chief Mitch Nolze. "Sometimes there can be delays in [Whatcom County Sheriff's Office] responses, and so over time, just because of the risk in Lake Whatcom, we determined that the water rescue program is valuable to our citizens. So, we have chosen to do that, and it's been well supported."

As part of their response, the South Whatcom Fire Authority operates a rescue boat in Lake Whatcom. "That boat has rescue equipment on it for things like deep water mobilization if there was a boating accident, injury or illness," said Chief Nolze.

Water rescue team members operate the boat, all of which are full-time staff that are trained up to the operations level, according to Chief Nolze.

"Sudden Valley Community Association has been gracious enough to allow us a spot in the marina to house that boat," he said, "and generally that's in the water between May and October every year."

The South Whatcom Fire Authority is prepared for any accident that may occur on Lake Whatcom, but water rescues have been uncommon in previous years.

"It doesn't happen very often. Last year I think we performed one water rescue on Lake Whatcom," Nolze said. Despite the rarity of rescues, they do happen, and for reasons one may expect. "Almost always a contributing factor is that there's some kind of alcohol or drug use that's contributing to that. But usually, it's people just not being prepared for an incident to occur," Nolze said.

Being prepared for any in-



cident is key to ensuring a safe boating experience. For example, boaters should have a reliable form of communication in the event of a mechanical failure. "If it's considered a navigable waterway, they're required to have a Marine VHF Radio as well," said Nolze.

Additionally, a secondary signaling device is required, such as a flare or whistle depending on the watercraft.

Boaters, kayakers, canoers, and paddleboarders should also let at least one person on shore know where they are going and when they plan to return before departing.

Additionally, boaters, and especially kayakers and paddleboarders, should take note of the weather. "I would say that the most common type of incident

that we would run into is a boater that is unfamiliar with weather conditions," said Nolze.

Most watercraft related incidents on Lake Whatcom involve smaller craft, such as kayaks, canoes, and paddleboards.

A sudden change in weather conditions can lead to smaller watercraft becoming stranded in dangerous conditions, so being cautious of the weather before departing is key to ensuring a safe journey.

Boating on Lake Whatcom is a wonderful way to spend the summer no matter which kind of watercraft one operates. But "if you're going to be on a boat, paddleboard or any kind of craft, you should be comfortable and knowledgeable about it," said Nolze. "Know its limitations and know your limitations."



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Practice safe boating at new launch ramp



On Sept. 14, 2023 the Sudden Valley Board of Directors voted to award a contract to Surowiecki Brothers for the construction of a replacement launch dock. With fabrication completed off-site, the Boat Launch Ramp at the Sudden Valley Marina is ready for use. Please enjoy and practice safe boating. (SVCA)

AA Right- Steve Kure

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Windows Opening: Sudden Valley Arts Group Reception

**MEMBER
FEATURE**

*Member submitted article

By Karen McCormick
For the Views

The Valley Arts Group's next reception is from 4-6 p.m. April 20. This quarter, artists responded to a challenge: What Do You See Out Your Window? One whole wall will be devoted to these views of Sudden Valley.

Come to the Barn community center, have an appetizer, chat with artists, learn about the organization ... because The Valley Arts Group is a well-oiled venture.

Regular meetings, quarterly receptions, field trips, art classes and displays of members' art in two locations — all accomplished year-after-year with the help of its dedicated board, which ensures continuity, encouragement, and promotion of the visual arts.

Two board members are leaving: Rhea Booth, our outgoing president, and Vice President Vicki Tenpas. Rhea is a busy mother of four, a full-time financial advisor, and an acrylic artist of delightful, bold, and sometimes moody artwork. Vicki led with stability and hard work. Having moved here from California, she has been pursuing her childhood love of art. She specializes in exquisite custom cards, watercolors, and alcohol ink paintings.

New officers, elected at the April meeting include the following:

- Peggy Sullivan, president. Peggy is a poet, writer, licensed mental health counselor, and art-

ist. She began her art voyage when she needed illustrations for a children's book about cats. Her pencil sketches are scanned and then enhanced digitally. Recently she has begun to explore watercolors.

- Greg Martin, vice president. Greg, new to the Valley Arts Group, is a photographer and digital artist who left Maryland in 2020. He became interested in photography in his late teens. Through classes at the Smithsonian, he learned a new way to interact with camera-made images. He began with wildlife and landscape photography and is now abstracting his photography with digital filters and tools.

