



SUDDEN VALLEY COMMUNITY ASSOCIATION

# SUDDEN VALLEY VIEWS

October 2023

WWW.SUDDENVALLEY.COM

## SVCA announces annual general meeting (AGM)

Notice is hereby given that the Annual General Meeting of the Sudden Valley Community Association, hereinafter referred to as the SVCA, will be held at the Dance Barn located within Sudden Valley on Saturday, Nov. 4 at 1 p.m.

The purpose of this meeting shall be to conduct Association business.

### Agenda

- I. Call to Order
- II. Introduction of Parliamentarian
- III. Certificate of Quorum
- IV. Proof of Notice of Annual Meeting
- V. Approval of 2022 AGM Minutes
- VI. Introduction of the Board of Directors Candidates
- VII. New Business
  - a. Measure 1: Shall the SVCA's 2024 Annual Consolidated Budget of \$7,022,391 be approved or rejected?
    - i. Presentation of Budget by the Treasurer
    - ii. Discussion\*
    - iii. Voting
  - b. Advisory Vote 1: Advisory Vote regarding the replacement of Barn 6.
    - i. Discussion\*
    - ii. Voting
  - c. Advisory Vote 2: Advisory Vote regarding the replacement of the Marina Wet Slip Docks.
    - i. Discussion\*
    - ii. Voting
- VIII. Committee Reports
- IX. President's Report
- X. Treasurer's Report
- XI. Manager's Report
- XII. Property Owner Comments
- XIII. Election Results/Announcements
- XVII. XVII. Adjournment

All members are invited to attend the Annual General Meeting. Members must be present in-person to participate and count towards a quorum.

\* In order to give all members who wish to speak an opportunity to do so, individual comments may be limited by the Presiding Officer to 3 minutes in duration.

### Article II Section 7(a) of the SVCA Bylaws:

A member shall be entitled to one (1) vote for each lot which he/she owns as prescribed in paragraph (b) below.

(b) At duly constituted Annual or Special General Meetings, each member in good standing may vote for candidates for the Board, candidates for the Nominations

See **AGM** on 2

## Lake Whatcom Blvd. emergency repairs



**Whatcom County Public Works issued an Emergency 24/7 closure of Lake Whatcom Blvd. between Lake Louise Road and Southern Court beginning Monday, Sept. 18 to replace a failing culvert that was causing severe shoulder erosion. Lake Whatcom Blvd. was reopened for travel on the afternoon of Sept. 21.** (Photos courtesy Whatcom County Public Works)

## Fostering a livable, inclusive community

By **AJ Tischleder**  
SVCA Board President

Dear community members, I would like to start by saying Happy 50th Birthday to the Sudden Valley Community Association. This community would not be possible without all the great people who choose to call it home.

I also want to thank the Board, staff and volunteers for their continued efforts in making our community better. As work continues to be done to restore our community's infrastructure and ensure the

long-term upkeep of our Association's assets,

I want to take a moment to share some of the exciting work that occurred this year within our organization. This year, we have:

- Hired a consultant to develop a new 10-Year Capital Roads and Drainage Improvement Plan.
- Completed a community-wide roadway culvert and ditch cleaning project, along with several minor culvert replacements and one major fish passage culvert replacement.
- Implemented numerous minor roadway improvements such as new street signage, main road centerline striping, minor asphalt patching, and pothole repairs.
- Taken numerous steps to rehabilitate our maintenance department's facilities in Area Z, including remodeling the Main-



**AJ Tischleder**

tenance Shop and refurbishing the Tall Barn.

- Purchased equipment to support the operations of our organization, such as new snow removal equipment, new irrigation system pump controller for the golf course, HVAC improvements to the Welcome Center, and provided funding for major operational programs such as Clean Green and Firewise.
- Appropriately budgeted for Parks and Recreation in the operational budget after the end of the 5-year Rec. Special Assessment without the

need for use fees. In addition to all this great work that has been completed, we have the following major projects scheduled for construction either later this year or next year:

See **Fostering** on 11

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RESIDENTIAL CUSTOMER

# AGM: Annual meeting at 1 p.m. Nov. 4

Continued from 1

and Elections Committee and the Architectural Control Committee, and any other issues as determined by the Board. This vote shall be by ballot or in person at the meeting based on the number of lots owned.

All members, including those who are not in good standing, may vote on the proposed budget in person or by ballot. All members may vote in person on procedural issues raised at any meeting.

## Article 2 Section 7(a) of the SVCA Bylaws:

A member in good standing is any person who is current in the payment of all annual dues and assessments and all special assessments, and any charges associated therewith for each lot owned, including any and all use fees and monetary fines or penalties established pursuant to these Bylaws. A member is current in the payment if such member has

- (i) made payment in full, or
- (ii) has entered into a written

payment plan authorized by the Board of Directors (hereinafter referred to as the Board) and is not in default thereof.

The 2023 Sudden Valley Community Association Annual General Meeting may be viewed live on SVCA's YouTube Channel at:

<https://www.youtube.com/@suddenvalleycommunityassoc8743>

### Measure 1

Proposed SVCA 2024 Annual Consolidated Budget

The Revised Code of Washington (RCW) 64.90.525 provides that the budget is ratified if not rejected by owners holding a majority of votes in the Association.

**Ballot: Shall the SVCA's 2024 Annual Consolidated Budget, which provides for assessment revenue of \$5,164,719 and non-assessment revenue of \$1,857,672 (total combined assessment & non-assessment revenue of \$7,022,391) be approved or rejected?**

Budget Explanation: This measure presents the annual consolidated budget for Operations and

Capital as follows:

Note: Based on a 95% collections rate on a total of 3,121 lots: 2,739 developed lots and 382 vacant lots.

If this measure does not pass, then the ratified 2023 budget and the assessments noted therein will control.

**Recommendation:** The Board of Directors adopted this budget on 09/07/2023 and recommends approval and ratification by the membership.

The total monthly dues (operations and capital dues) for the proposed 2024 Annual Consolidated Budget is \$146.06 for a developed lot and \$138.71 for an undeveloped lot.

### Executive summary: Budgeting process

Sudden Valley Community Association's budget is prepared every year. This annual budget is approved by the Board and voted on by the membership; to be executed over the following calendar year.

While maintaining the core concept of annual authorization, the annual budget is developed within a multiyear perspective through strategic and long-range planning, the preparation of a 10-year Capital Plan, and a 30-year Reserve Study. Revenue and expenditure, as well as constraints on assessment increases, are considered together to determine annual budget targets.

The budget covers all SVCA Departments and operations, based on input and recommendations received from each Department's manager. This process

ensures the budget presented to the membership is a consolidated picture of operations and is voted on, as a whole.

The 2024 operating budget balances \$4,287,474 in revenues with \$4,287,474 in expenditures.

### Factors impacting the 2024 Budget

- Dues and Assessments for 2024 calculated at an anticipated 95% collections rate. The year-to-date collections rate in June 2023 was 97.2%.

- Anticipated increase in general Association insurance costs of 8%.

- Increases in compensation and benefits in response to the Association's Union Collective Bargain Agreement.

- Payroll changes: 3% increase to Salaries & Wages as compared to 2023's actual rates, as well as an anticipated 10.6% increase in health care benefit costs per employee plan.

- Anticipated increases in general fuel and utility costs.

- Continued focus on financial best practices, cost savings, and efficiencies.

- Continued prioritization of adequately funding Reserves for long-term capital improvements and major maintenance and repairs.

