



Sudden Valley Community Association Architectural Control Committee

Date 02/05/2026

Time 9:00 AM

Location - Zoom

Agenda

Type of meeting: Request and Plan Review

Facilitator: Daniel Rodriguez, Chair

Committee Attendees:

Excused Absence:

Attendees:

Observers:

Item – 1	Approval of 02/05/2025 ACC Meeting Agenda
Item – 2	Owner Comments
Item – 3	Consent Agenda – Approval of the 01/15/2025 ACC Meeting Minutes
Item – 4	32 Fairway Ln, G1, Ext Alt (Home Remodel) Tier 1
Item – 5	10 Bogey Ln, G1, Ext Alt (Heat Pump)
Item – 6	8 Valley View Cir, G2, 2nd Extension (New Home) Six Months
Item – 7	22 Marigold Dr #13 (Ridgefield Condos), G2, Ext Alt (Awnings)
Item – 8	22 Marigold Dr #13 (Ridgefield Condos), G2, Fence (Privacy)
Item – 9	3 Austin Creek Ln, G3, Ext Alt (Tiered Remodel) In-Concept
Item – 10	3 Austin Creek Ln, G3, Variance (Open Space & Coverage) In-Concept
Item – 11	19 Inglewood Pl, G3, Tree (Remove 2)
Item – 12	4 Shetland Ct, G5, Tree (Remove 2)
Item – 13	47 Louise View Dr, G5, Tree (Remove 1)
Item – 14	2 Bracken Pl, G5, Ext Alt (Sauna)
Item – 15	22 Lost Fork Ln, G13, Ext Alt (Deck)
Item – 16	10 Shooting Star Ct, G13, Const Change (Multiple Changes)

Meeting Called to Order 00:00 AM

Item – 1	Approval of 02/05/2025 ACC Meeting Agenda	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 2	Owners Comments	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 3	Consent Agenda – Approval of the 01/15/2025 ACC Meeting Minutes	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 4	32 Fairway Ln, G1, Ext Alt (Tiered Remodel)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 5	10 Bogey Ln, G1, Ext Alt (Heat Pump)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 6	8 Valley View Cir, G2, 2nd Extension (New Home) Six Months	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 7	22 Marigold Dr #13 (Ridgefield Condos), G2, Ext Alt (Awnings)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 8	22 Marigold Dr #13 (Ridgefield Condos), G2, Fence (Privacy)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 9	3 Austin Creek Ln, G3, Ext Alt (Tiered Remodel) <i>In-Concept</i>	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 10	3 Austin Creek Ln, G3, Variance (Open Space & Coverage) <i>In-Concept</i>	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 11	19 Inglewood Pl, G3, Tree (Remove 2)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 12	4 Shetland Ct, G5, Tree (Remove 2)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 13	47 Louise View Dr, G5, Tree (Remove 1)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 14	2 Bracken Pl, G5, Ext Alt (Sauna)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:



Item – 15	22 Lost Fork Ln, G13, Ext Alt (Deck)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 16	10 Shooting Star Ct, G13, Const Change (Multiple Changes)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Meeting Adjourned at 00:00 AM



Sudden Valley Community Association Architectural Control Committee

Date 01/15/2026

Time 5:00 PM

Location - Multi-Purpose Room "A"

Minutes

Type of meeting: Request and Plan Review

Facilitator: Daniel Rodriguez, Chair

Committee Attendees: Terry Niblack, Dan Vink, Jo Jean Kos, Patric Zwolenski

Excused Absence:

Attendees: Jerry Gangle, Allen Helvajian

Observers: Cheryl Cottino and Tom Linarelli (Item 3), Lauren Jolin (Item 7)