- Alice Healy, continuing treasurer. Alice has been pursuing art since taking a course in Chinese brush painting while living in Singapore. She is an accomplished watercolor painter. Alice's favorite subjects are landscapes of the Northwest, historic buildings, flowers, and a delightful assortment of animals and commissioned pet portraits.

- Karen McCormick, continuing secretary, is an oil painter. Living in the Northwest has been an endless inspiration for her landscapes. She also enjoys painting animals.

The Valley Arts Group provides a scholarship to a Western Washington University art student. The annual calendar is one source for the scholarship. Another is a gift from the Chuck Addicott family. Chuck was an amazing Sudden Valley artist who enjoyed painting landscapes, seascapes, carousels and farms. In his memory and honor, Chuck's family sells his paintings in the quarterly exhibits. We are grateful, as are the scholarship recipients.

Two responses to the Challenge of the Quarter. More will be on the wall in the community center:

Learn more at facebook.com/ValleyArtsGroup or valleyarts-group.org.



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Illumination, top photo, by Stephanie Strong. Star in the Window, above, by Peggy Sullivan. The Valley Arts Group's next reception is from 4-6 p.m. April 20. This quarter, artists responded to a challenge: What Do You See Out Your Window? One whole wall will be devoted to these views of Sudden Valley. Come to the Barn community center, have an appetizer, chat with artists, learn about the organization ... because The Valley Arts Group is a well-oiled venture.

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.

FINANCIALS

Sudden Valley Community Association
Balance Sheet
January 31, 2024 and December 31, 2023

| | Unaudited** Jan 31, 2024 | Unaudited** Dec 31, 2023 | In / (Dec) |
|--|-----------------------------|-----------------------------|-------------------|
| OPERATIONS | | | |
| Current Assets | | | |
| Operating Cash | \$ 809,715 | \$ 685,747 | \$ 123,968 |
| Building Completion Deposit Fund | 501,745 | 511,445 | (9,700) |
| Member Receivables-Operations* | - | 43,985 | (43,985) |
| Other Receivables | 17,567 | 17,562 | 5 |
| Prepaid Expenses | 55,202 | 59,291 | (3,089) |
| Operating Lease RDU Assets | 4,476 | 5,023 | (547) |
| Inventory | 6,978 | 5,659 | 1,319 |
| Total Current Assets | 1,396,683 | 1,328,712 | 67,971 |
| Current Liabilities | | | |
| Accounts Payable | (184,726) | (217,485) | 32,759 |
| Accrued Vacation Liability | (62,801) | (64,195) | 1,394 |
| Accrued Payroll | - | (64,114) | 64,114 |
| Prepaid Assessments | (384,341) | (230,966) | (153,375) |
| Building Completion Deposits | (501,745) | (511,445) | 9,700 |
| Other Refundable Deposits | (5,596) | (5,796) | 200 |
| Operating Lease Liability | (4,476) | (5,023) | 547 |
| Prepaid Golf Memberships | - | (112,089) | 112,089 |
| Total Current Liabilities | (1,143,685) | (1,211,113) | 67,428 |
| Operating Reserve Funds | | | |
| Emergency Operating Cash | 362,390 | 362,252 | 138 |
| Undesignated Reserve Cash | 321,275 | 306,265 | 15,010 |
| Total Operating Reserve Funds | 683,665 | 668,517 | 15,148 |
| Net Operating Assets | \$ 936,663 | \$ 786,116 | \$ 150,547 |
| CAPITAL | | | |
| Capital Current Assets | | | |
| CRRRF (Capital Repair & Replacement) Cash Fund | 3,679,918 | 3,624,027 | 55,891 |
| Roads Reserve Cash Fund | 2,142,199 | 2,039,620 | 102,579 |
| Board Density Reduction Cash Fund | 87,707 | 87,688 | 19 |
| Mailbox Cash Fund | 128,563 | 126,445 | 2,118 |
| CRRRF Capital Reserve Holding Cash | 222,104 | 222,019 | 85 |
| Mitigation Assignment of Savings Cash | 49,700 | 49,688 | 12 |
| LWUSD Assignment of Savings Cash | 101,640 | 101,840 | - |
| Member Receivables-Capital** | - | 16,112 | (16,112) |
| Total Capital Current Assets | 6,412,031 | 6,267,439 | 144,592 |
| Capital Fixed Assets | | | |
| Fixed Assets | 15,319,595 | 15,391,586 | (51,991) |
| Finance RDU Assets | 129,980 | 136,464 | (6,484) |
| Lots Held for Sale | 228,041 | 228,041 | - |
| Total Capital Assets | 15,697,616 | 15,756,091 | (58,475) |
| Long Term Liabilities | | | |
| CRRRF Loan 2022 | (1,778,186) | (1,799,425) | 21,238 |
| Finance Leases | (101,499) | (106,597) | 5,098 |
| Total Long Term Liabilities | (1,879,685) | (1,906,021) | 26,336 |
| NET ASSETS | \$ 21,166,625 | \$ 20,903,625 | \$ 263,000 |
| MEMBER EQUITY | | | |
| Member Equity | | | |
| Current Year Net Income: Operations | 146,764 | 431,229 | (284,465) |
| Net Income: Rec Special Assmt | - | (180,468) | 180,468 |
| Net Transfers Out from Operations to Capital | - | - | - |
| Current Year Net Income: Capital** | 116,236 | 1,516,019 | (1,399,783) |
| Net Transfers Into Capital from Operations | - | - | - |
| Retained Earnings** | 5,200,882 | 4,950,121 | 250,761 |
| Capital** | 15,702,743 | 14,186,724 | 1,516,019 |
| TOTAL MEMBER EQUITY | \$ 21,166,625 | \$ 20,903,625 | \$ 263,000 |