- An annual Marina Dock Fee Increase of \$1,200 per wet slip (\$105,600 annual total on 88 wet slips) to be solely designated to the capital CRRRF fund for the purpose of aiding the funding of the wet slip dock replacement costs in 2029 and again thereafter every 20 years as according to the required wet slip dock replacement interval.

- A Roads Budget contribution of \$125,320 for major maintenance of ditches, culverts, and

swales - per 2016 Special General Meeting (SGM).

### Linking budgeting and strategy

Successful long-term organizational sustainability requires planning and the incorporation of both strategic and long-term planning processes, to identify vital and measurable goals. SVCA's mission, vision, and strategic priorities act as the guiding principles for Association decisions and actions taken by both the Board and staff.

### 2024 Operational Budget background

Recent challenges and opportunities related to the 2024 budget draft include accounting for anticipated additional payroll expense, anticipated increases in property/casualty insurance, fuel, utilities, and the prioritization of the maintenance of infrastructure and facilities that have been neglected.

The 5-year Recreation Special Assessment - which included recreation, pools, and parks expired in May 2023. Beginning in the Budget Year 2024, all Parks-related expenditures will be accounted for within the Maintenance Department budget. This budgeting change was made at the request of the Maintenance Superintendent.

After careful review of the 10-year Capital Plan, the proposed 3% monthly dues increase in 2024 will be allocated to the Operations Budget.

### Additional budgeting information for members

Member-petitioned dues and assessments are invalid under RCW 64.90.525, and the process

See **AGM** on 9

## Medicare Open Enrollment begins Oct. 15!

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**AROUND THE VALLEY**

# SVCA now makes plans for fall, winter events

September brought the official end of the summer season and the first taste of fall weather. SVCA has shifted focus to plan the many fall and winter events, to start replacing mowing with leaf collection, and to prepare for winter road maintenance.

**Administration**

**Activity Summary**

- Worked with the Department of Natural Resources to manage the details of hosting the Fire Response Team
- Continued work on planning a computing hardware upgrade and transition of SVCA network to the cloud
- Planning for the Town Hall and Annual General Meeting
- Planning for Trunk or Treat, the Holiday Market, and other holiday events

**Successes**

- Keeping pace with meeting minutes and agendas for the SVCA Board and committees

**Planned Work**

- Continued work on website
- Execution of phone implementation project

**Accounting**

**Activity Summary**

- Continued routine work to maintain monthly financial schedule; delivered July financials on schedule
- Continued work on the 2022 financial audit
- Completed the annual Reserve Study

**Successes**

- This year's Reserve Study reflects many updates to better align it to the Capital Planning process.

**Planned Work**

- Finalize the 2022 financial audit

**Maintenance**

**Activity Summary**

- Assisted Fire Response Team with utilities and other requests. (Water, sewer, electrical, etc.)
- Replaced decking on trailer used for transporting Parks Mower.
- Had new tires installed, and alignment done on SP-6.
- Mowed SVCA Parks, and Rec Corridor.
- Serviced large chainsaw.
- Removed dead tree from Rec Corridor.
- Removed tree debris from Partridge Circle and Orchid Ct.
- Replaced damaged stop sign at Honeycomb Lane and Polo Park.
- Removed log from over Lake Louise trail.
- Started street sign replacement project, have replaced about 30 signs thus far.
- Started stop bar painting project on main roads. Gate 5 and Gate 28 are complete.
- Started speed bump painting project.
- Closed main pool for winter season.
- Repaired asphalt on Grandview Drive.

- Placed cold patch in utility cut on Tumbling water and put-up warning signs. The utility company was notified.
- Outfitted UTV for upcoming winter season (turn signals, LED lights for plowing).
- Inventoried tire chain supply and ordered chains for winter season.
- Repaired trailer brakes on parks mower trailer.

**Successes**

- The work of the maintenance team contributed to a successful event Anniversary event.

**Planned Work**

- Electrical trench work for maintenance building remodel.
- Street sign installation project.
- Street painting project (stop bars, speed bumps).
- Mow area parks and facilities (on going).
- Road shoulder mowing.
- Maintenance shop remodel preparation.
- Winter season preparation. Install filter system on brine tank to keep sediment out of truck and UTV brine tanks, source replacement rubber cutting edges for snowplows.

**Recreation**

**Activity Summary**

- Said goodbye to Lifeguard staff and started to prepare the pools for closing.
- Cleaning up the Rec Office after the high volume of summer activity

**Successes**

- Continuing to welcome swimmers at the Quiet Pool through the end of September

**Planned Work**

- Close the pools for the season
- Support planning of fall and winter events

**Golf**

**Activity Summary**

- Finalized 2023-24 Winter Series schedule and formats.
- Found a new title sponsor for Winter Series.
- Hosted several small outings including Bellingham Young Life which is a new group.
- Sent promotional emails for: Bellingham Amateur tournament; Ladies Fall Wind Up; Golf Club Fall Wind Up; First Winter Series event.
- Hosted final Golf Club Members Social.
- Completed month-end revenue reporting and spreadsheets.
- Worked with WJGA to book a 2024 Junior Golf tournament.
- Set up first two winter series events in tournament software.
- Prepared a proposal for 2024 Golf Membership rates for board approval.
- Prepared a bid to host 2024 Collegiate Conference Championship Cross Country meet.

**Successes**

- September off to a very strong start revenue-wise.

**Planned Work**

- Submit 2024 membership rates for board approval.
- Continue to promote Bellingham Amateur.
- Find new secondary sponsor for Winter Series.
- Final prep for Bellingham Amateur.

**Turf Care**

**Activity Summary**

- Golf course grooming and condition carrying on in an efficient manner.
- Began exposing #7 pond by mowing down cattail and willow tree growth with much fanfare from members.
- Sand trap maintenance/weeding underway.
- Putting greens light top dressing with sand and verticutting completed improving ball roll.
- All greens and tee box surrounds fertilized.
- The crew's start time changed to 6 a.m. with the season changing now.

**Successes**

- A relatively quiet two weeks with no equipment issues.
- All scheduled practices went according to plan.

**Planned Work**

- Weed control at old Rotunda site
- Fall cultural practices planning: Tee box and greens aerating.
- Mainline irrigation break on #1 hole to be repaired.

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**Deadline for the November edition will be Wednesday, October 25<sup>th</sup>**

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# VIEWS

## SUBMISSIONS

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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.

## A vote for Bowens

*Editor,*

What can I say about Joshua Bowens that hasn't already been said? A lot, actually. I won't go on about the time we were snowed in, when I asked Josh to grab me a few groceries while out in his big truck, only to later notice that he had purchased food for numerous households and was on his way to deliver it like Ol' St. Nick.

I won't brag about his musical prowess, as cool as that makes him, or his keen eye for graphic design, which has elevated the visual presence of SVCA from '90s clip art to something pleasing to the eye.

I won't wax poetic his countless hours committed to bettering the neighborhood in a myriad of extracurricular ways. And I'll barely mention his calm demeanor when a former general manager led the charge to have him recalled for <checks notes> well, the reasons for that failed recall effort were never clear.

I remember someone on social media said, "We figured we might as well add Joshua to the petition." That did not instill in me a lot of confidence

in the call for a vote that cost the community more than ten thousand dollars to reject. Josh's cool-as-a-cucumber approach to life make him a great person and a neighbor we're all lucky to have. But that's not what makes him a stellar board candidate.

