

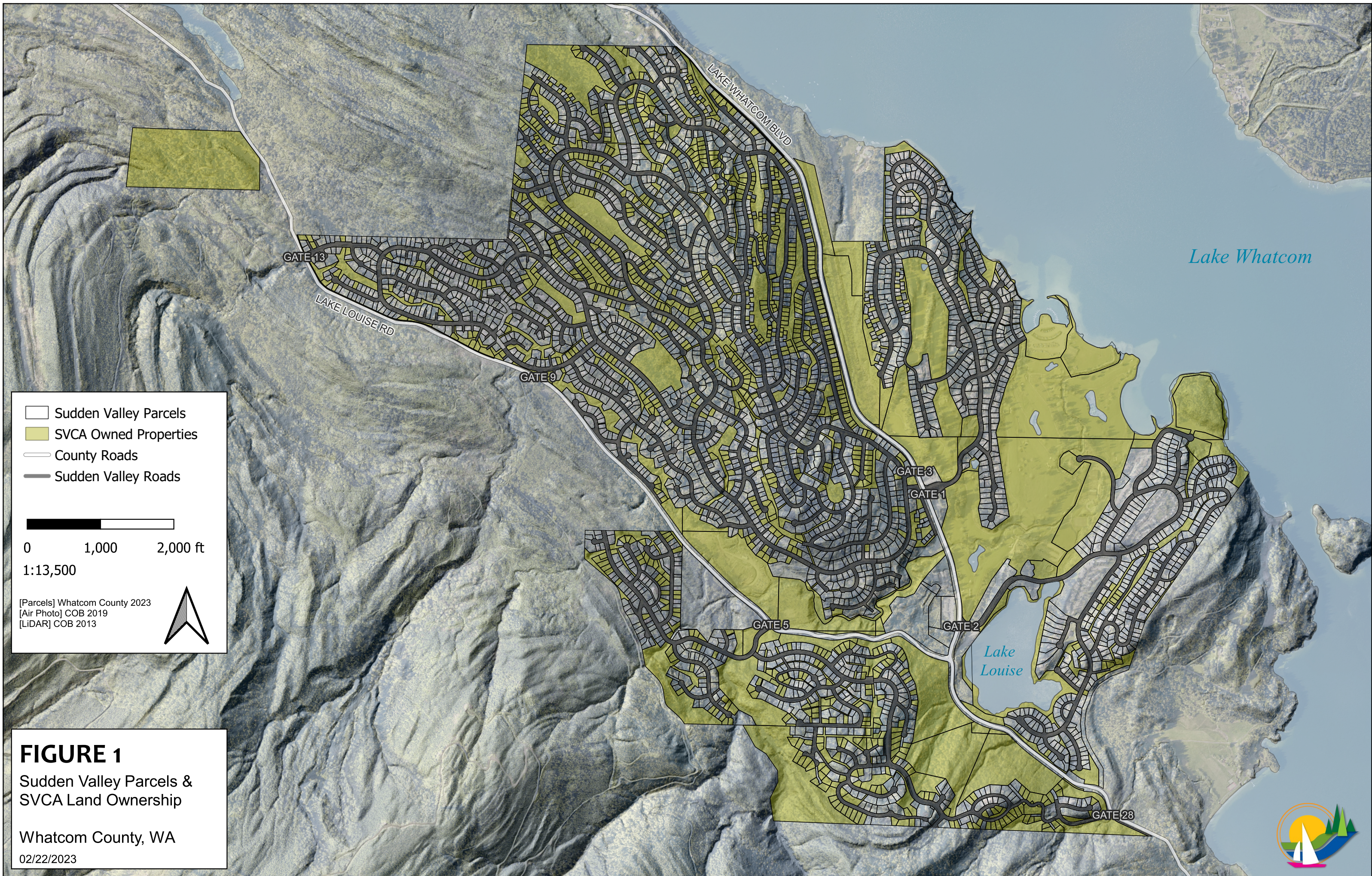






SUDDEN
VALLEY


Pre-Work for Strategic Planning Team Members

**Review Before
Facilities Tour**

Maps
2024 - 2026 CRRRF Project Planning
Capital Project Planning Criteria
Budgeted Capital Projects - Facilities
Project Background



-  Sudden Valley Parcels
-  SVCA Owned Properties
-  County Roads
-  Sudden Valley Roads