* The Association's internal policy is to write off any member receivables that are 30 days past due as bad debts for internal financial statement purposes. As per SVCA policy, Management continues to pursue collection of these receivables via all avenues allowed by Washington State laws. In addition, the Association records and bills finance charges on receivables that are thirty days past due at 1% per month. At January 31, 2024, and December 31, 2023, the balances of receivables written off were \$696,633 and \$624,674, respectively.

** Beginning with the 2020 year end audited financial statements, Accounting Standards Codification (ASC) 606 requires issued audited financial statements to reclassify unspent capital dues revenue, including related capital transfer fee collections, as a contract liability balance (unearned revenue), which is then reversed out in future years when capital dues/capital transfer fee collections are actually expended on capital related expenditures. This particular accounting standard change is only incorporated into the issued audited financial statements and is not factored into SVCA's internal monthly statements as it would obscure the reality of monthly capital dues/capital transfer fee revenues collected for internal monthly presentation purposes. See SVCA's 2020, 2021, and 2022 audited financial statements (2022 represents the most recently issued audited statements), which fully incorporate ASC 606 and comply with Generally Accepted Accounting Principles (GAAP).

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Pro Tips for Additions and New Construction:

- Review the Architectural Control Policies. The policies are available on the SVCA website under the Resident Resources tab, below the Governing Documents section, under the Board Resolutions, Rules & Regulations section.
- Review the New Construction Checklist & Application in its entirety.
- Use the Application Checklist as your guide to ensure you fill out all the necessary forms and provide all the required information.
- Fill in all the blanks on the Application for New Construction form including your signature indicating you have read and understand the SVCA Architectural Control guidelines.
- Fill in all the blanks on the Specification Sheet.
- Fill in the Owners' and Contractors' Checklist (Appendix J).
- Schedule an appointment with the Architectural Control Inspector by calling the main office at 360-734-6430 or emailing accadmin@suddenvalley.com.
- Submit all items on the checklist to the Architectural Control Inspector.
- Submit payment to the Architectural Control Inspector.
- Include photos and plans/illustrations, as applicable.

ACC Review: New Construction Requests

Previous articles in The Views highlighted the Exterior Alteration Request, the Fence Request and the Variance Request forms.

Like these forms, the New Construction Checklist & Application is part of the Architectural Control Committee (ACC) process that the Sudden Valley founders put in place to ensure the beauty

of Sudden Valley would continue. Because application for new single-family homes must be submitted by July 31, 2024, we are including this article earlier in this series than originally planned

New Construction includes additions to existing homes as well as construction of new single-family homes. When adding to an existing house, there are different tiers of construction, each with different fees. These fees are based on the time it will take for the Sudden Valley Architectural Control Inspector to review the plans and the number of inspections needed.

The criteria for tier level includes: "raising roof, significant open space reduction, expanding out a wall, triggering a re-survey, triggering a driveway inspection, installing new fuel source, extensive retention work, affecting Sudden Valley right-of-way," among other items.

Because Sudden Valley is in the Lake Whatcom Watershed, the physical site must be reviewed to identify sensitive areas. If any are found, Whatcom County needs to be involved.