What about his board experience, helping to pass critical changes like the 7% dues cap in response to the ridiculously disenfranchising Washington Uniform Common Interest Ownership Act (WUCIOA)?

What about the things most people didn't hear about that I, as a former board director, personally witnessed, like holding staff accountable for bad behavior tolerated for years (one of the reasons those same people rallied unsuccessfully to get him recalled)?

These things speak to his integrity, but it's more than that. What makes him a stellar board candidate is what made him a great board director: he brings people to the table, calms the room, and cares about where our (including his) money goes. And when the opposition blames him for problems they caused, he's such a nice guy, I have to believe that they actually feel bad for doing it. And I'm sure he wants

to see the recent positive changes continue.

Personally, one year on the board was enough for me. It was a demanding 10-hour-plus position and I didn't do half the work he did as Vice President of the Executive Committee. One thing I've learned from my time delving into local politics: You can have an impressive resume and all the right accolades and still make terrible decisions on your neighbors' behalf if your heart isn't in the right place. Rest assured Joshua Bowens' heart is in the right place. He is the unsung (until now) hero Sudden Valley needs. And while we're on the subject, I believe Mary Stidham's and Tom Redd's hearts are in the right place, too. All three of them deserve a vote.

*Joel Dobbins  
Sudden Valley*

## Meet the candidates

*Editor,*

This time of the year always reminds us that elections are not far off. My wife and I moved to Sudden Valley over 15 years ago right around this time. People were not that friendly at first. We were invited to the welcome neighbors event

at the downstairs of the dance barn. It started off very nice. My wife tried to sign up for different committees only to be told there was no openings. Seemed strange, but eventually she met Linda Bradley and was invited to join the finance committee. It was nice to get involved. We continued to meet our wonderful neighbors and have enjoyed it so much. I served on the ACC. Also an interesting committee.

Elections are very important. Our BOD works so hard and we appreciate that. We are supporting Joshua Bowens, Mary Stidham and Tom Redd. We have known them for years and personally think they would be great. They are always ready to listen and help resolve issues. There will be candidate forums at 7 p.m. Thursday, Oct. 5 and at 4 p.m. Saturday, Oct. 14, both at the Dance Barn. Come meet the candidates. Please vote.  
*Norm Bendure  
Sudden Valley*

## Be careful of whom you vote for

*Editor,*

Election time is near, my husband and

I have lived in Sudden Valley over 18 years. I've seen a lot happen in the Valley during this time. Back between 2008-2012 the GM gave a couple employees excess sick hour pay. I'm talking about 797 sick hours for one employee and 645 hours for another employee over four years, employees only earn a max of 96 hours yearly. This was theft from us members.

Fast forward a few years, I noticed SV bought a taser gun with our money, paid for concealed weapon training, paid for wine bought at the Valley Market at 8 p.m., paid for breakfast from the Valley Market at 9 a.m. during working hours, and a slew of other questionable things. This was all discovered through the Sudden Valley general ledger. Again, this was theft from us members.

There are better checks and balances in place today than in the past. The employees are part of the union which should provide them a safer workplace. This should give us hope the past won't repeat itself.

These changes were accomplished due to a change of people elected to the BOD, we the frustrated finally figured out the only way to clean

See **Careful** on 10

## Submitting articles of interest

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.

# 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  
4 Clubhouse Circle, Bellingham, WA 98229  
www.suddenvalley.com

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

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

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## BOARD OF DIRECTORS

President: Andrew Tischleder; Vice President: Sam Shahan; Secretary: Brian Cope; Treasurer: Sonia Voldt; Members: Nancy Alyanak, Asia Andrade, Linda Bradley, Stu Mitchell, and Taimi Van de Polder.  
ACC Chair: Keith McLean; N&E Chair: Gail Chiarello

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# 2023 AGM ELECTIONS

*Editor's note: This month, the Sudden Valley Views has published biographical information and campaign statements by each of the board's candidates, as well as bios from the one Nominations and Elections (N&E) committee candidate and the two candidates for the Architectural Control (ACC) committee.*

*The N&E committee will solicit three additional candidates to serve on the 2024 committee. The ACC committee will solicit six additional candidates to serve on the 2024 committee. If you are interested in serving on either committee, please fill out an application.*

## Laurie Robinson: BOD candidate



**Bio**

I am a 20-year resident of Sudden Valley, moving here with my husband and two children in 2004. I grew up in California where I met my husband, Pat. My kids are now grown, and I have two beautiful granddaughters.

Over the years I have worn many professional hats in the world of Finance, Operations and Human Resources, including owning a collection agency. I retired in November 2018. Needing something in retirement, I joined Expedia Cruises as an Independent Vacation Consultant.

When not working, we enjoy Seahawk games, travel, boating

and spending times with friends and family.

**Candidate statement**

As I near my 20th year as a Sudden Valley homeowner and resident, it would be an honor to serve you as a member of the Board of Directors. And I believe it is just that, an honor to serve our residents. It would be my fiduciary duty to oversee the fiscal, legal and moral administration of the Valley in accordance with our Bylaws and the Revised Codes of Washington, including RCW Chapter 24.03A pertaining to Non-Profit Corporations and RCW Chapter 64.38 governing Homeowner Associations.

As your board member, it would be my responsibility to ensure a duty of care, loyalty and obedience to this association and all its members. We need to re-establish important committees, such as Finance, Emergency Preparedness, and Parks and Trails to assist the board and encourage community involvement. This is not the Board's community; it is your community.

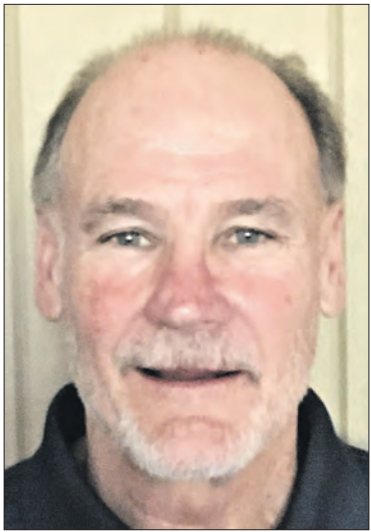
The Board has a duty to properly maintain the many amenities the Valley offers, which attract other potential homebuyers and retain our home values. The parks, pool and other recreational facilities, the Marina and the Golf

course are, and have always been, a great asset to our valley. All Amenities are valuable to all members and should be supported.

Dues, dare I mention, should be set at an amount to reasonably care for our amenities, roads, and common areas. The board has the responsibility to make sensible decisions on the spending of your funds and should be held accountable by the members for their actions. All decisions may not be liked by all, but proper explanation of the why should be provided to all members.

In conclusion, I would like to ask for your vote to represent you in Sudden Valley.

## Keith McLean: BOD candidate



expediting company.

I served as one of the Compliance Inspectors for the EDH Service District where I oversaw new home construction, room additions and alterations in order to confirm their compliance with the approved construction plans within the community guidelines.

**Candidate statement**

First of all, I want to thank you for opportunity to serve on the Board of Directors.

I am hoping to be a voice of reason and maturity on the BOD as a voting member this time. During my time on the BOD as the ACC Chair, according to the bylaws, I was only allowed to voice my opinion but wasn't permitted to vote. We need different people with different perspectives to be on the BOD so that you are getting a true sense of what the entire community wants and not only have like-minded people who just push forward their own agenda.