 0 1,000 2,000 ft
 1:13,500

[Parcels] Whatcom County 2023
 [Air Photo] COB 2019
 [LiDAR] COB 2013

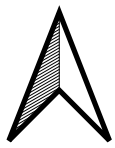
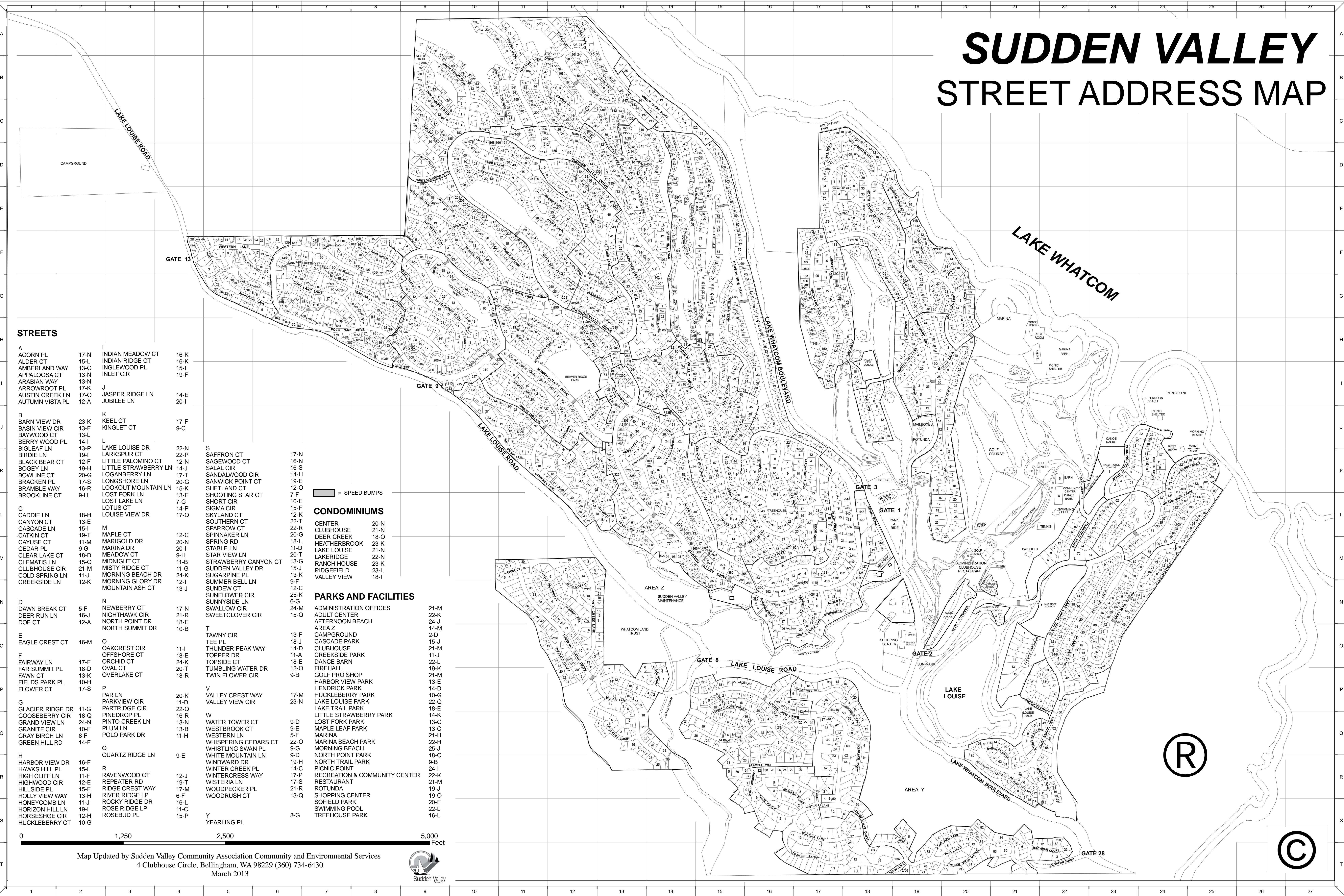