A site plan showing location, setbacks, driveway, walkway/decks/patios, trees, major vegetation, topography, etc. is also required. Interior floor plans and exterior elevations must also be submitted, along with a full description of the scope of the project and materials to be used.

If building a new single-family home, a survey, a detailed landscaping plan, a driveway cross-section showing the grade, water/sewer availability, and insurance coverage are needed. There is a specification sheet to indicate house body and trim colors, roof material and color, siding material, retaining wall materials, and exterior lighting samples.

The footprints of both additions and new single-family houses

See **ACC Review** on 11

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- Gate 3/ April 29**
- Gate 9 & 13/ May 6**
- Gate 1/ May 13**
- Gate 2/ May 20**

Residents can take advantage of this annual program by having their tree branches placed in an accessible pile next to the roadway prior to the scheduled pickup time for their area. Piles of branches placed by the roadside after the scheduled pickup time will not be picked up and will be the property owners' responsibility.

FIREWISE TIPS:

- Service is limited to residents; no commercial support is available.
- Pickup is limited to tree branches that have **naturally** broken from a tree. Services do not include limbs that are cut from an established tree.
- The maximum diameter of the limb is six inches.
- There is no limit to the length of the limb, and crews prefer longer lengths.
- The height of a pile of limbs should be no more than five feet tall.
- **Vegetation such as brush, lawn waste, tree roots, bagged leaves, etc. will not be picked up as these items will jam/plug equipment.**



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ACC Review: New Construction Requests

Continued from 10

es must be staked with the eaves and roof corners in one color and decks in a different color.

A Variance Request is required for any item outside the requirements of the ACC Policies.

These include setbacks, structure height, square footage, dead-line, etc.

Finally, plan submittal (including the Application for New Construction form) and compliance review must be scheduled with the Architectural Control Inspector.

Both additions and new single-family homes require an Encroachment/Plan Review fee and a refundable completion deposit.

These fees are payable to SVCA and can be submitted to the Architectural Control Inspector.

Contractors and Owner/Builders are responsible for all subcontractors they employ. Note there are General Contractor and Owner/Builder rules to be followed by everyone working on the project.

These rules include having the correct permits, hours of operation, erosion control, portable toilets, track vehicles, parking, fires, road closures, and required inspections, etc.

Failure to comply with the rules will result in fines to the property owner. The rules specific to construction are described in the ACC Policies booklet, available at www.suddenvalley.com/

residents-resources.

A few more new construction considerations: Once submitted, the ACC will most likely visit the property as part of their review. Applicants must stake the project footprint to provide a visual representation of location. If for existing construction, approved projects must be completed within six months of approval.

The Committee usually meets on the first Thursday and the third Thursday of each month.

Applicable forms are available on the SVCA website, suddenvalley.com, under the Commonly Requested Forms tab in the Architectural Control section.

Printed forms are available at the Welcome Center located

at 1850 Lake Whatcom Blvd (the first right after entering Gate 2).

To have time to review the construction plans, the deadline for submitting requests is on the Monday one week before the ACC meeting.

For example, if the meeting is Thursday, May 2, 2024, the new construction deadline is Monday, April 22, 2024.

More ACC information will follow in upcoming issues of The Views.



Greg Collins, Owner
Master Electrician
Phone (360) 510-7177
greenheronelect@gmail.com

Green Heron Electric LLC

E.V. Chargers Etc!

Contractor LC: GREENHE791PM



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See all facilities available to rent at suddenvalley.com.


Sudden Valley Community Association acronyms

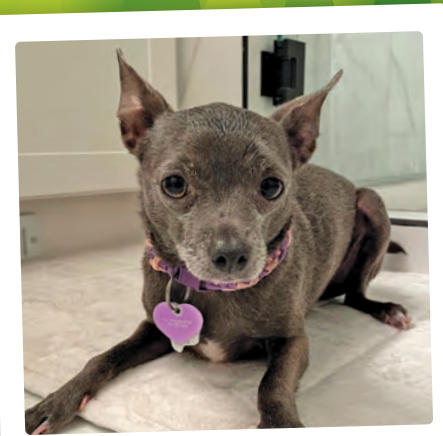
ACC - Architectural Control Committee
 AGM - Annual General Meeting
 BOD - Board of Directors
 BMP - Best Management Practices
 CC&Rs - Covenants, Conditions & Restrictions
 CIP - Capital Improvement Plan
 CRRRF - Capital Repair and Replacement Reserve Fund
 CTK - Christ the King Church
 DNR - Washington 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

LWWSO - 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





Enzo Ferrari


This month's pet of the month is Enzo Ferrari, submitted by Meredith Hodgkinson.