I acknowledge that while serving as a member of the Board of Directors, N&E or Architectural Control committees, its subsid-

aries and/or committees appointed by the Board, I shall have a duty to put the interest of the association or its subsidiaries before my own personal interest. This is the commitment that all applicants agreed to in order to run for the BOD.

I believe that some of the current BOD members have forgotten this very important commitment. We are a community of nearly 7,000 people. This includes an extremely diverse group of people of all ages and income levels. The BOD should make the best decisions for the Entire community regardless of personal narratives or directives.

It was extremely concerning to me that one of the BOD members stated he was voting for the wants of his constituents, not taking in account that his constituents make up only a small portion of the Sudden Valley community. This narrow one-sided way of

thinking is what I hope to change and honestly one that shouldn't be tolerated by the community. I am not looking to add amenities or delete the existing ones. We are supposed to insure that what is here is cared for and protected.

After the recent devastating fires in Lahaina and the recent fire so close to home, we need to get together with the South Whatcom Fire Authority to better understand their plan for our com-

munity. I would like to set a day where South Whatcom Fire will share with us how they intend to keep our community safe.

I would also like to reinstate some of the past committees that were dismantled so that people can feel invested in this community and have pride in knowing that they helped shape it.

Most importantly, we need to listen to all voices of our community, not just the loud ones.



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SUDDEN VALLEY COMMUNITY ASSOCIATION

# CANDIDATE FORUMS

**Thursday**  
**October 5th**  
**7 pm**

**Saturday**  
**October 14th**  
**4 pm**

Meet the Board Candidates

Laurie Robinson  
Keith McLean  
Joshua Bowens  
Tom Redd  
Mary Stidham

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# 2023 AGM ELECTIONS

## Joshua Bowens: BOD candidate



**Bio:** Hey there! I'm Joshua. Significant dues increases and the passage of WUCIOA (RCW 64.90)

launched me into community politics. I actively participated in a grassroots movement leading to the enactment of the SVCA by-law limiting dues increases. Subsequently, I served on the Board.

During my tenure, we addressed issues like neglected maintenance and steered Sudden Valley towards a more equitable and sustainable future.

Concluding my service, progress persisted. I am committed to ensuring that Sudden Valley continues its forward momentum and would love the opportunity to serve again, helping to provide leadership that prioritizes all community members and our natural environment.

**Candidate statement**

My vision for Sudden Valley is focused on a community that is

inclusive of all residents and values fiscal responsibility and our natural environment.

I was involved in helping to promote and pass the bylaw which limits dues increases after WUCIOA (RCW 64.90) removed our economic voting rights. A bylaw that protects all residents in our diverse community from steep dues increases such as those that were put on residents in 2018 and 2019.

I feel that we all benefit from the security and stability of knowing that our annual dues assessment can never be raised by more than 7% in any year. That bylaw involvement led to me serving on the board and working toward moving Sudden Valley forward in a positive direction.

We developed a more respon-

sible and sustainable budgeting and planning process that began addressing issues of neglect and dysfunction that had damaged our community for decades.

Despite the challenges such as COVID-19, an absurd amount of flooding, and snow events, the community made great progress.

Proper budgeting began funding much needed maintenance projects, and our recreation department is now properly funded through the operations budget rather than a special assessment.

Having served on the board, I understand how important of a role the board plays in the budgeting and planning process, and I want to help make sure we continue to move forward positively.

As a Board Director, I will be an advocate for continued prog-

ress. Projects such as the monumental work on the neglected culverts this year happened because of board members who chose to take action for the betterment of our community. I want to ensure the Board's focus remains on community maintenance and prioritizes our beautiful, natural environment, for my family and yours.

If this resonates with you, I would appreciate your vote. I'd also ask for you to consider supporting Tom Redd and Mary Stidham for Board, two people who dug in and dedicated much of their time to help promote and engage the community to support and ultimately passed (with 84% of votes) the bylaw to limit dues and assessments. A peace of mind I believe we can all count on.

## Tom Redd: BOD candidate

**Bio:** I have lived in Sudden Valley for 25 years. My wife and I have raised two children in this beautiful community. My objective as a board member will be fiscal responsibility.

Throughout my years in Sudden Valley, I have felt constant pressure to increase dues for things that most in the community care very little about. Most residents of Sudden Valley feel they are paying too much and wonder

what they get for their \$140 every month.

My experience in production management will assist me with meeting deadlines, working closely with people and balancing budgets.

**Candidate statement**

My wife and I purchased a home in Sudden Valley 25 years ago, where we raised our daughter and son. We couldn't have asked for a better place to raise a family. It's hard to deny the inspiration that comes from the natural beauty of our community. We live in the classic Pacific Northwest paradise.

That being said, I've witnessed many ups and downs in the Valley

over the years, both operationally and politically. We've seen our assets deteriorate while our dues continued to rise, leaving us all wondering where our dues were going. I strongly support the dues limitation bylaw, something that I, along with many others in our community, fought hard for. I appreciate that the current board is upholding this bylaw, and I want to ensure that it continues. This way, our members can have a clear understanding of what to expect when budgeting, and it places the responsibility on the Association and Board to create a budget that benefits the entire community.

Since the board shift in 2019, our family has witnessed and enjoyed the progress that has been made throughout the Valley. I want to contribute to continuing this progress. With over 30 years of experience in production management, which includes budget management, working under tight deadlines, and being a team player focused on the greater good, I am eager to bring



my skills to the table as a board member. My goal is to ensure that the Board remains connected to all members and that we, as stakeholders, receive the full value of our dues assessment.

I kindly ask for your vote and support in the upcoming election. Together, we can continue to work towards a united, more vibrant Sudden Valley community. Thank you for considering me as your advocate on the Sudden Valley Board of Directors.



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Important Information

PLEASE WATCH YOUR BILL IN THE COMING MONTHS FOR INFORMATION ABOUT 2024 UPDATES TO YOUR WATER & SEWER BILLING CYCLE.

Beginning in February 2024, Sudden Valley residents' bills will still be generated in even months, but our due dates are changing. For full information, see the inserts in upcoming bills, visit our website, or follow us on Facebook by scanning below.


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Sudden Valley Resident of 20 Years

# 2023 AGM ELECTIONS

## Mary Stidham: BOD candidate



**Bio**

I was raised in Kailua on the island of Oahu. I lived in Hawaii until I graduated from high school, then moved to Arizona to attend ASU. I have been a real estate agent for 21 years and was an

elementary school teacher prior to that.

After many years of pining, researching, and visiting, I moved to Sudden Valley in March of 2018. Since then I have gotten married and moved into Bellingham, but maintain ownership of my home in Sudden Valley.

I have two adult children, a German Shepherd named Wally, and a black cat named Lani.

**Candidate statement**

Sudden Valley is so much more than just a neighborhood, it is a way of living. Located in the forest on the edge of Lake Whatcom Sudden Valley is a destination as well as a community. Distance from the city creates a close knit community that turns within in times of need. It would be a great honor to serve this community as a member of the board of directors.

Sudden Valley boasts an array

of exceptional amenities. These amenities are not only sources of recreation but also pillars of our community's identity. They foster a sense of togetherness and provide opportunities for residents to connect.

As a board member, I would be dedicated to preserving and improving these amenities. This includes regular maintenance, enhancements, and responsible development. We must ensure that all residents can access and enjoy these assets, creating an inclusive and vibrant community.

