



SUDDEN VALLEY COMMUNITY ASSOCIATION

# SUDDEN VALLEY VIEWS

November 2023

WWW.SUDDENVALLEY.COM

## 60-MPH winds hit Sudden Valley



At 2:30 a.m., security notified maintenance of a tree down blocking both lanes of Sudden Valley Drive at Indian Ridge Court. Maintenance personnel responded and had the road open by about 3:30 a.m. (Photo by Sudden Valley Community Association)



By Jo Anne Jensen  
SVCA General Manager

SUDDEN VALLEY — Sudden Valley experienced the first windstorm of the season on Friday night, Nov. 10. Winds gusted to more than 60 miles per hour, blowing leaves and branches off the trees and into the streets. By early Saturday morning, several large trees had fallen, blocking roads.

On early Saturday morning, the maintenance department responded to clear trees and limbs from numerous roadways. Staff were on site from about 3 a.m. until noon Saturday clearing debris from roadways. Here is a brief timeline:

- At 2:30 a.m., security notified maintenance of a tree down blocking both lanes of Sudden Valley Drive at Indian Ridge Court. Maintenance personnel responded and had the road open by about 3:30 a.m.
- After clearing Sudden Valley Drive, a tree was reported blocking one lane of Polo Park Drive at Summer Lane. That tree was cleared by about 4 a.m.
- At 5 a.m., security notified Sudden Valley management that a very large tree had fallen over the road on Overlake Court. Upon evaluation it was determined that due to the location a professional tree service was needed to safely remove the tree. Rawls Tree service was called to assist.
- From 5 a.m. on, maintenance staff cleared trees or large limbs that were blocking numerous roadways.
- At about 8 a.m., additional staff reported in to relieve the overnight crew. Staff remained on site until noon ensuring all roads were passable.

Maintenance will work this week to pick up and chip downed branches along the roadways. When the large debris has been picked up, street sweeping will be scheduled.

## Old new faces to SVCA board, committees

*Budget approved, replacement options for Ice Barn and Marina Wet Slip Docks confirmed*

By Taras McCurdie  
Staff Reporter

SUDDEN VALLEY — The Sudden Valley Community Association (SVCA) had its elections on Saturday, Nov. 4. Below are the uncertified results.

### Board of Directors

There were five names listed in the board of directors race including Laurie Robinson, Keith McLean, Joshua Bowens, Tom Redd and Mary Stidham.

Bowens received 563 votes to McLean's 548 and Robinson's 525; the three will serve three-year terms.

Redd who received 515 votes and Stidham with 387 did not win a seat.

### N&E, ACC

For the Nominations and Elections (N&E) committee, Rob Gibbs was uncontested, receiving 736 votes; he will serve a two-year term.

Architectural Control (ACC) committee candidates included Pat Zwolenski, who received 588 votes, and Jo Jean Kos, who received 607. Both will serve three-year terms.

### Budget

Also on the ballot was SVCA's 2024 annual consolidated budget, which was \$7,022,391 of assessment and non-assessment revenue.

Voters approved the budget with 749 votes to those rejecting it with 191 votes.

In an article from the October 2023 edition of *Sudden Valley Views*, SVCA wrote some of the factors impacting next year's budget included increases in insurance costs, compensation and benefits, fuel and utility costs along with payroll changes and prioritization of funding long-term capital improvements and major maintenance and repairs.

### Advisory votes 1 & 2

Advisory Vote No. 1 provided voters with three options on how they preferred the association replace Barn 6, also known as the Ice Barn.

The first option was to "remove the existing structure and replace it with an open-air pavilion. This option require[d] no special assessment for funding." The majority of voters supported this option casting 604 votes. The second option was to "remove the existing structure and replace it with an enclosed structure. This option require[d] a special assessment of approximately

See **AGM** on 7

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# Trunk or Treat in Sudden Valley



On Oct. 28, Sudden Valley held its annual Trunk or Treat event. There were 16 cars all lined up near the ice barn with all different themes. Community members and guests came to see the decorations, get a hot drink from the café, and have a good time. It was a fun evening for everyone. (Morgan Libby/SVCA)



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SUDDEN VALLEY

YEAR OVER YEAR MARKET REPORT SEPT. 2023

<b>MEDIAN SOLD PRICE</b> \$565,000 ^ 4% Change	<b>NEW LISTINGS</b> 15 v 32% Change	<b>SOLD YEAR-TO-DATE</b> 108 v 14% Change
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**AROUND THE VALLEY**

# October a busy month for Sudden Valley

By **Jo Anne Jensen**  
SVCA General Manager

October was a very busy month in Sudden Valley. Administration supported the annual election, hosted candidate forums, a Town Hall meeting, and the Annual General Meeting, and also held two beloved community events: Trunk or Treat and the Holiday Market.

Maintenance finalized winterization of our facilities, addressed stormwater drainage issues, and continued to get ready for snow removal.

Recreation focused on supporting an increase in the use of the Fitness Center as members look for warmer and dryer ways to get their exercise.

Golf continues to experience record turnout, despite the worsening weather and Turf Care worked on keeping the course as dry as possible.

to maintain monthly financial schedule; August financials completed

- Completed the annual audit and tax return.

**Successes**

- Received a clean audit of 2022 financials from Larson Gross, our external auditing firm

**Planned Work**

- Begin planning for year-end close outs.
- Input approved 2024 budget.

**Golf**

**Activity Summary**

- Hosted Winter Series event with 140 players.
- Organized US Kids Jr. Tournament with 170 players.
- Managed 48th annual Bellingham Amateur two-day event.
- Coordinated greens aerification scheduling and member communication.
- Booked a 40-player outing for June 2024.
- Promoted Oct. 28 Winter Series event.
- Completed annual team match with Avalon GL.
- Started process for purchasing 10 additional golf carts.
- Prepared golf club annual report and attended annual meeting.

- Met with members regarding charity outing and Director of Golf transition.

**Successes**

- September set another all-time high for revenue.
- On track for another record year of revenue and profit.
- October revenue is still strong even with poor weather.

**Planned Work**

- Promote upcoming Winter Series event.
- Promote 2024 memberships.
- Host second winter series event.
- Continue the process of re-booking 2023 outings for 2024.