FIGURE 1
 Sudden Valley Parcels &
 SVCA Land Ownership

Whatcom County, WA
 02/22/2023



SUDDEN VALLEY STREET ADDRESS MAP



STREETS

- | | | | | |
|----------|------------------|------|----------------------|------|
| A | ACORN PL | 17-N | INDIAN MEADOW CT | 16-K |
| | ALDER CT | 15-L | INDIAN RIDGE CT | 16-K |
| | AMBERLAND WAY | 13-C | INGLEWOOD PL | 15-I |
| | APPALOOSA CT | 13-N | INLET CIR | 19-F |
| | ARABIAN WAY | 13-N | | |
| | ARROWROOT PL | 17-K | | |
| | AUSTIN CREEK LN | 17-O | | |
| | AUTUMN VISTA PL | 12-A | | |
| B | BARN VIEW DR | 23-K | KEEL CT | 17-F |
| | BASIN VIEW CIR | 13-F | KINGLET CT | 9-C |
| | BAYWOOD CT | 13-L | | |
| | BERRY WOOD PL | 14-I | | |
| | BIGLEAF LN | 13-P | | |
| | BIRDIE LN | 19-I | | |
| | BLACK BEAR CT | 12-F | LAKE LOUISE DR | 22-N |
| | BOGEY LN | 19-H | LARKSPUR CT | 22-P |
| | BOWLINE CT | 20-G | LITTLE PALOMINO CT | 12-N |
| | BRACKEN PL | 17-S | LITTLE STRAWBERRY LN | 14-J |
| | BRAMBLE WAY | 16-R | LOGANBERRY LN | 17-T |
| | BROOKLINE CT | 9-H | LOOKOUT MOUNTAIN LN | 20-G |
| | | | LOOKOUT MOUNTAIN LN | 15-K |
| | | | LOST FORK LN | 13-F |
| | | | LOST LAKE LN | 7-G |
| | | | LOTUS CT | 14-P |
| | | | LOUISE VIEW DR | 17-Q |
| C | CADDIE LN | 18-H | | |
| | CANYON CT | 13-E | | |
| | CASCADE LN | 15-I | | |
| | CATKIN CT | 19-T | | |
| | CAYUSE CT | 11-M | | |
| | CEAR PL | 9-G | | |
| | CLEAR LAKE CT | 18-D | | |
| | CLEMATIS LN | 15-Q | | |
| | CLUBHOUSE CIR | 21-M | | |
| | COLD SPRING LN | 11-J | | |
| | CREEKSIDE LN | 12-K | | |
| D | DAWN BREAK CT | 5-F | NEWBERRY CT | 17-N |
| | DEER RUN LN | 16-J | NIGHTHAWK CIR | 21-R |
| | DOE CT | 12-A | NORTH POINT DR | 18-E |
| | | | NORTH SUMMIT DR | 10-B |
| E | EAGLE CREST CT | 16-M | | |
| F | FAIRWAY LN | 17-F | | |
| | FAR SUMMIT PL | 18-K | | |
| | FAWN CT | 13-K | | |
| | FIELDS PARK PL | 10-H | | |
| | FLOWER CT | 17-S | | |
| G | GLACIER RIDGE DR | 11-G | | |
| | GOOSEBERRY CIR | 18-Q | | |
| | GRAND VIEW LN | 24-N | | |
| | GRANITE CIR | 10-F | | |
| | GRAY BIRCH LN | 8-F | | |
| | GREEN HILL RD | 14-F | | |
| H | HARBOR VIEW DR | 16-F | | |
| | HAWKS HILL PL | 15-L | | |
| | HIGH CLIFF LN | 11-F | | |
| | HIGHWOOD CIR | 12-E | | |
| | HILLSIDE PL | 15-E | | |
| | HOLLY VIEW WAY | 13-H | | |
| | HONEYCOMB LN | 11-J | | |
| | HORIZON HILL LN | 19-I | | |
| | HORSESHOE CIR | 12-H | | |
| | HUCKLEBERRY CT | 10-G | | |
| I | | | | |
| J | | | | |
| K | | | | |
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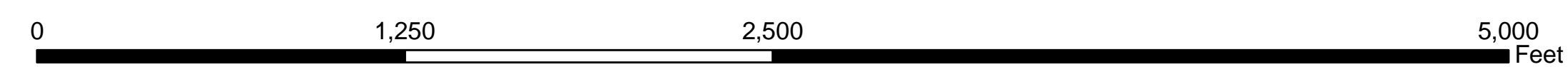
= SPEED BUMPS