Since 2018 it has been a priority for me that Sudden Valley remains well maintained and well managed. I personally worked with District 40 Representative Jeff Morris to have all of the state's pre-existing HOA communities removed from 2018's new law known as WUCIOA. The bill that was known as HB 1636 was not heard and did not pass, but it

brought a lot of attention to the fact that the Sudden Valley board of directors had lobbied to have WUCIOA passed. WUCIOA is the law that allows the Board of Directors of any HOA in WA state to set the HOA dues by creating the budget, and no vote of the membership is required. This law has brought about the dues increases that brought SV's HOA dues from \$75 when I purchased in 2018 to where they are now. It was then, and still is, my belief that members of an HOA should have a voice when it comes to raising the HOA dues. WUCIOA prevents this, but it is important that the board of directors honors the limit of 7% dues increases that was put into place after WUCIOA passed. It is also important that the board of directors listens to community members and takes that information into account when making decisions for the community.

Respecting homeowner's dues

and spending money wisely are paramount. Homeowners entrust their dues to the board to maintain and enhance our community, and it is their duty to manage these funds diligently. My vision includes clear and accountable financial practices. We should always prioritize the allocation of funds towards projects that directly benefit our community, such as maintenance of amenities, infrastructure improvements, and safety enhancements. I am committed to exploring cost-effective solutions, seeking competitive bids, and rigorously reviewing budgets to ensure we make the most of every dollar.

It would be my greatest pleasure to serve with Tom Redd and Joshua BOWENS. We share a vision that started in 2018 to limit dues increases while having a well-organized, well maintained, safe community that cares for all of its members.

## Rob Gibbs: N&E candidate

Rob and his wife Cindy moved to Sudden Valley October of 2017, after retiring from the Boeing Company.

Most of his career was spent as a quality manager, leading groups of inspectors, auditors, process writers, and quality improvement teams.

He loves our community, especially the natural environment and so many wonderful neighbors.

After a spinal cord injury in 2020, Rob became an advocate for those with disabilities.

He became a board member of the non-profit, The Here and Now Project.

He has served Sudden Valley as a Board member, on ACC, Communications, and most recently, on Nominations and Elections.



**Oct. 2**

**League of Women Voters**

The League of Women Voters, a nonpartisan, grassroots organization, will present information on their mission to protect and expand voting rights, ensuring everyone is represented in our democracy. There will be a presentation about LWV, as well as registration for voting on Monday, Oct. 2 at 12:45 p.m. Lynden Community/Senior Center is at 401 Grover St. For more information, call 360-354-2921 or email info@lyndencommunitycenter.org.



## Pat Zwolenski: ACC candidate

My wife and I moved to Sudden Valley in 2022 from Tampa, FL after 13 years driving across country each summer to our condo in the Sunrise Community.

I retired from IRS-CID as a Special Agent and a Colonel serving on Active Duty, the Florida Army National Guard and the Army Reserves.

I volunteered with the 2022 election and the Sudden Valley 50th Anniversary Celebration. In February I was appointed to fill a vacancy on the ACC.

My goal is to help owners achieve their individual desires while adhering to ACC policies and respecting the natural environment and their neighbors.



## Jo Jean Kos: ACC candidate

My name is Jo Jean Kos. I'm running for a position on the Architectural Control Committee. Currently ACC has two elected members, and three appointed members who volunteered to fill seven vacancies.

I've owned my home in Sudden Valley since 1988 and have lived here since 2000. I've served on the ACC for six years starting in 2011, the BOD for three years, the Golf Club, and many committees.

I love Sudden Valley and hope that it continues to be the place it has been, a place for all community members to live, and enjoy the amenities available to everyone.

## Lush of Life

Allied Arts of Whatcom County will presents "Lush of Life," the October exhibit of the 2023 Juried Gallery Series. Opening Reception is from 6-9 p.m. Friday, Oct. 6 at Allied Arts, 1418 Cornwall Ave., Bellingham. "Lush of Life" features the work of six local artists: Jeff Aspnes, Sam Chapman, Liz Cunningham, John D'Onofrio, David Lucas and Joy S. Olney. Allied Arts is a non-profit gallery, all proceeds from sales go towards supporting the arts. Email gallery@alliedarts.org for more information.

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SUDDEN VALLEY COMMUNITY ASSOCIATION

# TOWN HALL MEETING

Saturday, October 14th

1:30 pm @ the Dance Barn, 8 Barn View Court

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Discussion Topic

## AGM BALLOT

2024 Budget Measure  
Ice Barn Advisory Vote  
Marina Docks Advisory Vote

# 2023 AGM ELECTIONS

## Make your vote count: Here's what you need to know

**By Gail Chiarello**  
Chair, Nominations & Elections

SUDDEN VALLEY — October is the month Sudden Valley gears up for its Nov. 4 Annual General Meeting. Elections will be held for the Board of Directors, the Architectural Control Committee, and Nominations & Elections. Members will also vote on the 2024 budget.

UniLect, our third-party election services provider, mailed election materials on Sept. 27. By now, many of us may have received our ballots.

Going forward, here's what you need to know.

### Candidate forums

There will be two candidate forums, the first from 7-9 p.m. Thursday, Oct. 5, the second from 4-5:30 p.m. Saturday, Oct. 14 fol-

lowing a Budget Town Hall from 1:30-3:30 p.m. Both will be in-person at the Dance Barn.

### Send us your questions

Nominations & Elections wants to hear from the homeowners. Which issues do you want the candidates to discuss? Mail your suggestions to [BODChiarello@suddenvalley.com](mailto:BODChiarello@suddenvalley.com).

### Members in Good Standing

All members may vote on the budget, but you must be a member in good standing to vote the entire ballot including voting for the candidates. A member in good standing is a member current with his/her financial obligations to the Valley, primarily dues, but these can include fines and penalties. See our Bylaws Article I, Section 2(a).

If you are unsure of your status, call SVCA

Administration at 360-734-6430. Someone there can assist you.

### Mail your ballot on time

The deadline for receiving ballots is 4:30 p.m. the Friday before the AGM. If mailing to UniLect, their deadline is noon Friday Nov. 3. The ballot box in the Valley will be open until 4:30 p.m.

- If you're using the UniLect postage-paid return envelope, we suggest mailing it no later than Oct. 20. Canadians and other out-of-country members must allow even more time. Remember, out-of-country members must provide their own postage.

Last year, 76 ballots were received by UniLect the Monday following the AGM and were not counted. All but one were post-marked Oct. 31, 2022.

UniLect includes a convenient postage-paid return envelope in the materials they

send, but UniLect is in California.

This year, ballots must arrive at UniLect's post office address no later than noon Friday, Nov. 3 so they can be collected before staff board their afternoon flight to Seattle.

- Alternatively, drop your ballot in the Sudden Valley ballot box located in the clubhouse if you're running late or simply need more time to decide how to vote. The box will be emptied periodically during election season, and for the last time on Friday, Nov. 3 at 4:30 p.m.

- You can also register to vote in person the day of the AGM from 9 a.m. until 12:30 p.m.

- We need volunteers to help the day of the AGM from 9 a.m. until about 4 p.m. To volunteer, scroll down the left hand column on [SuddenValley.com](http://SuddenValley.com) to Volunteer Opportunities. Fill out the form for the N&E Committee. Questions may be addressed to [BODChiarello@suddenvalley.com](mailto:BODChiarello@suddenvalley.com). See you Nov. 4.