**Turfcare**

**Activity Summary**

- Fairway aeration ongoing, focusing on wet holes.
- Topdressing fairways in progress.
- Sprinkler head clearing front 9 done, back 9 underway.
- Drainage catch-basins exposed during cleaning.
- Snow clearing equipment reviewed with SV maintenance.
- Cleanup around Lake Louise dam completed.
- Submitted annual State report on dam's good condition.
- Golf greens aeration com-

pleted despite challenges.

- No. 10 and No. 18 fairway aeration and sanding started.
- No. 6/7 pond work nearly finished; minor cleanup left.

**Successes**

- Lime application on all putting greens completed.
- Fall maintenance equipment repair and maintenance starting up.
- It's a pleasure to work with an effective group of individuals that care about what they are tasked with on a day-to-day basis. It is a direct reflection of the conditions we've been able to produce this season.

**Planned Work**

- Fairway aerating and sand topdressing.
- Extensive drainage flushing throughout the course.

**Maintenance**

**Activity Summary**

- Addressed 40-plus reported drainage issues, resolving most and evaluating 17 locations further.
- Coordinated mailbox repairs on Marigold Drive damaged in accident.
- Replaced stop sign at Sudden Valley Drive and Indian Ridge due to car collision.

- Used vac-trailer for Harbor View Drive culvert repair.

- Fixed roof vent stack on Barn 8 and slot drains at Dance Barn entrance.

- Repaired Marina storage door and serviced Honda Element, fixing rear door leak.

- Removed tree blocking Louise View Drive and assisted Trunk or Treat event electrical needs.

- Maintained SVCA Parks, replacing street signs and painting stop bars/speed bumps.

- Winterized and covered both pools, cleaned roofs of Hole 14 bathroom and AM/PM Park Pavilion.

- Delivered winter road sand/salt, organized storage at Area Z.

- Improved Grandview Lane intersection, repaired stop signs at various locations.

- Replaced toilet seat in clubhouse restroom.

- Conducted trail work on Little Strawberry Falls Trail.

**Successes**

- Backhoe repair is in process at NC Machinery.

**Planned Work**

- Repaired ball joint on our loader.
- Installed brine tank, training

See **October** on 12



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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)**

# VIEWS

## SUBMISSIONS

SV Views  
P.O. Box 153  
Lynden, WA 98264  
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Email: bill@lyndentribune.com

## POLICY

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

## DEADLINES

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

## Uncontrollable dogs

Editor,

The May 2023 Views had an article titled Dog Rules and Regulations at Sudden Valley. The article stated that Sudden Valley is identified "as a dog control zone."

It then included an in-depth description of what that meant. One of the items listed in the description was "Uncontrollable dogs - Dogs that bark, whine or howl for unreasonable periods or at unusual hours or who engage in activity that is disruptive or harmful to neighbors."

This interested me because in my neighborhood there is a barking dog that is an uncontrollable dog.

This one dog has prevailed with activity that is disruptive or harmful to neighbors for five-plus long years.

The article went on to say, "Dog owners who choose not to follow the rules can be fined; fines are set at \$50 for the first violation, \$75 for the second, and \$100 for the third.

Fines can be assessed for subsequent violations at a rate of \$200 per incident."

Wow, I thought, good news. That might provide incentive to the dog owner to curb his dog's barking.

Finally, the pièce de résistance of the article, said, "If you are aware of a dog owner who is not following these rules, you can make SVCA aware of the violation by submitting a complaint form.

Administration will then follow up with the owner, without identifying the person who submitted the complaint."

That was great news to me and here's why. Five years ago several complaints/cases were opened by me and another neighbor with the Humane Society Animal Control citing the barking dog mentioned above.

Long story short, even though we both submitted barking dog logs, nothing changed.

The owner was cited for not having licenses for the dogs but there was no citation for excessive and late-night-into-morning barking.

Thus, there was no incentive for change. My neighbors and I have had to endure the noise of that barking dog for five-plus years.

In May, because of the complaint process offered by the SV administration, I filed an official complaint form with General Manager Jo Anne Jensen. It included copies of all the Humane Society case numbers, documents and notes plus articles on how to stop a dog from barking and the deleterious health effects and stress caused on neighbors by chronic, unwanted dog barking.

Jo Anne listened to my story, sympathized with me and was encouraging. I left our meeting feeling very optimistic about finally finding a solution.

A week or so later, the dog was still barking. I contacted the GM. I was told to call security. I and a neighbor introduced ourselves to security, spoke to them about this problem and have called to complain several times to no avail. The dog is still barking. The neighbors are still stressed. The dog owner seems undaunted and unmotivated to make any changes to the dog's behavior. It is, in fact, barking right now at 10:30 p.m.

I have no idea what SV or security have done to correct this situation. Why are the neighbors' rights still being violated? It's a solvable problem.

Why isn't it being solved? When will the SV administration live up to their offer of corrective action? When will they be accountable for finding a solution?

When will security be accountable for citing the dog owner?

When will the dog owner be held accountable for reining in the dog's barking?

Judy Fey  
Sudden Valley

## Opinion page 'came off as biased'

Editor,

In the October 2023 issue of Sudden Valley News, I found it concerning that the opinion page featured three letters to the editor promoting candidates Mary Stidham and Tom Redd in the upcoming election, but no letters on the opposing candidates, Laurie Robinson and Keith McLean.

Even if no letters were written in favor of the opposing candidates, the representation came off as biased, irresponsible journalism, especially considering the reach of the paper.

While the paper states that "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 Newspaper," the opinion on what to publish is very much a reflection of the paper.

Promoting one-sided views is shameful and builds distrust.

It's important to note that the October 2023 issue was my first introduction to the candidates and their statements, and at the time of this writing I've not yet voted.

My observation is completely without bias.