Item – 1	Approval of 01/15/2026 ACC Meeting Agenda
Item – 2	Consent Agenda – Approval of the 11/20/2025 ACC Meeting Minutes
Item – 3	39 North Point Dr, G1, Ext Alt (Replace and enlarge deck)
Item – 4	30 Longshore Ln, G1, Ext Alt (Add wind & privacy screen)
Item – 5	11A Par Ln, G1, Ext Alt (Add Lean-To)
Item – 6	38 Windward Dr, G1, Tree (Remove 1)
Item – 7	74 Grand View Ln, G2, Const Change (Hot Tub) <i>Resubmission</i>
Item – 8	1 Lake Louise Dr, G2, Ext Alt (Gen Maint & Repair) Tier 1 <i>Resubmission</i>
Item – 9	14 Deer Run Ln, G3, 2 nd Extension (New Home) Six Months
Item – 10	12 North Summit Dr, G3, Ext Alt (Replace and enlarge deck)
Item – 11	11 Wintercress Way, G5, Tree (Remove 2)
Item – 12	32 Bramble Way, G5, 3 rd Extension (New Home) One Year
Item – 13	35 Lost Fork Ln, G13, Ext Alt (Add Retaining Wall)
Item – 14	22 Granite Cir, G13, 2 nd Extension (New Home) Six Months

**Meeting Called to Order 5:01 PM**

Item – 1	Approval of 01/15/2025 ACC Meeting Agenda	Video 00:00:04 – 00:00:28
Comments:	Item 6 withdrawn by homeowner.	
Discussion:		
Action:	Approved	Motion: Dan Unanimous

Item – 2	Consent Agenda – Approval of the 11/20/2025 ACC Meeting Minutes	Video 00:00:34 – 00:00:55
Comments:		
Discussion:		
Action:	Approved	Motion: Terry Unanimous

Item – 3	39 North Point Dr, G1, Ext Alt (Replace and enlarge deck)	Video 00:00:59 – 00:04:18
Comments:		
Discussion:		
Action:	Approved	Motion: Dan Unanimous

Item – 4	30 Longshore Ln, G1, Ext Alt (Add wind & privacy screen)	Video 00:17:29 – 00:18:03
Comments:		
Discussion:		
Action:	Approved	Motion: Patric Unanimous

Item – 5	11A Par Ln, G1, Ext Alt (Add Lean-To)	Video 00:19:18 – 00:19:45
Comments:		
Discussion:		
Action:	Approved	Motion: Patric Unanimous

Item – 6	38 Windward Dr, G1, Tree (Remove 1)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:	Withdrawn	Motion:

Item – 7	74 Grand View Ln, G2, Const Change (Hot Tub) <i>Resubmission</i>	Video 00:04:42 – 00:17:21
Comments:	Final design must include vegetative screening to the top of the split rail along the South & East walls.	
Discussion:		
Action:	Approved	Motion: Dan Unanimous



Item – 8	1 Lake Louise Dr, G2, Ext Alt (Gen Maint & Repair) Tier 1 Resubmission		Video 00:20:01 – 00:21:03
Comments:			
Discussion:			
Action:	Approved	Motion: Terry	Unanimous

Item – 9	14 Deer Run Ln, G3, 2 nd Extension (New Home) Six Months		Video 00:21:17 – 00:21:58
Comments:			
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

Item – 10	12 North Summit Dr, G3, Ext Alt (Replace and enlarge deck)		Video 00:22:04 – 00:23:47
Comments:			
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

Item – 11	11 Wintercress Way, G5, Tree (Remove 2)		Video 00:23:50 – 00:25:25
Comments:	Homeowner must provide an Arborist Report on the status of the two trees.		
Discussion:			
Action:	Denied	Motion: Dan	Unanimous

Item – 12	32 Bramble Way, G5, 3 rd Extension (New Home) One Year		Video 00:25:31 – 00:25:47
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

Item – 13	35 Lost Fork Ln, G13, Ext Alt (Add Retaining Wall)		Video 00:25:54 – 00:28:07
Comments:	Request approved for an Allen Block wall with caps or the request can be resubmitted with an alternate		
Discussion:	proposal. Plain cinder block wall(s) is/are not approved.		
Action:	Approved	Motion: Daniel	Unanimous

Item – 14	22 Granite Cir, G13, 2 nd Extension (New Home) Six Months		Video 00:28:35 – 00:29:18
Comments:			
Discussion:			
Action:	Approved	Motion: Terry	Unanimous

Meeting Adjourned at 5:30 PM

Rec'd 01/21/2026
11:15 AM

Sudden Valley Community Association Exterior Alteration Request

Item 3
Pg 1 of 3
G1

Street Address: 32 Fairway Lane Div 23 Lot 20
Owner: Jenni and Tyler Richards
Mailing Address: [REDACTED], Bellingham, WA [REDACTED]
Phone: [REDACTED] Email: [REDACTED]