## What are advisory votes? Why are they on the ballot?

**By Sonia Voldt**  
SVCA Treasurer

Advisory votes allow the members to give direct feedback to the SVCA Board about matters that have the potential to impact dues and assessments.

Unlike Measure 1 Budget votes, these advisory votes do not require the Board of Directors to take a specific action.

However, the Board of Directors will consider the memberships' input on advisory votes as part of its deliberative process in Capital planning and funding decisions on both the Ice Barn and the replacement of the 88 wet slip docks at the Marina.

The proposed 2024 Budget and 10-year Capital Plan provides for replacing both the Ice Barn and the Marina Docks with no dues increase or special assessment.

Through Advisory Votes 1 & 2, members have an opportunity to either support the proposed Budget and planned Ice Barn and Dock replacement fund with no dues increase, or request the Board fund the Ice Barn or Wet Slip Docks replacement via a Special Assessment, or express a desire not to replace the Ice Barn or 88 wet slips docks.

### Advisory Vote 1: Barn 6, the Ice Barn

Although Barn 6 is repairable, the years of neglect by previous Boards and management have made the repair or renovation of the existing Ice Barn impractical.

It is simply not cost-efficient. To replace the structure, two conceptual plans have been developed.

One plan would replace the existing with an open-air pavilion, and the second concept would replace the existing structure with an enclosed structure.

The open-air pavilion has an estimated cost of approximately \$1.1 million. This option has been included in the proposed 2024 Budget and Capital planning and will require no dues increase or Special Assessment. An enclosed structure cost estimate is approximately \$2.4 million.

Advisory Vote 1 is seeking input from the membership to determine which of the following options you prefer:

- Remove the existing structure and replace it with an open-air pavilion - no dues increase or special assessment required.
- Remove the existing structure and replace it with an enclosed structure - would require a special assessment of approximately

\$11 per month for 6 years on all members.

- Remove the existing structure and do not replace - no dues increase, or special assessment required.

### Advisory Vote 2: Marina Wet Slip Docks

Although the annual Reserve Studies conducted by the SVCA over the years have included an amount for the replacement of the Marina Wet Slip Docks, that estimated replacement amount was never updated to consider changing codes, regulations, ADA accessibility standards, environmental and other requirements.

The current Board was made aware of this significant discrepancy when the same engineering firm that worked on the Marina Wet Slip Docks in 2017 brought this concern to the attention of the Association's Project Manager while on-site addressing the replacement of an unpermitted Boat Launch Dock.

Unfortunately, while the Fire Standpipes installed in 2018 should have a useful life of 25 years, the docks on which they were installed only have an estimated 5 years of useful life remaining. So, the cost for removal and replacement of the Fire Standpipes are now added to the Wet

Slip Docks Replacement expenses.

If adjustments had been made to the Reserve Study and 10-year Capital Plan in 2017, the SVCA would likely not be looking at increased use fees or a Special Assessment to fund the replacement of the Marina Wet Slip Docks that make up the 88 wet slips.

This failure to plan and budget long-term means that SVCA has not set aside enough funds to completely pay for the replacement of the docks when they are estimated to be at the end of their life in 2029.

Since the docks can be leased annually to 88 Members, the 2024 proposed Budget and 10-year Capital Plan provides for users of the wet slip docks to pay a \$1200 annual Capital assessment to pay for a portion of the replacement costs.

If use fees are not increased as proposed, a special assessment on all members would be required to pay for the Marina Wet Slips Docks replacement.

A third option is to not replace the docks, which would allow the Association to repurpose that area for other uses, such as a swim activity area for all members. The Board is seeking input from the membership to determine which option is preferred.

The replacement of the Marina

Wet Slip Docks is estimated to cost approximately \$1.9 million. Advisory Vote 2 is seeking input from the membership to determine which of the following options you prefer when the Marina Wet Slip Docks have reached the end of their useful life?

- Beginning in 2024, increase annual wet slip use fees an additional \$1,200 to provide about one-third of the funding required to replace the Marina Wet Slip Docks - no dues increase, or special assessment required.

- Place a 6-year Special Assessment of approximately \$9 per month on all members to fund the replacement of the Marina Wet Slip Docks - Special Assessment required.

- Do not replace the Marina Wet Slip Docks at the end of their useful life - no dues increase or special assessment required.

After the election is concluded and the votes are counted, both the membership and the Board will see the results. So, although the SVCA Board is not obligated to act based on these votes, your participation ensures your voice has been heard in a verifiable, documented manner.

For more information on the proposed 2024 Budget and Advisory Votes, please attend the Oct. 14 Town Hall Meeting starting at 1:30 p.m. in the Dance Barn.

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**Oktoberfest general membership meeting**

Oktoberfest general membership meeting from 6-8

p.m. at Baker Creek Place, 1650 Baker Creek Place, Bellingham. Grab your favorite Carhartt Lederhosen and join your fellow BIAWC members as we nominate the 2024 board of directors. We celebrate the evening with an Oktoberfest themed dinner: sausages, pretzels, potatoes, sauerkraut, German beers and more. Cost before Oct. 1 is \$15 for member early registration, \$20 after Oct. 1 for member registration.



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# AGM: 2024 Budget Year reserve study

Continued from 2

for budget approval is exclusively governed by RCW 64.90.525. RCW 64.90.525(3) further describes the method for SVCA to levy a special assessment. It requires SVCA to utilize the same process as for a budget approval, which means that the membership cannot initiate a special assessment either through a special meeting or as a motion on the floor of the AGM. Rather, the Board must first approve a revised budget providing for a special assessment. The revised budget must contain the information required by RCW 64.90.525(2) and must be submitted to the membership for ratification. The revised budget passes unless 51% of the membership rejects the revised budget. In 2019, the members passed a bylaw amendment to Article III, C, Section 19 placing reasonable limitations on annual dues and assessments increases.

The 2024 Budget Year Level III Reserve Study, issued date 9/12/2023, currently meets the requirements of RCW 64.90.550. The 2024 Budget Year Level III Reserve Study is an annual update and does not include a visual site inspection. The Association has three separate Reserve Studies; one (1) for the Capital Repair and Replacement Fund (CRRRF), one (1) for the Roads Reserve Fund, and one (1) for the Mailbox Fund.

Reserve Studies are supplemental to the maintenance and operating budget of the Association. A Reserve Study is a budgeting and planning tool that assists with long-term capital planning

by identifying the current status of the reserve fund and provides an equitable funding plan to offset ongoing deterioration. When created and implemented properly, a Reserve Study aids the Association in ensuring sufficient funds are available when anticipated major common area expenditures actually occur.

The 2024 Budget Year Level III Reserve Study was performed by SmartProperty (Reserve Study Professionals). SmartProperty used an interest rate of 2% and an inflation rate of 4%. SmartProperty is an independent firm not affiliated with the SVCA.

**The following information from the 2024 Budget Year Reserve Study is required by law to be included in the Budget Measure.**

**Special Assessments: The Association has no special assessments for the budget year 2024.**

The starting 2024 Budget Year Level III Reserve Study fully funded balance deficits per unit are as follows for the three separate funds:

- CRRRF Fund: (\$1,914.10) deficit per unit
- Roads Fund: (\$1,544.63) deficit per unit
- Mailbox Fund: (\$34.15) deficit per unit

The 2024 Budget Year Level III Reserve Study is available on the SVCA Resident Resources website: <http://suddenvalley.com/residents-resources/>

**Advisory votes**

Advisory votes, unlike binding

votes on Ballot Measures, do not require the Board of Directors to take a specific action. The Board of Directors will consider the following advisory votes as part of its deliberative process in Capital planning and funding decisions.