Jeri Halpine  
Sudden Valley

**Editor's note:** *Opinion pages are supposed to be biased. They reflect (promote) the views of the folks who write the letters, the folks who write the guest commentaries. Without bias, they would be news, which is the purpose of each and every other page in a newspaper.*

## 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  
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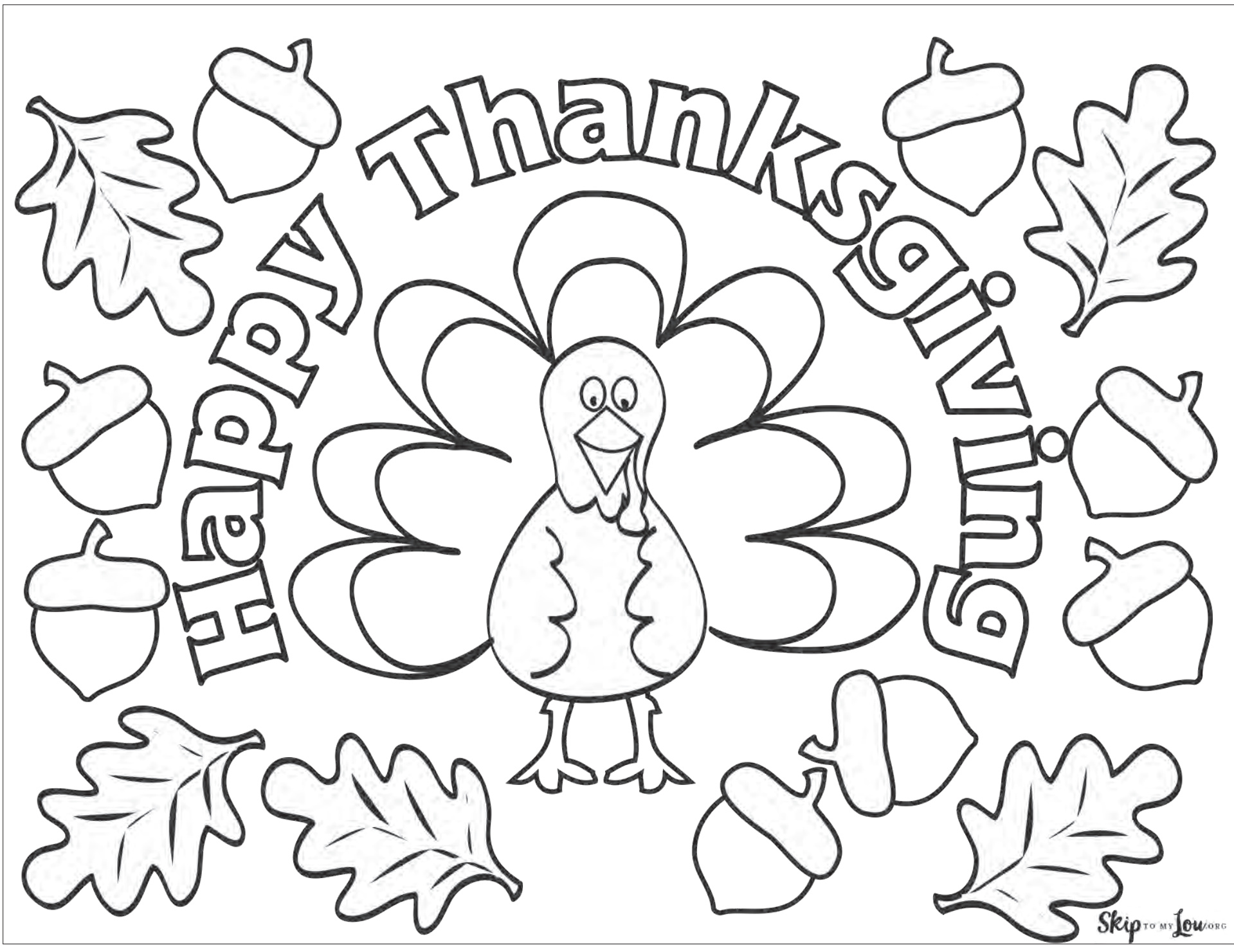
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The acceptance of an ad in the Views does not constitute approval of the Sudden Valley Community Association. Comments expressed in the Views are not necessarily the opinions of the SVCA, its officers or Board of Directors, but are solely those of the writers. No non-advertising portion of the Views is subject to pre-publication review by anyone but the editor.



**Mondays**  
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# Pacific Arts Market now at Bellis Fair Mall

By Saragrace Wyckoff  
Pacific Arts Market



Kristy Carri-co Smith, silk painter Stephanie Strong, author and painter Peggy Sullivan, and soap maker Saragrace Wyckoff will share their hand-crafted goods alongside 34

SUDDEN VALLEY — Interested in supporting the arts, students, and local makers this holiday season?

Pacific Arts Market is back and in a brand new location. With an outside entrance only, between the Food Court and JCPenney, Pacific Arts Market 2023 will be held at the Bellis Fair Mall in Bellingham, no longer at Sunset Square where it had been held the past 10 years.

Enjoy ample free parking, carefully curated handmade goods and an inclusive vendor vibe. Open 10 a.m. until 6 p.m. the first three weekends in December.

Also known as PAM, Pacific Arts Market has been a holiday staple in Bellingham for 27-plus years. This year, six Sudden Valley residents, including porcelain ceramic artist Tong Holtzinger, fiber artist Pat Fisher, painter

other artisans from Whatcom and Skagit counties.

Pacific Arts Market attracts vendors who don't mind putting in a little extra effort.

"PAM is a true cooperative," says Chris Sutton, a jeweler and a PAM team-member for more than 25 years. "Pacific Arts Market is a community. We all work together to create this holiday market every year, from cleaning to marketing, to designing booth spaces. Everyone has a job, and it takes all of us to produce a great show."

Clarence Bob, husband to long-time vendor Grace, talked about the camaraderie of the group.

"What I see with all the vendors here is one happy family," he said. "Everyone is talking to one



Stephanie Strong sunflower silk painting, above, will be on display the first three weekends in December at this year's Pacific Arts Market in Bellingham. This year, the annual market will be at Bellis Fair Mall. (Photo courtesy Pacific Arts Market)



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another and I think that goes a long way. In my mind, that's what helps bring the people back year-in, year-out."

Sudden Valley resident and soap maker Saragrace Wyckoff said that part of what makes Pacific Arts Market unique "is that you get to meet the artists."

Wyckoff is part of the PAM admin team and runs Good Graces, LLC, an essential-oil bath and body business.

Entrance into the market is free. We have live music playing, and customers come back year after year to find their favorite vendors.