CONDOMINIUMS

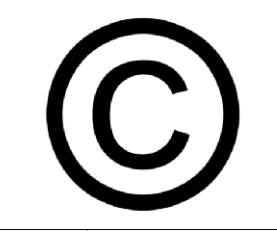
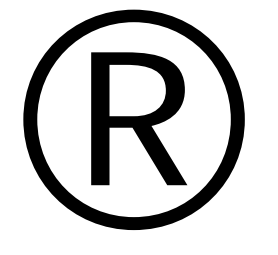
- | | |
|--------------|------|
| CENTER | 20-N |
| CLUBHOUSE | 21-N |
| DEER CREEK | 18-O |
| HEATHERBROOK | 23-K |
| LAKE LOUISE | 21-N |
| LAKERIDGE | 22-N |
| RANCH HOUSE | 23-K |
| RIDGEFIELD | 23-L |
| VALLEY VIEW | 18-I |

PARKS AND FACILITIES

- | | |
|-------------------------------|------|
| ADMINISTRATION OFFICES | 21-M |
| ADULT CENTER | 22-K |
| AFTERNOON BEACH | 24-J |
| AREA 2 | 14-M |
| CAMPGROUND | 2-D |
| CASCADE PARK | 21-M |
| CLUBHOUSE | 11-J |
| CREEKSIDE PARK | 22-L |
| DANCE BARN | 19-K |
| FIREHALL | 21-M |
| GOLF PRO SHOP | 13-E |
| HARBOR VIEW PARK | 14-D |
| HENDRICK PARK | 10-G |
| HUCKLEBERRY PARK | 18-E |
| LAKE LOUISE PARK | 14-K |
| LAKE TRAIL PARK | 13-G |
| LITTLE STRAWBERRY PARK | 13-C |
| LOST FORK PARK | 21-H |
| MAPLE LEAF PARK | 25-J |
| MARINA | 18-C |
| MARINA BEACH PARK | 24-I |
| MORNING BEACH | 22-K |
| NORTH POINT PARK | 21-M |
| NORTH TRAIL PARK | 19-O |
| PICNIC POINT | 20-F |
| RECREATION & COMMUNITY CENTER | 22-L |
| RESTAURANT | 16-L |
| ROTUNDA | |
| SHOPPING CENTER | |
| SOFIELD PARK | |
| SWIMMING POOL | |
| TREEHOUSE PARK | |



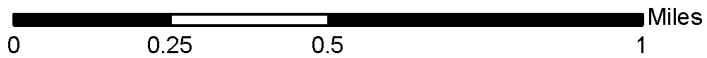
Map Updated by Sudden Valley Community Association Community and Environmental Services
 4 Clubhouse Circle, Bellingham, WA 98229 (360) 734-6430
 March 2013