**Requests will not be considered unless the street address is clearly displayed on the residence.
Please note that in the week(s) following request submittal, ACC members may visit and review property.**

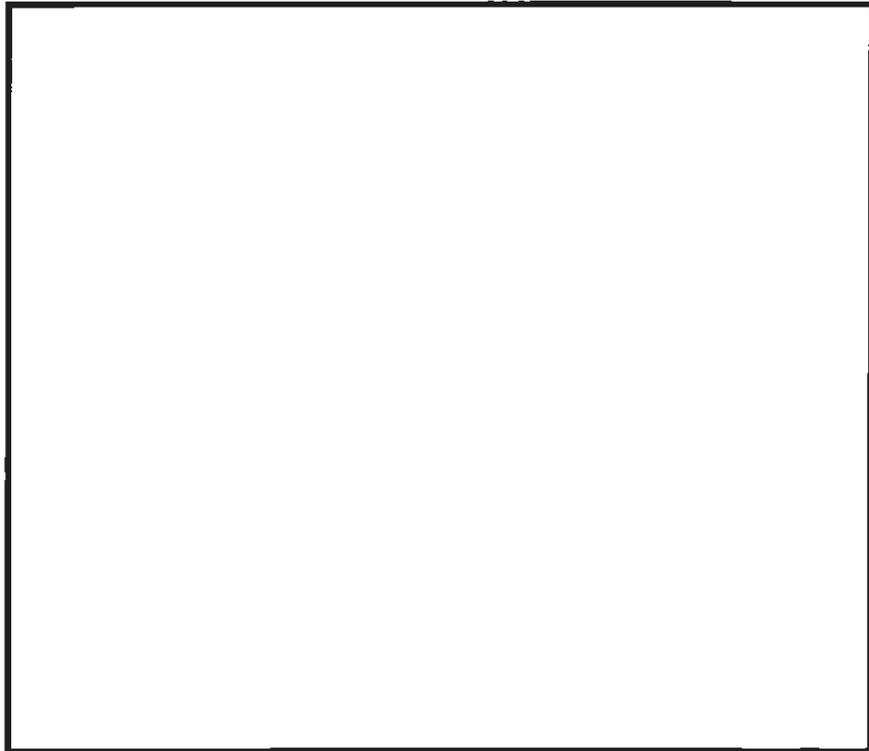
Requested for:

- Existing home
 New construction

The change would affect:

- Exterior appearance
 Drainage/Erosion control
 Open space & Lot coverage
 Setbacks to property line
 Structure height

**Please refer to ACC Guidelines
14.2 and 14.11 and for more
information.**



Give a full description of the request and attach any additional information if needed:

The scope of work includes modifications to openings to the front and back elevation, in addition to a small addition in the back elevation of the house. On the front elevation, one existing window at the primary bathroom will be removed and replaced with two new windows within the same room. The existing cart door on the front elevation will also be removed and replaced with a window.

On the back elevation, three existing living room windows will be removed and replaced with three French door assemblies. Within the kitchen, an existing wall, window, and exterior door will be removed. Two new interior walls will be constructed to expand the kitchen footprint by approximately 50 square feet, and one new window will be introduced within the expanded kitchen area. The addition at the kitchen will not provide any considerably change to the exterior elevation of the home as the roof overhang and structure already exist, the exterior walls are just being repositioned to square off the kitchen. The existing roof structure and roof plane will remain unchanged and are not impacted by the kitchen expansion.

All new construction, including walls, windows, and doors, are to match the existing residence in material, color, and finish.