New this year, Whatcom Art Guild (WAG) will host a booth at Pacific Art Market and give 25% of all its proceeds to their Art Scholarship Fund. WAG is the county's oldest continuously run art group, and its membership is open to everyone. At least \$1,000 is given yearly in art scholarships for students at Western Washington University, and this year WAG hopes to give even more.

"We are so happy to have been

invited to participate in Pacific Arts Market this year," says Sudden Valley resident and WAG representative Stephanie Strong. "It's a great opportunity for our members to be able to be part of a holiday show and share their art with the community. The Pacific Arts Market is such a welcoming group of vendors, and the location is fabulous."

You can shop with Pacific Arts Market at Bellis Fair Mall on the following dates: Friday-Sunday, Dec. 1-3, 8-10, and 15-17. Come out and meet the artists in their element. We look forward to seeing you there.

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  - ❄ Crafts for Kids
  - ❄ Toys for Tots
- Donations appreciated!



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# AGM: Nov. 4 results

Continued from 1

\$11 per month for six years on all members." This received 208 votes. And the third option was to "remove the existing structure and [without a] replace[ment]. This option require[d] no special assessment for funding." This received 191 votes.

Association board members supported Option No. 1.

From the September 2023 edition, *Sudden Valley Views* reported that design would begin next year beginning with demolition and followed with building. In the explanation section provided by the association published in the October 2023 edition, it wrote, "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 \$1.1 million; an enclosed structure would cost more than double that amount, estimated to be approximately \$2.4 million."

Advisory Vote No. 2 also provided voters with three options on how they preferred the association replace the Marina Wet Slip Docks once they reached their end in a few years from now; this was estimated to cost about \$1.9 million.

The first option was to "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 require[d] no special assessment for funding." The majority of voters supported this option casting 634 votes. The second option was to "place a six-year special assessment of approximately \$9 per month on all members to fund the replacement of the Marina Wet Slip Docks." This received 162 votes. And the third option was to not replace the docks at the end of their life, and this received 197 votes.

In the explanation, the association wrote, "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."

Former SVCA treasurer Sonia Voldt wrote these advisory votes do not require board members to take specific action.

However, the public's input through voting gives the board direct feedback regarding matters that may impact dues and assessments.

She wrote the board will take into account members' input through its capital planning and funding decisions.

General Manager Jo Anne Jensen posted this on the association's website:

"This past election season has been a roller coaster ride of comment and emotions. Some negative comments were directed toward staff and, unfortunately, this eroded the trust necessary to collaborate effectively. However, after meeting with the newly chosen board President Keith McLean, I am pleased to announce that the issues have been resolved, and I am confident that the association can move forward in a positive direction," she wrote. "I have withdrawn my resignation, as has Joel Heverling, SVCA's finance director. We look forward to working with the new board and the community to continue the progress made over the past year."

The last meeting of this year will be Dec. 7 at 7 p.m.

Visit [suddenvalley.com](http://suddenvalley.com) for more information.

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



## Can salmon run in Austin Creek again?

Yes, kokanee salmon can run through Sudden Valley again. Kokanee are sockeye salmon that live in fresh water lakes and streams. Lake Whatcom, Smith Creek, and smaller creeks just across the lake from Sudden Valley are kokanee habitats. Kokanee look like the orangey-pink fish. The picture was taken late last fall from a footbridge over one of the creeks crossing Hertz trail along the east bank of Lake Whatcom. In the past, kokanee salmon ran in Austin Creek. If Sudden Valley makes a few simple habitat improvements such as shade to cool the water and reducing excess sediment, kokanee salmon could return to Austin Creek and Sudden Valley again. (Photo courtesy Nancy Alyanak)



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**FINANCIALS**

Sudden Valley Community Association Income Statement Summary							
UNAUDITED	Current Month - August 2023			Year to Date - 8 Months Ending 8/31/2023			
	Operations & Operating Reserves	Operations Better / (Worse) Budget	Capital Reserves**	Operations & Operating Reserves	Operations Better / (Worse) Budget	Coll %	Capital Reserves**
<b>REVENUE</b>							
Current Year Dues & Assessments Income			230,842	1,527,189			1,847,488
Dues & Assessments Income	209,274			(36,587)			(34,853)
Bad Debt Reserve	(3,275)		(2,885)				
Net Current Year Assessment Income	205,999	7,482	227,957	1,490,602	43,031	97.6%	1,812,635
Special Ops Assmt Income- Rec/ Pools/ Parks							
Dues & Assessments Income				182,163			
Bad Debt Reserve	185			1,454			
Net Special Ops Assmt Income	185	185		183,617	11,246		
Bad Debt Recoveries - Prior Years			1,229				31,709
Golf Income	227,989	59,799		1,159,625	267,541		
Marina Income	1,886	(4,799)		182,329	19,251		
Rec Center & Pools Income	5,851	(317)		20,396	283		
Legal & Collections Income							
Other Income	13,267	5,798	1	97,105	37,882		1
Rental Income - Other	1,160	394		12,239	8,106		
Area 2 Rental Income	863	(1,137)		16,891	891		
Lease Income	4,019	516		31,354	3,325		
New Home Construction Fees	4,250	(14,500)		54,670	(20,330)		500
Capital Gain (Loss) on Sale of Assets							
Investment Income	567	480	4,025	2,125	1,425		17,361
<b>Total Revenue</b>	<b>466,036</b>	<b>53,901</b>	<b>233,212</b>	<b>3,250,953</b>	<b>372,651</b>		<b>1,862,206</b>
<b>EXPENSES</b>							
Salaries & Benefits	193,947	24,769		1,264,483	242,737		
Contracted & Professional Services	32,785	(18,212)		192,012	(88,755)		
CC&Rs/ Mandates	41,780	(12,156)		309,109	(80,483)		
Maintenance & Landscaping	25,477	5,045		289,566	12,848		
Utilities	28,422	(4,241)		141,479	(16,233)		
Administrative	25,623	(9,777)		133,707	(24,251)		
Regulatory Compliance	36,015	(20,267)		139,961	(31,199)		
Insurance Premiums	15,809	(2,632)		115,433	(10,016)		
Other Expenses		84			667		
Depreciation Expense			98,582				812,716
Interest expense			6,898				56,151
<b>Total Expenses</b>	<b>399,858</b>	<b>(37,387)</b>	<b>105,480</b>	<b>2,585,750</b>	<b>5,315</b>		<b>868,867</b>
<b>Net Income (Loss)</b>	<b>66,178</b>	<b>16,514</b>	<b>127,732</b>	<b>665,203</b>	<b>377,966</b>		<b>993,339</b>
<b>Net UDR Activity for Operations</b>							
Firewise	(330)			(23,677)			
Hazardous Tree Removal							
<b>Net Income (Loss) with Board Approved UDR</b>	<b>65,848</b>	<b>16,514</b>	<b>127,732</b>	<b>641,526</b>	<b>377,966</b>		<b>993,339</b>
<b>Other Activity</b>							
Net Other UDR Activity*	11,238			65,110			
AR Accrual - Prior Year Reversal				(46,750)			(19,262)
AR Accrual - Current Year							
Vacation Liability Accrual	(2,997)			(21,420)			
<b>Total Other Activity</b>	<b>8,241</b>			<b>(3,060)</b>			<b>(19,262)</b>
<b>Grand Total Activity</b>	<b>74,089</b>	<b>16,514</b>	<b>127,732</b>	<b>638,466</b>	<b>377,966</b>		<b>974,077</b>