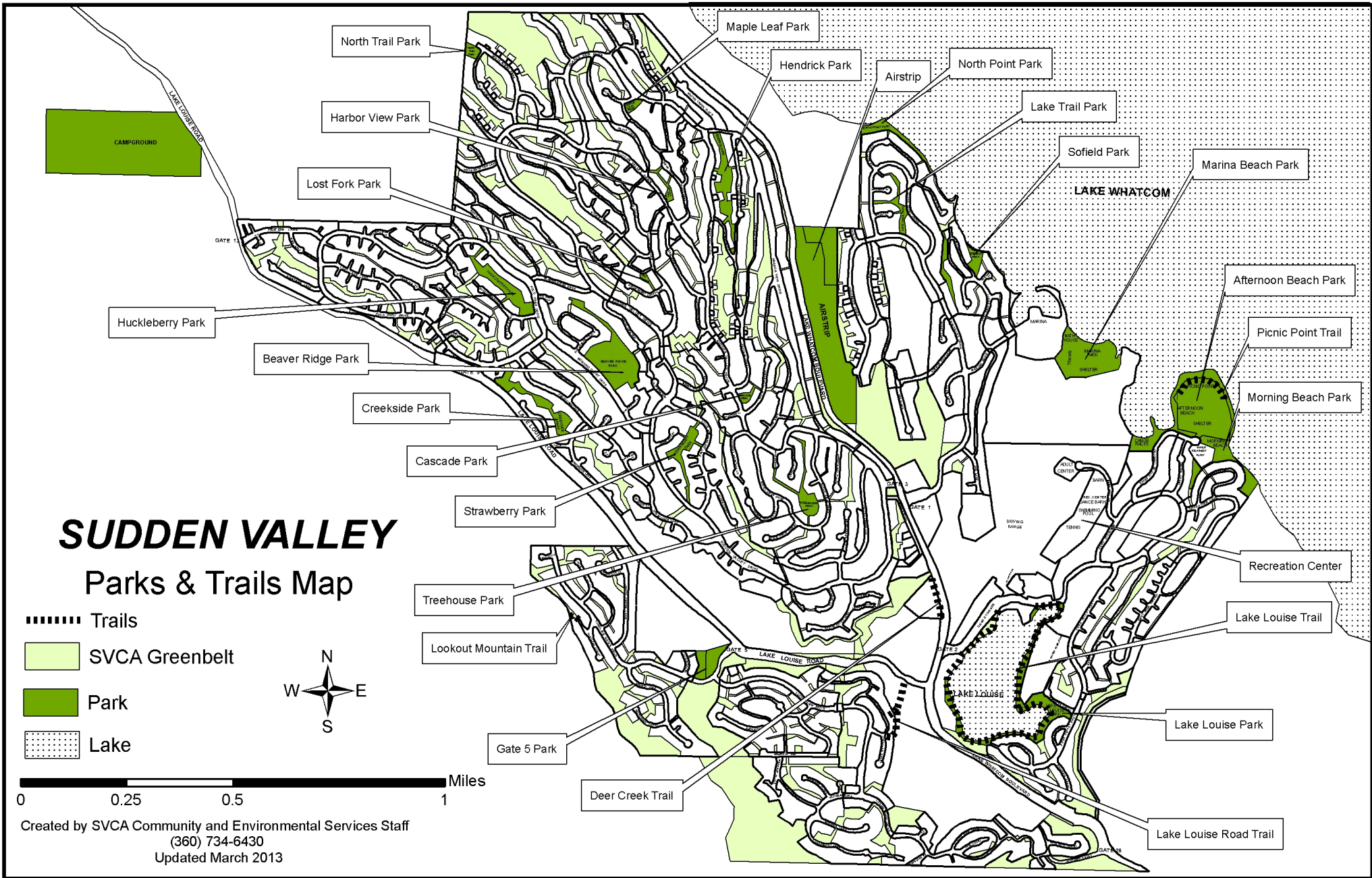
SUDDEN VALLEY

Parks & Trails Map

- ▬▬▬▬▬ Trails
- SVCA Greenbelt
- Park
- Lake



Created by SVCA Community and Environmental Services Staff
 (360) 734-6430
 Updated March 2013



CRRRF - Capital Planning

Project Name	2023	2024	2025	2026
FACILITIES				
Barn 8 Remodel Design & Permitting	\$ 39,792			
Barn 8: Building Exterior Envelope Restoration	\$ 821,000			
Barn 8: Covered Bridge Entrance	\$ 200,000			
Barn 8: Electrical System - Repair	\$ 70,000			
Barn 8: Flat Roof - Replacement	\$ 50,000			
Barn 8: HVAC - Replacement	\$ 110,000			
Core Area: Tennis Court - Resurface	\$ 156,100			
Core Area: Tennis Court Fence - Replacement		\$ 35,178		
Adult Center Building: Interior - Renovation (at expiration of lease)		\$ 41,600		
Adult Center Building: Water Heater - Replacement		\$ 4,160		
Adult Center Building: Exterior Painting - Replacement		\$ 11,856		
Adult Center Building: HVAC - Replacement		\$ 14,560		
Clubhouse: Bar Deck - Recoating		\$ 8,062		
Clubhouse: HVAC 20 Ton		\$ 83,200		
Clubhouse: Plumbing Systems - Renovation				\$ 56,243
Clubhouse: Siding - Painting		\$ 19,635		
Clubhouse: 19th Hole - Renovation (at end of lease)		\$ 31,200		
Clubhouse: Admin - Renovation (at end of lease)		\$ 31,200		
Clubhouse: Restaurant - Renovation		\$ 62,400		
Golf: Austin Creek - Repair	\$ 32,571	\$ 70,126		
TURF: Building - Paint		\$ 12,480		
TURF: Building - Repair		\$ 46,800		
TURF: Building Overhead Door - Replacement		\$ 2,418		
TURF: Electrical System - Replacement		\$ 20,800		
TURF: Fence - Replacement/Repair		\$ 6,864		
TURF: Restrooms - Replacement		\$ 3,120		
TURF: Sand Storage Roof - Replacement		\$ 3,120		
TURF: Vent System - Replacement/Repair		\$ 11,960		
TURF: Wash Pad - Refurbish		\$ 7,800		
TURF: Water Heater - Replacement		\$ 1,815		
Area Z Sprung Structure Repair			\$ 64,896	
RV: Area - Rehab		\$ 15,600		
Marina: Tennis Court - Resurface				
Marina: Tennis Court Fence - Replacement				
Marina: Wet Slip Docks - Renovation	\$ 12,188			
RV - Area - Chain Link Fence		\$ 27,256		
Campground - Trails & Roads				
Barn 6 (Ice Barn) - Demo/New Bldg		\$ 30,000	\$ 200,000	\$ 900,000
Trails Planning Impact Study		\$ 71,000		