**Advisory vote 1  
Barn 6, known as Ice Barn**

**Which of the following options do you prefer for the replacement of Barn 6, also known as the Ice Barn? (Choose no more than one)**

1. Remove the existing structure and replace it with an open-air pavilion; this option requires no special assessment for funding.\*
2. Remove the existing structure and replace it with an enclosed structure; this option would require a special assessment of approximately \$11 per month for 6 years on all members.
3. Remove the existing structure and do not replace; this option requires no special assessment for funding.

\*The 2024 Capital Budget was prepared using this option.

Explanation: It is not cost effective to repair or renovate the existing Ice Barn because of County requirements. To replace the structure, two conceptual plans have been developed: 1) remove the existing structure and replace with an open-air pavilion; or 2) remove the existing structure and replace with an enclosed structure.

An open-air pavilion has an estimated cost of approximately \$1.1M; an enclosed structure

would cost more than double that amount, estimated to be approximately \$2.4M. The Board is seeking input from the membership to determine which option is preferred.

**Advisory vote 2  
Marina wet slip docks**

**The replacement of the Marina Wet Slip Docks is estimated to cost approximately \$1.9 M; which of the following options do you prefer for the funding of the Marina Wet Slip Docks replacement when they have reached the end of their useful life?**

1. Beginning in 2024, increase annual wet slip use fees an additional \$1,200 to provide about one-third of the funding required to replace the Marina Wet Slip Docks; this option requires no special assessment for funding.\*
2. Place a 6-year Special Assessment of approximately \$9 per month on all members to fund the replacement of the Marina Wet Slip Docks.
3. Do not replace the Marina Wet Slip Docks at the end of their

useful life.

\*The 2024 Capital Budget was prepared using this option.

Explanation: In past years, the annual Reserve Study conducted by SVCA included an amount for the replacement of the Marina Wet Slip Docks that did not take into account changing codes, regulations, ADA accessibility standards, and environmental requirements. This means that SVCA has not set aside enough funds to completely pay for the replacement of the docks when they are estimated to be at the end of their life in 2029.

Since the docks can be used by only a small number of Members (there are 88 wet slips), it has been proposed that users of the docks pay for a portion of the replacement costs.

If use fees are not increased as proposed, a special assessment on all members would be required to pay for the replacement. If the docks are not replaced, the Association could repurpose that area for other uses.

The Board is seeking input from the membership to determine which option is preferred.



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## BEFORE YOU VOTE, CONSIDER:

### Laurie Robinson:

- 20-year member and resident
- Raised her family here and has maintained good relationships with all members
- Currently serving on the Nominations and Elections Committee
- Has a substantial and demonstrated work history as a financial Controller, which is a skill our Board desperately needs

### Keith McLean:

- 7-year member and resident
- Current Chair of the Architectural Control Committee.
- Possesses extensive construction knowledge and experience.
- Former volunteer firefighter and EMT, certified in swift water rescue.
- Retired construction manager and business owner.

These two candidates offer a wealth of demonstrated, experience that will strengthen our Board now and in the future.

A vote for **Laurie** and **Keith** is a vote for:

- Knowledgeable Directors of the Sudden Valley Community
- Understanding the needs of the community
- Support of the Bylaws requirement of a functional Finance Committee.
- Support to re-establish Board committees, Parks & Trails, Emergency Preparedness and Communications
- Prioritize expenditures by risk/gain and fund accordingly
- Build relationships throughout the community
- Fostering a return to improved community communication and input
- Involving the entire board in the decision-making process, not just the 4-member Executive Committee

## Vote for Change – Vote for Keith and Laurie **ONLY!**

**Come to El Agave to meet all the Candidates for an informal Meet and Greet and ask questions on the following dates:**

Monday October 2 @ 7:00 p.m., Sunday October 15 @ 2:00 p.m., Saturday October 21 @ 5:00 p.m, and (Taco) Tuesday October 24 @ 6:00 p.m.

**Remember – Mailed votes go to California, so if you haven't mailed your ballot by the 20<sup>th</sup>, we suggest you drop it off at the SV ballot box.**

*Non-perishable food donations for our Sudden Valley Blessing boxes will gratefully be accepted, and a box will be set up at each Meet and Greet!*

# Nominations and Elections committee to use revised 2022 manual to guide decisions for this fall's AGM

**By Gail Chiarello**  
Chair, Nominations & Elections

On July 24, N&E made the decision to use the revised 2022 N&E manual to guide decisions for this fall's AGM. The revised 2022 version was approved by the board on May 11, when voting members

ratified a consent agenda for the April 27 board minutes. This sounds a bit convoluted, but the outcome was approval of the revised 2022 Manual.

The committee has since spent considerable time on a further updated 2023 manual. We foresaw any changes would almost certainly require legal review. N&E

made several requests over the summer to include this discussion in a Board agenda without success.

Time is running out. We don't want to slow down preparations for the 2023 election while various issues get sorted out, most of which relate to scenarios in which Sudden Valley runs its own elections without a third

party vendor. This is not the case for 2023. Unilect, a third-party vendor, is under contract to run the 2023 election.

Our previous experience with Unilect provides assurance the election will be run professionally and with integrity.

Anyone with questions, please email [BODChiarello@suddenvalley.com](mailto:BODChiarello@suddenvalley.com).

# Be careful of whom you vote for: Letters to the editor

Continued from 4

things up was if you were a part of the BOD, as they decide what is and isn't acceptable.

There are three open BOD positions this election. I'd like to urge each and every one of you to consider voting for Joshua Bowens, Tom Redd and Mary Stidham. I have personally met each of these folks.

I believe all three of them will put the membership first, as well as listen to our stories. Everyone has one and sometimes we need someone to listen to it and many times solutions become available.

Joshua and Mary bought their homes in Sudden Valley over five years ago, Tom bought his house back in 1999. They have all

demonstrated their willingness to help ensure Sudden Valley stays on course to be one of the best places in the country to live, and raise a family too.

Please be extra careful as to whom you vote for to control our money, please vote, it really is an important responsibility we have.

*Gayle Brightwell*  
Sudden Valley

## Stop Nymphaea odorata from taking over

*Editor,*

It was heartwarming to read about the 50th anniversary

celebrations which went off so well, and also of all the progress that has been made in maintaining Sudden Valley's facilities and beauty.

However, on regular walks around Lake Louise, I have felt disheartened to observe the highly invasive species of lily (*Nymphaea odorata*), once again completely take over the north end (by condominiums and Marigold Drive), and now stretch right along the eastern shoreline, completely invading the nature preserve for wild birds at the opposite end.

By high summer, resident water birds cannot even swim in an area that is specially designated as a bird sanctuary.

I understand from our manager that an official application has been submitted to the relevant Whatcom water authority to rid the lake of this destructive, non-native lily.

As we move into fall, the lily's pads and flowers are seasonally dying and sinking to the lake

floor, ready to re-emerge with renewed force next spring. My concern is that for the third successive spring and summer, we may possibly, once again, witness a reinvigorated invasion.

Can our Board of Directors and management please make it a high priority to clear Lake Louise of the bulk of this species?

As we move through fall and winter, through advance planning and budgeting, can they assure us that they will be expeditious in securing our lake's freedom from invasion and recapturing its health and reflective beauty for the coming spring and summer of 2024?