\*Prior year recoveries for operations are deposited into the Undesignated Reserve Account (UDR).  
 \*\*Refer to the last footnote on the Balance Sheet (prior page) for a discussion of Accounting Standards Codification (ASC) 606 and capital dues revenue collections.

Sudden Valley Community Association Balance Sheet August 31, 2023 and December 31, 2022			
	Unaudited** Aug 31, 2023	See Note** Dec 31, 2022	Inc / (Dec)
<b>OPERATIONS</b>			
<b>Current Assets</b>			
Operating Cash	\$ 740,128	\$ 490,351	\$ 249,777
Building Completion Deposit Fund	532,950	492,620	40,330
Member Receivables - Operations*	-	46,750	(46,750)
Other Receivables	10,691	8,288	2,403
Prepaid Expenses	122,028	81,738	40,290
Operating Lease ROU Assets	7,192	11,441	(4,249)
Inventory	7,530	6,200	1,330
<b>Total Current Assets</b>	<b>1,420,519</b>	<b>1,137,388</b>	<b>283,131</b>
<b>Current Liabilities</b>			
Accounts Payable	(17,915)	(243,246)	225,331
Accrued Vacation Liability	(82,996)	(61,576)	(21,420)
Accrued Payroll	-	(54,137)	54,137
Prepaid Assessments	(281,821)	(181,106)	(100,715)
Building Completion Deposits	(532,950)	(492,620)	(40,330)
Other Refundable Deposits	(5,896)	(4,916)	(980)
Operating Lease Liability	(7,192)	(11,441)	4,249
Prepaid Golf Memberships	-	(153,151)	153,151
<b>Total Current Liabilities</b>	<b>(928,770)</b>	<b>(1,202,183)</b>	<b>273,413</b>
<b>Operating Reserve Funds</b>			
Emergency Operating Cash	361,708	361,096	612
Undesignated Reserves Cash	295,879	228,385	72,494
<b>Total Operating Reserve Funds</b>	<b>657,587</b>	<b>589,481</b>	<b>73,106</b>
<b>Net Operating Assets</b>	<b>\$ 1,149,336</b>	<b>\$ 519,686</b>	<b>\$ 629,650</b>
<b>CAPITAL</b>			
<b>Capital Current Assets</b>			
CRRRF (Capital Repair & Replacement) Cash Fund	3,338,934	3,236,221	302,713
Roads Reserve Cash Fund	2,380,162	2,560,947	(230,785)
Board Density Reduction Cash Fund	87,616	87,552	64
Mailbox Cash Fund	117,882	101,061	16,821
CRRRF Capital Reserve Holding Cash	211,837	262,193	(50,356)
Mitigation Assignment of Savings Cash	49,634	44,545	5,089
LWWSD Assignment of Savings Cash	101,611	9,076	92,535
Member Receivables - Capital**	-	19,262	(19,262)
<b>Total Capital Current Assets</b>	<b>6,437,676</b>	<b>6,320,857</b>	<b>116,819</b>
<b>Capital Fixed Assets</b>			
Fixed Assets	14,766,358	14,110,234	656,124
Finance ROU Assets	162,398	214,266	(51,868)
Lots Held for Sale	228,041	228,041	-
<b>Total Capital Assets</b>	<b>15,156,797</b>	<b>14,552,541</b>	<b>604,256</b>
<b>Long Term Liabilities</b>			
CRRRF Loan 2022	(1,877,473)	(2,049,012)	171,539
Finance Leases	(126,804)	(166,357)	39,553
<b>Total Long Term Liabilities</b>	<b>(2,004,277)</b>	<b>(2,215,369)</b>	<b>211,092</b>
<b>NET ASSETS</b>	<b>\$ 20,739,532</b>	<b>\$ 19,177,715</b>	<b>\$ 1,561,817</b>
<b>MEMBER EQUITY</b>			
<b>Member Equity</b>			
Current Year Net Income: Operations	726,141	(115,714)	841,855
Current Year Net Income: Rec Special Assmt	(87,675)	(2,572)	(85,103)
Net Transfers Out from Operations to Capital	-	(482,660)	482,660
Current Year Net Income: Capital**	974,077	1,567,594	(593,517)
Net Transfers Into Capital from Operations	-	482,660	(482,660)
Retained Earnings**	4,950,121	5,098,407	(118,286)
Capital**	14,176,868	12,660,000	1,516,868
<b>TOTAL MEMBER EQUITY</b>	<b>\$ 20,739,532</b>	<b>\$ 19,177,715</b>	<b>\$ 1,561,817</b>

\* 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 August 31, 2023, and December 31, 2022, the balances of receivables written off were \$701,689 and \$599,478, 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 incorporates ASC 606 and complies with Generally Accepted Accounting Principles (GAAP).

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## Gas prices continue to fall

GasBuddy, the leading fuel savings platform saving North American drivers the most money on fuel, has released the results of its annual Thanksgiving Travel Survey, revealing that more Americans plan to hit the road for the holiday.