CAPITAL PROJECTS EVALUATION PROCESS



SUDDEN VALLEY COMMUNITY ASSOCIATION CAPITAL PROJECT PLANNING EVALUATION CRITERIA

All SVCA Capital Projects should align with the SVCA Mission and Vision, furthering at least one (1) of the identified Strategic Priorities. This ensures the Capital Project is moving the Association towards its stated VISION.



Our MISSION is to foster a livable and inclusive community through exceptional service, transparency, and responsible stewardship of our shared resources

We ENVISION Sudden Valley as a sustainable and collaborative community where natural beauty, recreation and civic engagement create a sense of belonging for our diverse membership

OUR STRATEGIC PRIORITIES

These guiding principles for Association decisions and actions have been identified as necessary to achieve the Sudden Valley we envision.

SUSTAINABILITY. We are a sustainable community, managing our human, natural, and financial capital to meet current needs while ensuring that adequate resources are available for future generations. We conduct our business in a socially and fiscally responsible manner. We consider the true costs of our decisions and actions.

COLLABORATION. We are collaborative community, and our members are its heart and soul. We continually strive to build collaborative and ethical decision-making into our budgeting and planning processes. We are a compassionate Community where the well-being of everyone is a top priority, and all people and living things are treated with respect.

NATURAL BEAUTY. It is both our duty and, in our self-interest, to be strong guardians of the quality of Sudden Valley's built and natural environment. We are conscious of the human impacts our community has on our surroundings. We also recognize the effects our natural environment has on the lives of our residents and employees.

RECREATION. With our parks, trails, greenspace, pools, lakes, golf course, disc golf course, recreation center, and rec programs, the Sudden Valley community enjoys a variety of recreational opportunities. Sudden Valley provides recreational opportunities that are accessible and inclusive because we believe all our residents should have access to recreation and leisure opportunities.

CIVIC ENGAGEMENT. Through civic participation, our community works together to protect our shared Values. Our engaged and informed membership and employees actively contribute to the community decision-making processes. Community feedback is embraced and considered, allowing the SVCA Board and management to best meet the needs of the community.

QUALITY OF LIFE. We value the quality of life in our community and protect it through our relationships, bylaws, policies, and procedures. Livability (social, economic, ecological) and a sense of belonging are required elements of a sustainable community and a successful, collaborative planning process. Fiscal soundness and prudence enable us to deliver the services and maintain the resources our community needs and desires.

DIVERSITY & INCLUSIVENESS. We are a community that values differences and creates a welcoming, inclusive, environment that encourages innovation, increased participation and an elevated sense of community and belonging for all.

SVCA Purpose

- as stated in its Articles of Incorporation

Capital Projects must not conflict with the SVCA's stated purpose.

ARTICLE III

The purposes for which this corporation is organized are as follows:

- 1) To acquire and hold title in trust to the common areas within the platted area of the Sudden Valley Development in Whatcom County, Washington, for the benefit of all lot owners and condominium owners, which original facilities and common areas shall be transferred to said corporation by Sudden Valley, Inc., the developer of the Sudden Valley properties.
- 2) To establish and collect assessments against each member of the corporation to provide for maintenance and operation of all the common areas and facilities transferred to it within the Sudden Valley Development for the mutual benefit of all its members. Minimum monthly dues of Nine Dollars (\$9.00) shall be assessed and collected against each lot and condominium to provide the funds required to maintain and control all roads, parks, reserve areas, community beach areas and recreational areas, and to provide for architectural and building controls within the limitations of the Restrictive Covenants of the plats of the Sudden Valley Development, and to provide and pay all taxes and assessments, if and when levied by the State or any municipal corporation on said community facilities, and to provide and pay for a security guard and patrol at all times on said property.
- 3) To engage in social and community activities, including the development, construction, maintenance and operation of any other community facilities within the area of the Sudden Valley Development, subject to applicable provisions of these Articles and of the By-Laws of this corporation.