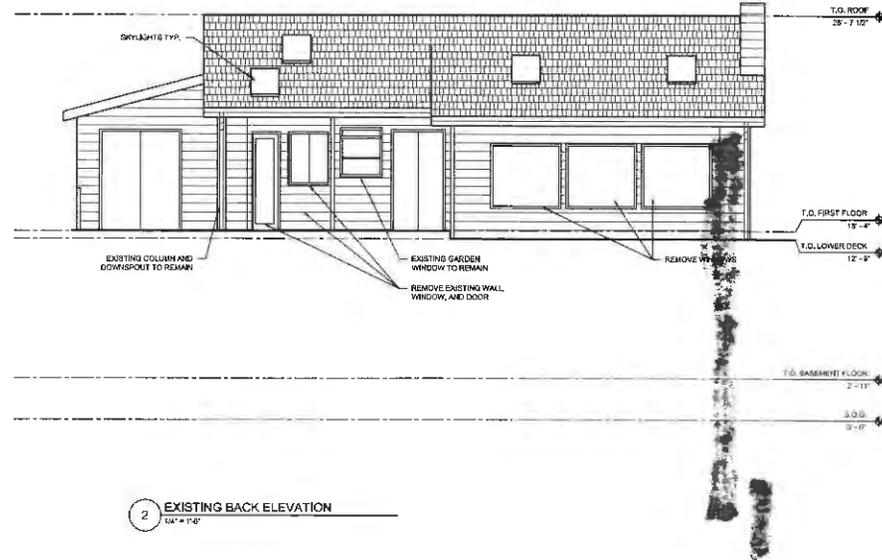
This request form in no way constitutes an approval from ACC. You MUST receive written approval before commencing any alterations.

Submission of this form provides notice for the ACC to visit the property during reasonable hours.

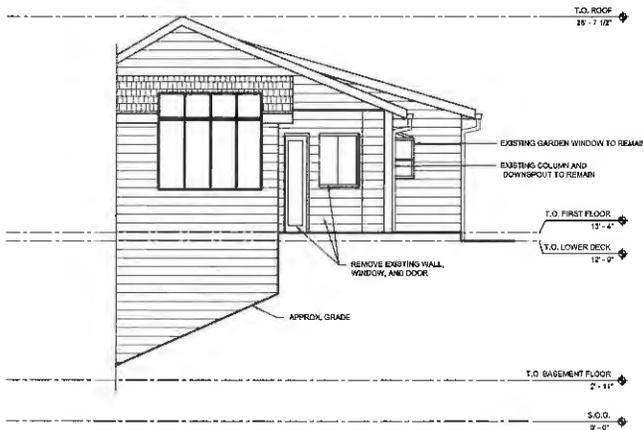
Owner Signature: [Signature] Date: 01/16/2026