Forty-one percent of respondents said they plan to take a road trip this year, an 8% increase from 2022. Additionally, the national average price of gas is projected to drop to \$3.25 per gallon.

Fewer respondents (36%) also said their plans were affected by high prices this year than last year, further demonstrating the relief at the pump.

Key findings from GasBuddy's 2023 Thanksgiving Travel Survey:

- 19% of respondents said they chose not to travel this year because inflation made fitting travel into their budget difficult
- Most (46%) ranked gas prices as the most important factor when choosing a pitstop, compared to convenience/location.
- 39% of Americans said they are more interested in owning an EV than last year
- Of those more interested in owning an EV, 18- to 29-year-olds saw the most interest (44%)

Drivers this Thanksgiving will enjoy much-needed lower prices at the pump.

GasBuddy recommends shopping around for the best prices and finding ways to optimize fuel efficiency, such as avoiding habits like hard braking, fast acceleration, and speeding.

For more information, visit [www.gasbuddy.com](http://www.gasbuddy.com).

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**FINANCIALS**

Sudden Valley Community Association								
Operations - By Department								
August 1, 2023 to August 31, 2023								
CURRENT MONTH								
Whole \$								
UNAUDITED	Actual Revenue	Revenue B / (W)	Actual Salary Benefits	Salary & Benefits B / (W)	Actual Other Expense *	Other Exp B / (W)*	Net Income / (Loss) *	Net B / (W)*
Department								
ACC / Security	6,953	(11,964)	-	6,961	43,108	(16,690)	(36,155)	(21,693)
Accounting	3,723	123	26,080	41	20,767	(10,172)	(43,124)	(10,008)
Administration	4,277	4,136	30,536	6,731	22,596	(13,374)	(48,855)	(2,507)
Common Costs	2,931	10	-	-	33,629	(10,284)	(30,698)	(10,274)
Facilities	3,782	(970)	-	3,676	22,723	(7,757)	(18,941)	(5,051)
Maintenance	-	(84)	24,810	3,153	8,512	(1,204)	(33,322)	1,865
Subtotal	21,666	(8,749)	81,426	20,562	151,335	(59,481)	(211,095)	(47,668)
Golf	227,989	59,799	80,755	(546)	31,989	(1,036)	115,245	58,217
Marina	2,086	(5,233)	-	-	1,032	795	1,054	(4,438)
Subtotal	251,741	45,817	162,181	20,016	184,356	(59,722)	(94,796)	6,111
Rec/ Pools/ Parks								
Special Assmt Earned	-	-	-	-	-	-	-	-
Curr Yr Bad Debts Activity	185	-	-	-	-	-	185	-
Net Special Assmt Dues	185	185	-	-	-	-	185	185
Rec/ Pools/ Parks	8,111	417	31,766	4,753	21,555	(2,434)	(45,210)	2,736
Subtotal Rec/ Pools/ Parks	8,296	602	31,766	4,753	21,555	(2,434)	(45,025)	2,921
Subtotal Operations before Ops Dues	260,037	46,419	193,947	24,769	205,911	(62,156)	(139,821)	9,032
Ops Dues Earned	209,274	-	-	-	-	-	209,274	-
Curr Yr Bad Debts Activity	(3,275)	-	-	-	-	-	(3,275)	-
Net Ops Dues	205,999	7,482	-	-	-	-	205,999	7,482
Net Operations	466,036	53,901	193,947	24,769	205,911	(62,156)	66,178	16,514
Net BOD Approved UDR Activity for Operations								
Firewise	-	-	-	-	330	-	(330)	-
Hazardous Tree Removal	-	-	-	-	-	-	-	-
Net Operations with Board Approved UDR	466,036	53,901	193,947	24,769	206,241	(62,156)	65,848	16,514
Other Operating Activity								
UDR Activity	11,949	-	-	-	711	-	11,238	-
AR Accrual - Prior Year Reversal	-	-	-	-	-	-	-	-
AR Accrual - Current Year	-	-	-	-	-	-	-	-
Vacation Liability Accrual	-	-	-	-	2,997	-	(2,997)	-
Total Other Operating Activity	11,949	-	-	-	3,708	-	8,241	-
Grand Total Operations Activity	477,985	53,901	193,947	24,769	209,949	(62,156)	74,089	16,514

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

Sudden Valley Community Association								
Operations - By Department								
January 1, 2023 to August 31, 2023								
YEAR TO DATE								
Whole \$								
UNAUDITED	Actual Revenue	Revenue B / (W)	Actual Salary Benefits	Salary & Benefits B / (W)	Actual Other Expense *	Other Exp B / (W)*	Net Income / (Loss) *	Net B / (W)*
Department								
ACC / Security	60,574	(16,509)	-	58,812	294,308	(83,284)	(233,734)	(40,981)
Accounting	19,142	(9,658)	211,210	1,233	50,603	(13,842)	(242,671)	(22,267)
Administration	7,384	6,251	187,187	116,005	118,387	(51,101)	(298,190)	71,155
Common Costs	60,554	37,187	-	-	252,735	(36,565)	(192,181)	622
Facilities	40,345	2,329	7,364	22,424	128,491	(11,951)	(95,510)	12,802
Maintenance	-	(667)	172,287	(340)	58,098	30,273	(230,385)	29,266
Subtotal	187,999	18,933	578,048	198,134	902,622	(166,470)	(1,292,671)	50,597
Golf	1,159,625	267,541	491,288	30,116	292,939	(53,493)	375,398	244,164
Marina	188,575	21,691	(1)	1	9,027	6,502	179,549	28,194
Subtotal	1,536,199	308,165	1,069,335	228,251	1,204,588	(213,461)	(737,724)	322,955
Rec/ Pools/ Parks								
Special Assmt Earned	182,163	-	-	-	-	-	182,163	-
Curr Yr Bad Debts Activity	1,454	-	-	-	-	-	1,454	-
Net Special Assmt Dues	183,617	11,246	-	-	-	-	183,617	11,246
Rec/ Pools/ Parks	40,535	10,209	195,148	14,486	116,679	(23,961)	(271,292)	734
Subtotal Rec/ Pools/ Parks	224,152	21,455	195,148	14,486	116,679	(23,961)	(87,675)	11,980
Subtotal Operations before Ops Dues	1,760,351	329,620	1,264,483	242,737	1,321,267	(237,422)	(825,399)	334,935
Ops Dues Earned	1,527,189	-	-	-	-	-	1,527,189	-
Curr Yr Bad Debts Activity	(36,587)	-	-	-	-	-	(36,587)	-
Net Ops Dues	1,490,602	43,031	-	-	-	-	1,490,602	43,031
Net Operations	3,250,953	372,651	1,264,483	242,737	1,321,267	(237,422)	665,203	377,966
Net BOD Approved UDR Activity for Operations								
Firewise	-	-	-	-	23,677	-	(23,677)	-
Hazardous Tree Removal	-	-	-	-	-	-	-	-
Net Operations with Board Approved UDR	3,250,953	372,651	1,264,483	242,737	1,344,944	(237,422)	641,526	377,966
Other Operating Activity								
UDR Activity	72,740	-	-	-	7,630	-	65,110	-
AR Accrual - Prior Year Reversal	(46,750)	-	-	-	-	-	(46,750)	-
AR Accrual - Current Year	-	-	-	-	-	-	-	-
Vacation Liability Accrual	-	-	-	-	21,420	-	(21,420)	-
Total Other Operating Activity	25,990	-	-	-	29,050	-	(3,060)	-
Grand Total Operations Activity	3,276,943	372,651	1,264,483	242,737	1,373,994	(237,422)	638,466	377,966