Enzo Ferrari lives at Gate 3. He is a chihuahua/Italian Greyhound/_____?

He was born near the west Texas desert town, Fort Davis, then moved to Austin, TX, until we all found our forever home in Sudden Valley.

He is such a sweetheart. He loves his sunny spot naps and snuggling when it's cold.

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



So. Whatcom Storytime

Meets every Wednesday from 10:30-11 a.m. at the South Whatcom Library.

For ages 2-6, this open program includes stories, rhymes, and songs with opportunities for movement and interactive participation.

South Whatcom Library is at 10 Barn View Court, Sudden Valley, Gate 2, Bellingham.

Call 360-305-3632 for more information.

Landlord: Are you aware of your responsibilities?


Continued from 1

their names, mailing address and emergency contact number.

- **Members are required to give information about any property management agent to the Association, if they use one:**
 - Rules & Regulations, Section 2.7. If the property is managed by a licensed agent, the name, address, and phone number of the agent must also be provided.*

If you plan to rent your property, it is strongly recommended that you become familiar with the rules concerning leased property. The Board will be discussing this issue at an upcoming meeting. Members whose homes are near rental properties have reported a growing number of situations in which members fail to ensure that their tenants are compliant with SVCA's governing documents. Further, it would be difficult, if not impossible, for members to comply with SVCA tenant regulations when using short-term rental organizations such as Airbnb to manage their properties.

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SUDDEN VALLEY VACANT LOTS

20 Sparrow Ct. (Gate 2).....\$109,000

Semiahmoo- 5487 Wood Duck Lp (Bay View Lot).....\$325,000

NEW/COMING SOON



Established hair studio location over 40 years available June 1st, 2024. Call for an appointment: 360-441-2900.

NEW/COMING SOON



2028 Steelhead Way, Lynden Less than a year old custom built home located in Lynden's new community. It features 3 bed 2 bath, open floor plan with tall vaulted ceiling. Upgrades like no-step into the home, beautiful custom cabinets, farm sink, quartz counters, extra large 8' island, walk-in pantry, gas range, mud room, durable vinyl plank and tile floors, efficient mini split heating & AC. Step out onto large covered back patio that has amazing views of the Twin Sisters and the gorgeous mountain ranges. Wired for hot tub and will be fenced for privacy. **\$615,000**

NEW/COMING SOON



512 14th Street Bellingham Bay view home in South Hill within walking distance to Taylor dock & Fairhaven. 3 bdrm, 2.5 ba, dining rm, sunrm w/all new windows, spacious living rm w/new triple-wide sliding door overlooking the bay and islands. All new electrical, plumbing, kitchen, flooring, roof, siding, trim, decks, insulation + add'l 1.5 ba. Updated 2-car tandem garage is insulated and incl. a new floor, garage door, laundry rm, and a new bathroom w/all tile walk-in shower. Fully finished guest rm or art studio in the backyard. **\$1,650,000**

NEW/COMING SOON



Build your dream home on this fabulous million dollar view home overlooking Drayton Harbor, while also enjoying the views of Semiahmoo Resort, White Rock, B.C., and coastal mountains. This lot, located in a gated community, has an unobstructed water view and abuts a community nature trail. Includes tree survey map. Just minutes from the US/Canadian Border. Priced to sell. **\$357,500**

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SUDDEN VALLEY HOUSES & CONDOS Rental Listings

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

Far Summit Place Waterfront: Fully Furnished. Great Whatcom lake-front home! Open floor plan w/ vaulted ceilings, hardwood & lots of skylights. Terraced decking, fire pit & sandy beach. Master suite w/jetted tub & walk-in closet. Fireplace in living & family room area; eat-in kitchen & 2-car garage. Rent \$4200

Cowgill Ave: 4-bdrm 2 ba house located near I-5, Fairhaven and Happy Valley neighborhood, just like new! All brand new inside w/large family rm, living rm, dining rm; fireplace, new laminate floors throughout, new doors + windows, new tub & shower plus new walk-in shower. Extra space for parking and carport. Rent \$2800

One level duplex: 2-bedroom 1 bath. All laminate floors. Close to all shopping centers and I-5. Water and sewer included. Rent \$1500

2 Marigold Drive: One bedroom loft condo right on Sudden Valley golf course. Rent \$1750