1 EXISTING FRONT ELEVATION
 1/4" = 1'-0"



2 EXISTING BACK ELEVATION
 1/4" = 1'-0"



3 EXISTING RIGHT ELEVATION
 1/4" = 1'-0"

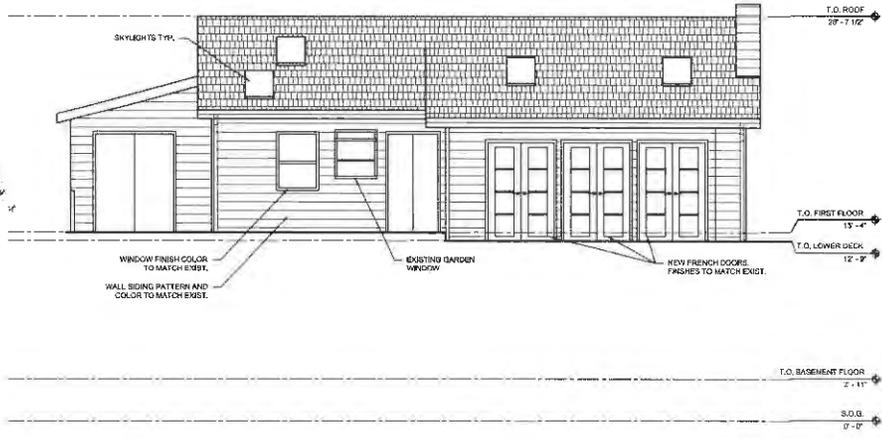
Item
 Pg 2 of 3
M

CONCEPTUAL DRAWINGS	

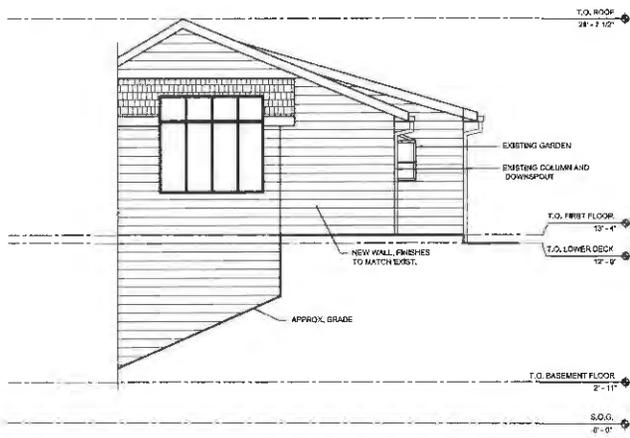
ORTH.	PLAN
SCALE	SCALE: 1/4" = 1'-0"
32 FAIRWAY RESIDENCE	
32 FAIRWAY LANE MILLINGTON, TN 37133	
EXISTING ELEVATIONS	
PROJECT:	320722
DATE:	
SCALE:	
A3.01	



1 PROPOSED FRONT ELEVATION
 1/4" = 1'-0"



2 PROPOSED BACK ELEVATION
 1/4" = 1'-0"



3 PROPOSED RIGHT ELEVATION
 1/4" = 1'-0"

Item
 Pg 3 of 3
 W

CONCEPTUAL DRAWINGS

DATE	BY

SCALE: 1/4" = 1'-0"

32 FAIRWAY RESIDENCE

32 FAIRWAY LANE
 BELL MEADOW VILLAGE

PROPOSED ELEVATIONS

PROJECT		
DRAWN		
REVISION		

A3.01

Rec'd 01/25/2026
6:34 PM

Sudden Valley Community Association Exterior Alteration Request

Item 4
Pg 1 of 3
G1
Lot 84

Street Address: 10 BOGLEY LANE Div 32
Owner: RAFAEL & EUSA GURMAN
Mailing Address: 10 BOGLEY LANE
Phone: [REDACTED] Email: [REDACTED]

Requests will not be considered unless the street address is clearly displayed on the residence.
Please note that in the week(s) following request submittal, ACC members may visit and review property.

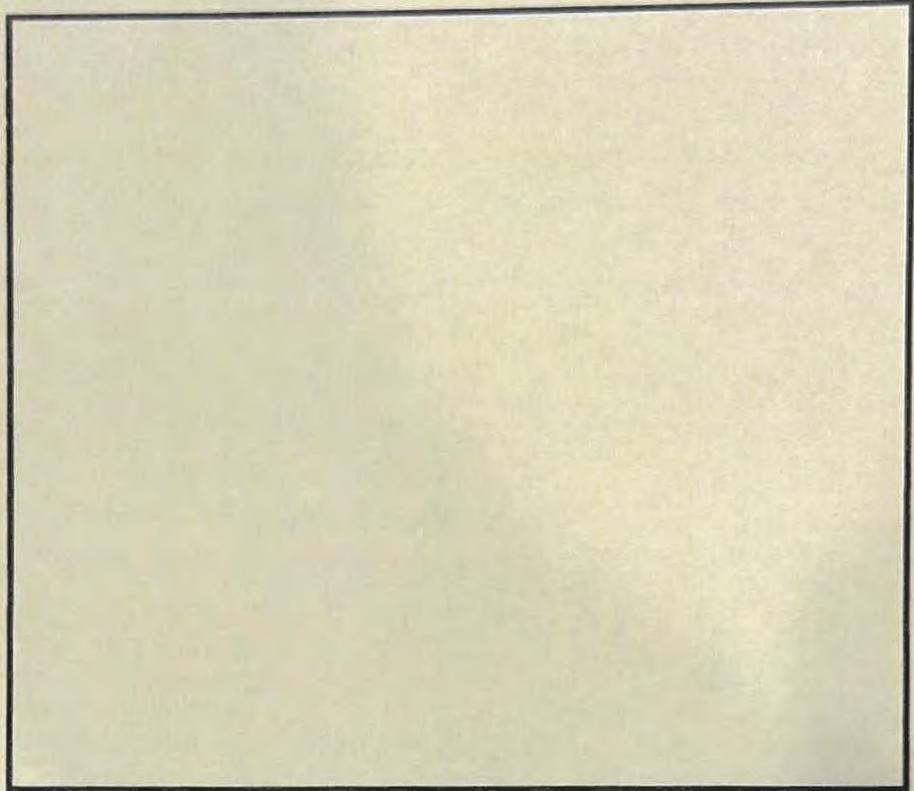
Requested for:

- Existing home
- New construction

The change would affect:

- Exterior appearance
- Drainage/Erosion control
- Open space & Lot coverage
- Setbacks to property line
- Structure height

Please refer to ACC Guidelines
14.2 and 14.11 and for more
information.