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

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**FINANCIALS**

**Sudden Valley Community Association  
Reserve Cash Balance & Activity**  
8 Months Actual, 4 Months Projected

UNAUDITED

	Capital Reserve Funds						Operating Reserve Funds			
	CRRRF	Roads	CRRRF Capital Reserve Holding Cash	Board Density Reduction	Mailbox	Mitigation Assignment of Savings*	Total Capital Reserve Funds	Emergency Ops	UDR	Total Operating Reserve Funds
<b>Net Available Cash 12/31/2022</b>	3,236,221	2,560,947	262,193	87,552	101,061	53,621	\$ 6,301,595	361,096	223,385	\$ 584,481
Dues Received	893,974	922,299		1	16,636		1,832,910		83,993	83,993
Storm Water Mitigation Plan Fee		500					500			
Investment Income	9,415	7,238	370	63	185	89	17,361	612	455	1,067
Sale of Assets										
Mitigation Assignment	(5,000)	(92,535)				97,535				
2023 Expenditures	(595,676)	(1,068,287)	(50,726)				(1,714,689)		(11,954)	(11,954)
<b>Net Available Cash at 8/31/2023</b>	3,538,934	2,330,162	211,837	87,616	117,882	151,245	\$ 6,437,676	361,708	295,879	\$ 657,587
<b>4 Month Outlook</b>										
Outlook - 2023 Dues (95% collections)	428,552	440,776			7,952		\$ 877,280			\$ -
Outlook - Prior Year Collections	6,794	6,988		7	126		13,916		11,847	11,847
CRRRF Loan Payments for year 2023	(111,013)						(111,013)			
Obligated Expenses/Holdings	(855,968)	(838,051)	(211,837)			(151,245)	(2,057,100)		(15,160)	(15,160)
<b>Net Usable Cash Balance 12/31/2023</b>	3,007,300	1,939,875	-	87,623	125,960	-	\$ 5,160,759	361,708	292,566	\$ 654,274
Board Recommended Carryover Balance	(600,000)	(500,000)					\$ (1,100,000)			\$ -
<b>Net Usable Cash 12/31/2023, After Recommendation</b>	\$ 2,407,300	\$ 1,439,875	\$ -	\$ 87,623	\$ 125,960	\$ -	\$ 4,060,759	\$ 361,708	\$ 292,566	\$ 654,274
<b>Net Current Year Cash Increase (Decrease)</b>	(228,921)	(621,072)	(262,193)	71	24,899	(53,621)	\$ (1,140,836)	612	69,181	\$ 69,793

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

# SVCA board approves repairs and fees

By **Taras McCurdie**  
Staff Reporter

*Editor's note: The October edition of Sudden Valley Views went to print before the Sept. 28 and Oct. 12 Sudden Valley Commu-*

*nity Association regular meetings. Therefore, information was published in the November edition.*

SUDDEN VALLEY — At the Sept. 28 meeting, Sudden Valley Community Association (SVCA)

board members discussed repairing the CAT Backhoe 420 E and refurbishing Barn 8; fees at Sudden Valley Golf Course were also approved for 2024.

According to the documents in the agenda packet, a mechanic was replacing the heat/defrost blower motor on the CAT Backhoe 420 E last December when a fire occurred inside the cab, resulting in serious fire damage.

After having it assessed and subtracting the insurance deductible and taking into account the non-recoverable depreciation, the repair cost for SVCA is around \$25,500.

The piece of equipment has been used for road maintenance, stormwater conveyance work, emergency response and tree removal, and it is scheduled to be replaced in 2027 with a cost around \$175,000.

However, a brand-new backhoe on the current market costs about \$150,000, and between \$65,000-\$90,000 for one that's used.

The board determined repairing the current backhoe at this time is the appropriate cost-effective decision.

General Manager Jo Anne Jensen said the association has been lucky to operate without it, but with winter approaching, they'll need the backhoe to remove fallen trees off the road if need be. NC Machinery expects two weeks to complete the repair.

Regarding Barn 8, the project was brought to the board's attention last October to begin design and permit work.

In September of this year, the design was completed and the county approved the permit, which means bids will be sent out soon with a proposed start date of April 2024; construction is estimated to take around five months.

The board unanimously approved allocating about \$769,000 from the capital repair and replacement reserve fund (CRRRF) to moving the project forward to bid.

In a letter to the association about construction details, PNW Services, Inc.'s owner Tyler Andrews wrote some of the replacements include the barn's existing HVAC system, its roof to allow for better water drainage, existing siding and windows and exterior

doors. An ERV, or energy recovery ventilator, will also be installed.

This is not to heat or cool the air but rather to create a more functional transfer of air throughout the barn.