*Michael Preston*  
Sudden Valley

## 'Proud of' Sudden Valley's library

*Editor,*

I couldn't agree with Alicia Jamtaas more. Sudden Valley

needs the permanent library that is now being run superbly by the Whatcom Library staff.

Many days I go in to look at the newspaper and see a bunch of entranced children listening to that week's storytelling.

To see parents bringing children to get books out of a library takes me back to my early years when the world seemed a lot simpler and friendlier.

I remember when we were serviced by the bookmobile which came twice a week and had no room for children's activities.

I also remember the beautiful library that we built and that was torn down through no fault of our own.

This current building, though lacking a room for large meetings, has made itself into a library that any community could be proud of. Let's make sure that we keep it on Sudden Valley forever.

*K.C. Sulkin*  
Sudden Valley

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## Fostering: A livable, inclusive community through service, transparency, stewardship

Continued from 1

- Additional major roadway and drainage projects as identified in the new 10-Year Capital Road Plan.
- Exterior refurbishment of

- Barn 8 (Dance Barn) and replacement of covered walkway bridge
- Tennis Court Resurfacing in the Recreation Corridor
- Marina Boat Launch Dock Replacement
- Various playground ADA im-

provements  
We envision Sudden Valley as a sustainable and collaborative community where natural beauty, recreation, and civic engagement create a sense of belonging for its diverse membership.

Our mission is to foster a livable and inclusive community through exceptional service, transparency, and responsible stewardship of our shared resources.  
Please review the election ma-

terials and ensure you vote via one of the methods outlined at the end of this booklet.  
We ask you to please support the budget and provide us your feedback through the advisory votes.

# SV community acronyms

ACC - Architectural Control Committee	GM - Sudden Valley's General Manager	ment
AGM - Annual General Meeting	GMA - Growth Management Act	RFP - Request for Proposals
BOD - Board of Directors	HOA - Homeowner's Association	RFQ - Request for Qualifications
BMP - Best Management Practices	LAMIRD - Limited Areas of More Intensive Rural Development	ROW - Right-of-Way
CC&Rs - Covenants, Conditions & Restrictions	LRPC - Long Range Planning Committee	SGM - Special General Meeting
CIP - Capital Improvement Plan	LWPG - Lake Whatcom Policy Group	SOP - Standard Operating Procedure
CRRRF - Capital Repair and Replacement Reserve Fund	LWWSD - Lake Whatcom Water & Sewer District	SVCA - Sudden Valley Community Association
CTK - Christ the King Church	MOU - Memorandum of Understanding	UDR - Undesignated Reserves
DNR - Washington State Department of Natural Resources	MPR - Multi-Purpose Room	WCLS - Whatcom County Library System
DOE - Washington State Department of Ecology	N&E - Nominations and Elections	WCOG - Whatcom Council of Governments
DRC - Document Review Committee	NPDES - National Pollutant Discharge Elimination System	WCSO - Whatcom County Sheriff's Office
EIS - Emergency Information System	OPS - Operations	WDFW - Washington State Department of Fish and Wildlife
FTE - Full Time Employees	PSE - Puget Sound Energy	WTA - Whatcom Transportation Authority
GIS - Geographic Information System	PUD - Planned Unit Development	WUCIOA - RCW 64.90 - The WA Uniform Common Interest Ownership Act
	RCW - Revised Code of Washington	
	REC - Parks & Recreation Department	

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# SVCA updates: Contract awards for dock, shed roof

By **Taras McCurdie**  
Staff Reporter

SUDDEN VALLEY — The Sudden Valley Board of Directors finalized the 2023 ballot and election booklet. The board also approved contract awards for the marina boat launch and shed roof replacement at the Sept. 14 meeting.

**Elections**  
For the Board of Directors,

candidates include Laurie Robinson, Keith McLean, Joshua Bowns, Tom Redd and Mary Stidham. Candidates for ACC are Pat Zwolenski and Jo Jean Kos, and Rob Gibbs is the unopposed candidate for Nominations and Elections.

**Marina Boat Launch**

Whatcom County approved the permit in early August. Once project bids were sent to five contractors, SVCA received three quotes.

Surowiecki Brothers Construction (S.B.C.) was awarded the construction contract. SVCA's engineering estimate was \$210,910.97, with S.B.C. having submitted the lowest bid at \$113,139.48, which leaves \$97,771.49 to be put back into the capital repair and replacement reserve fund (CRRRF).

According to document attachments in the agenda packet, construction will take 15 total workdays and be completed March 29, 2024.

The project description in the Hydraulic Project Reapproval document reads, "Replace existing dock in same footprint at Sudden Valley Marina. Replacement dock to consist of 4-by-22-foot ramp connecting to 6-by-20-foot float. Ramp to be pre-fabricated aluminum or steel with ThruFlow grated walkway. Float to be steel trussed with vinyl covered flotation. Float decking to be ThruFlow grated panels. Replacement piles (two) to be 10-inch diameter untreated steel as shown on attached plans."

SVCA board member Stu Mitchell inquired about the large gap between the engineer's estimate and bidder that was contracted to complete the project. SVCA General Manager Jo Anne Jensen responded saying she spoke with PNW Services, Inc.'s owner Tyler Andrews, "and he indicated that Surowiecki has done several projects recently in this area. So, their mobilization costs were lower, and that's because they're used to doing this work. They don't have to retool or think too hard about it because they have recent experience in this area."

"The other factor that Tyler cited as probable reason for why their bid was low was because they're doing many similar projects to this one, instead of buying a 20-foot-long pipe to get 3 1/2 ft., they probably have that 3 1/2-foot pipe leftover. And just because they're doing more work in this area, they can be a little more cost competitive," Jensen said. "Of the

five contractors that were invited to bid, two of them were recommended by Ashton Engineering and three were chosen by PNW. And all of them have excellent reputations and are qualified to do the work in the area."


**Turf Care Shed Roof Replacement**

The 40-by 20-foot Turf Care Shed, located next to the Turf Care Maintained Shop, will have its roof replaced. Currently made of asphalt shingles, the proposed roof to replace it will be made of metal as to match what is installed on the Area Z Tall Barn. Plywood underlayment will also be replaced, and new fascia boards will be added, all with the purpose of preserving the building and extending its use.


In mid-August, PNW Services, Inc. requested quotes from four contractors with only one, Cool Runnings Construction, responding and submitting bids. SVCA's engineer estimate for design and construction was \$19,021.65, and Cool Runnings Construction's bid came in at \$17,131.65. SVCA has worked with Cool Runnings Construction in the past on projects, and they will have five working days to complete the project.

SVCA's next meeting was Sept. 28, but it will hold its first regular meeting for the month of October on the 12<sup>th</sup>. For more information, visit [suddenvalley.com](http://suddenvalley.com).

-- Contact **Taras McCurdie** at [taras@lyndentribune.com](mailto:taras@lyndentribune.com).



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



*Primrose*

**This month's pet of the month is Primrose, submitted by Travis Nelson.**

Primrose, Prim for short, is a mix of Staffordshire Terrier & Australian cattle dog and was adopted by Alex & Natalie Marr of Kinglet Court. She doesn't like her nails trimmed so she clickety clacks when she does her tippy taps, but in her mind she walks like thunder. You might hear her bark like a blunderbuss across the valley if she sees a raccoon but when she "ahwoos" your heart will melt like the polar ice caps.

**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)

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