ARTICLE IV

The corporation shall have all powers provided for nonprofit corporations under Section 24.03.035 of the Revised Code of Washington, except that said corporation shall have no power to sell real property or real property interests held in trust by it for the benefit of all lot and condominium owners.

ARTICLE V

The corporation shall have one class of members, which shall be all lot owners and condominium owners within the Sudden Valley Development. The owner of each lot or condominium shall have one membership for each lot or condominium owned and be entitled to one vote for each lot or condominium owned. Each and every lot owner and condominium owner within the Sudden Valley Development shall be required to become and remain a member of this corporation and required to abide by its Articles, By-Laws and rules and regulations.

Strategic Facilities Planning

When the Association is faced with the decision to refurbish or replace a building, several critical factors must be considered:

- **Building Condition and Age:**
 - Is the building structurally sound? Are core systems in good condition?
 - Consider energy efficiency and sustainability. Upgrading insulation, windows, and HVAC systems can enhance energy efficiency. Retrofitting existing structures aligns with sustainability goals, while new buildings can be designed with modern energy-efficient features from the outset.
- **Purpose and Function:**
 - Does the existing layout and design align with the building's intended use. Can it be adapted to meet current needs? Does the Building serve the community's needs effectively?
 - Consider accessibility issues (e.g., ramps, elevators) in existing building, and ensure compliance with safety codes. New buildings must be designed with universal accessibility (and associated costs) in mind.
- **Community Needs:**
 - Understand the existing facilities and services. Identify gaps or areas where improvements are needed.
 - Consider how refurbishing or replacing the building will impact the community.
- **Stakeholder Engagement:**
 - Involve community members, staff, and other stakeholders. Gather input on priorities, preferences, and desired facility types.
- **Historical Significance:**
 - Historically significant buildings warrant preservation efforts. Restoration / refurbishment can maintain its character while improving functionality.
- **Adaptive Reuse Potential:**
 - Explore creative uses for the existing building. Can it be repurposed for different functions?

- **Cost Analysis:**
 - How does the cost of repairs, upgrades, and maintenance compare to new construction costs, including demolition and site preparation? Evaluate members' ability and desire to fund the Project.
- **Funding Plan:**
 - Estimate costs for constructing, maintaining, and operating facilities. Identify funding source(s).
- **Design and Construction:**
 - Collaborate with architects, engineers, and project managers. Ensure facilities meet safety standards, are energy-efficient, and blend well with the Sudden Valley's character - fostering community interaction
- **Permitting and Zoning Regulations:**
 - Understand all local ordinances, regulations, and requirements impacting the building and surrounding area before any work begins.
- **Location:**
 - When replacing a building, current and alternative locations should be evaluated. Consider environmental impact.
- **Long-Term Vision:**
 - Consider the building's role in the community's future. Will it remain relevant and functional? When considering replacement, evaluate whether a new building aligns with the community's needs, purpose, and vision.

In summary, the SVCA must balance practicality, historical value, community impact, and financial considerations when making facility refurbishment or replacement decisions.

The effectiveness and level of service delivered by all SVCA buildings should be periodically assessed and the budgeting and budgeting and planning adjusted accordingly.

Evaluation Criteria

for all SVCA Capital Projects

1. Project maintains, repairs, improves, protects, replaces a Sudden Valley common area, facility, or asset.
2. Project prioritizes the Sudden Valley Community's *Needs* over *Wants*. Project considers current needs while planning and budgeting for the end of the useful life of the Project - ensuring adequate resources are available for future generations.
3. Project considers SVCA Articles, Bylaws, policies, input from membership and other stakeholders.
4. Project promotes the general welfare of residents, employees, and guests by adhering to all applicable Codes, ordinances, regulations, and providing opportunities that are accessible and inclusive.
5. Project's impacts on the immediate surroundings and overall Sudden Valley environment are considered.
6. Project is fiscally sound and responsible. Financial Impact on Association considers members' ability and desire to fund the Capital Project.