Other changes include remodeling the upstairs kitchenette and adding new cabinets as to make room for the ERV system. The colors Tavern Taupe and Cajun Red were proposed for the barn's outside color, but association treasurer Sonia Voldt said for 50 years the barn has been red, and it would be a dramatic change all of a sudden to add a brown layer to it. But the decision does not need to be finalized until April of next year anyways.

Also, golf membership fees are slightly increasing for the upcoming year. In 2023, annual membership fees increased by about 5.4%, monthly fees by 7.8% and daily fees between 5-6%. In 2024, the proposed increase for membership fees is about 5% and daily fees less than 7%.

To put these percentages in perspective with the daily fees for example, if you're a property owner or guest with a membership who wants to play 18 holes May-September, Friday-Sunday and holidays, the cost in 2023 was \$62.10 and will soon be \$63; for non-members it was \$69 in 2023 and will soon be \$70.

Visit [www.suddenvalleygolfcourse.com/-membership](http://www.suddenvalleygolfcourse.com/-membership) for more information on course memberships.

**Nov. 2 meeting**

On Nov. 2, board members approved allocating \$15,747 to

See **SVCA Board** on 12



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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.



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## SV community acronyms

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

**Dec. 3: Advent lessons and carols**  
At 4 p.m. Dec. 3, St. Brendan's Anglican Church will present its 10th annual Advent Service of Lessons and Carols. Liturgical churches throughout the world observe a season of preparation for Christmas called Advent, which begins on the fourth Sunday before Christmas and is marked by calm expectation and joyful hope. The traditional candlelight service consists of nine scripture lessons anticipating the coming of Christ interspersed with musical offerings (vocal, instrumental and choral) and Advent hymns. For more information, email [AngelaSGarvey@gmail.com](mailto:AngelaSGarvey@gmail.com).

**Important Information**

**PLEASE WATCH YOUR BILL IN THE COMING MONTHS FOR 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.

**Dec. 2: Feliz Navidad**  
Celebrate Feliz Navidad at 3 p.m. Dec. 2 at St. Paul's Episcopal Church, 2117 Walnut St., Bellingham. Join Whatcom Chorale for a musical journey south of the border. Selections include the spirited "Shepherds' Dance" by local composer Scott Henderson, as well as performances by tenors Connor Bennion and Eric Morgan, guitarist Eli Schille-Hudson, and percussionist Kay Reilly. Email [dakd82@gmail.com](mailto:dakd82@gmail.com) for more information.

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# SVCA Board: Approves repairs and fees

Continued from 10

Marr's Heating and Air Conditioning for replacing four gas heaters as part of the Barn 8 renovation project scheduled for next spring.

With the current heaters approaching the end of their lifecycle and with winter weather settling in, the association believes it's essential to replace the heaters before getting too deep with

renovation tasks.

Andgar Mechanical, LLC and Barron Heating, both based out of Ferndale, along with Lynden Sheet Metal Inc. were the other three vendors.

Barron and Marr's were able to complete the replacement within the desired timeframe, and because Barron's estimate was around \$22,300 whereas Marr's was about \$6,000 less, the association decided to contract

with them.

Specifics about all the association's agenda items can be found at [suddenvalley.com](https://suddenvalley.com).

Visit <https://suddenvalley.com/board> for meeting schedules.

Visit [www.youtube.com/@suddenvalleycommunityassoc8743](http://www.youtube.com/@suddenvalleycommunityassoc8743) to view past meetings.

### October meeting

Back in 2019, PNW Services,

Inc. sent SVCA a cost estimate prepared by Carletti Architects to build a new maintenance shop with a total project cost of around \$1,564,000.

In October 2022, the suggestion to remodel instead was brought to the board's attention, and design and permits were approved with a cost of about \$255,000.

Based on PNW Services, Inc.'s Oct. 9, 2023 project scope letter, an extra amount of about \$229,000 was requested to cover the additional project funds required for construction and oversight along with more costs of designing and permitting.

At the time in 2022, completing a full remodel was not feasible unless every part of the building met code requirements.

After further examination, fully remodeling the shop would be financially possible, and it would cost one-third the price of building an entirely new shop.

The association concluded the approximately \$484,000 (\$255,000 plus \$229,000) was a lot less than the original estimate of more than \$1 million.

At the Oct. 12 meeting, the board approved the approxi-

mately \$229,000 from CRRRF to move the remodeling of the Maintenance Shop forward with construction.

Cool Runnings Construction in Bellingham will be the contractor as they were the lowest bidder at just more than \$388,000.

With the current proposed remodel, the task is to preserve the existing foundation and framing while replacing all the other components.

Some additions include constructing metal siding and a metal roof, replacing the HVAC system, electrical and plumbing and installing new windows and doors.

The existing office and bathroom interior will also be broken down, and the space will be remodeled with new wall coverings, cabinets, painting, flooring etc.


The board also approved to allocate approximately \$16,000 from CRRRF to buy and install a 22KW propane Generac generator.

All work will be completed by mid-March 2024.

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

SUDDEN VALLEY

## Pet of the MONTH



**This month's pet of the month is Sorsha, submitted by Morgan Crouch.**

We adopted Sorsha as a kitten approximately a year ago, about the same time our first daughter was born. Our hope was that she would be a great and loving companion to our child. She has grown to be nothing of the sort- she's a nuisance and an absolute hellraiser. But we love her nevertheless. Sorsha loves 5AM wake-up calls, overeating, and biting her older kitten brother, Volibear the Thunder's Roar.

**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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## October: A busy month for Sudden Valley

Continued from 3

scheduled for 10/30/23.

- Installed studded snow tires on machinery.
- Closed Southern Court for the season.
- Scheduled repairs for swing set chains at Gate 5 Park (pending construction completion).

### Recreation

#### Activity Summary

- Deep-cleaned and sanitized Sunshine Room.
- Implemented ongoing sanitizing of Sunshine Room during cold and flu season.
- Organized event storage closets in the Dance Barn.

• Implemented Brivo card system for waiver information.

- Hired and onboarded new employees.
- Updating Community Center Handbook.

### Successes

- Continued increase in gym users.
- Reorganized rec center files

### Planned Work

- New youth and adult program proposals.
- Increasing safety measures around the Community Center.
- Cleaning and organizing the downstairs storage rooms.



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