Give a full description of the request and attach any additional information if needed:

REQUEST FOR APPROVAL OF A GROUND MOUNTED, EXTERIOR HEAT PUMP. WILL BE
SCREENED FROM BOGLEY LANE BY THE HOUSE AND WILL BE SCREENED FROM
HORIZON HILL LANE FROM 6-FOOT TALL, MATURE RHODODENDRON BUSH. WILL
OPERATE BELOW 60 DBA. TO BE LOCATED 8 FEET FROM SIDE PROPERTY LINE.

ATTACHMENTS: (1) SITE PLAN, (2) PHOTO OF HEAT PUMP, (3) HEAT PUMP SPECS, (4) PHOTO RENDERING

This request form in no way constitutes an approval from ACC. You MUST receive written approval before commencing any alterations.

Submission of this form provides notice for the ACC to visit the property during reasonable hours.

Owner Signature:

[Handwritten Signature]

Date:

1/25/26

Item 4
Pg 3 of 3



Specifications

Air Flow	4700 CFM
Compressor	Inverter Rotary
Compressor RLA	19A
Crated Dimensions	45-3/8" x 19-3/8" x 59-1/4"
EER2	11
Fan Motor RLA	1.5A
Gas Line Size	3/4"
HSPF2	9
Liquid Line Size	3/8"
MCA	35A
MOP	45A
Rated Cooling / Heating Capacity	48000 Btu/h
Refrigerant	R410A
Refrigerant Charge	13.8 lbs
Rows - F.P.I.	3-17
SEER2	18
Shipping Weight	337.3 lbs
Uncrated Dimensions	53-3/4" H x 14-5/8" W x 39-3/8" D
Voltage Rating	208-230V/1/60
Weight	308.7 lbs

Rec'd 01/07/2026
4:53 PM

Sudden Valley Community Association Extension and Re-Approval Request

Item 5
Pg 1 of 1
G2

Street Address: 8 Valley View Cir Div 7 Lot 55
Owner: Sovereign Homes
Mailing Address: 851 Coho Way #306, Bellingham, WA 98225
Phone: [REDACTED] Email: [REDACTED]

**Requests will not be considered unless the street address is clearly displayed on the residence.
Please note that in the week(s) following request submittal, ACC members may visit and review property.**

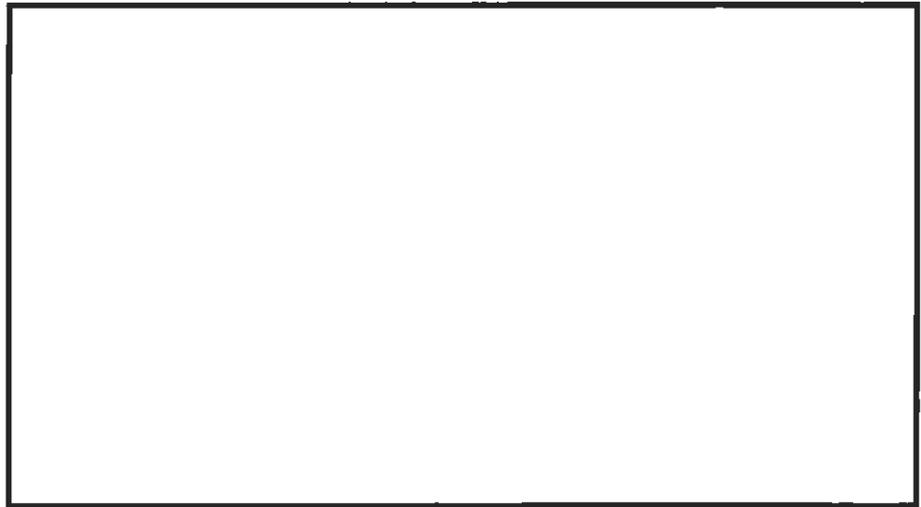
Requested for:

- Extension
- Re-approval

The change would affect:

- Start date
- Completion date

**Please refer to ACC Guideline
14.8 for more information.**



Give a full description of the request, a detailed timeline, and attach any additional information if

needed: -2nd extension for 8 Valley View Circle
-Delays due to change of General Contractor twice in 2025
-Construction is now back on track and expected to be complete in March of 2026
-County permit expires 08/01/2026

This request form in no way constitutes an approval from ACC. You MUST receive written approval before commencing any alterations.

Owner Signature: [Signature] **Date:** 1.7.26

AC Staff Comments: _____

Rec'd 01/28/2026
5:05 PM

Sudden Valley Community Association Exterior Alteration Request

Item 6
Pg 1 of 2
G2

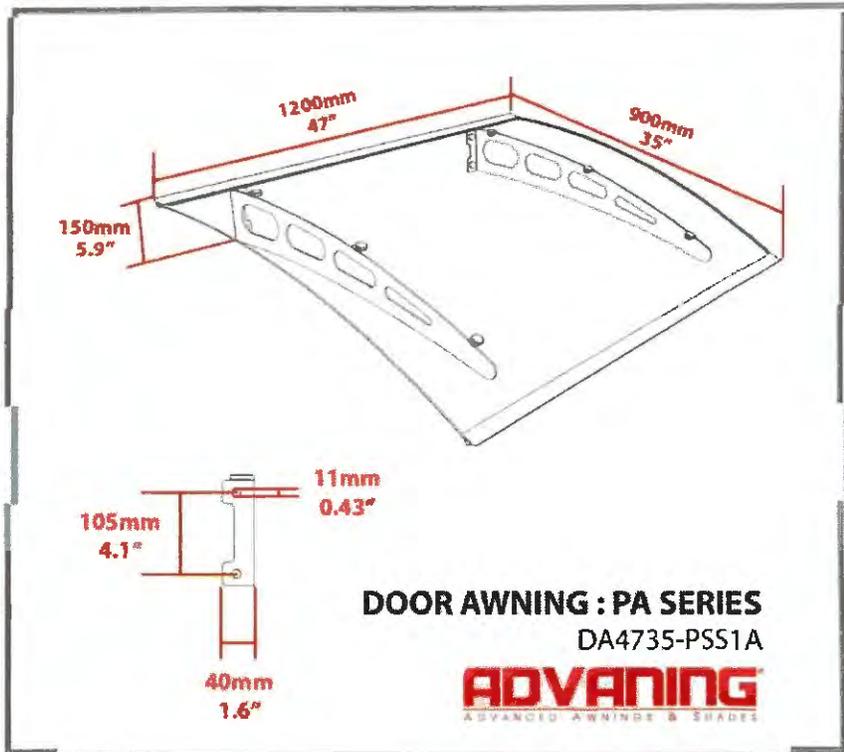
Street Address: 22 Manigold Drive, Unit #13, BHAM WA 98229 Div 52 Lot 013
Owner: Jane Milligan
Mailing Address: same as above
Phone: [REDACTED] Email: [REDACTED]

Requests will not be considered unless the street address is clearly displayed on the residence.
Please note that in the week(s) following request submittal, ACC members may visit and review property.

- Requested for:
- Existing home
 - New construction

- The change would affect:
- Exterior appearance
 - Drainage/Erosion control
 - Open space & Lot coverage
 - Setbacks to property line
 - Structure height

Please refer to ACC Guidelines 14.2 and 14.11 and for more information.



Give a full description of the request and attach any additional information if needed:

Install two awnings over front door & shed door to prevent rain from damaging/wetting floor at entry points. Recent flooring replacement revealed subfloor damage at door threshold area.
Specifications: 47" wide x 8" tall x 35" deep clear polycarbonate awning with aluminum brackets. Lightweight & visually unobtrusive. To be installed by homeowner with handyman assistance.

This request form in no way constitutes an approval from ACC. You MUST receive written approval before commencing any alterations.

Submission of this form provides notice for the ACC to visit the property during reasonable hours.

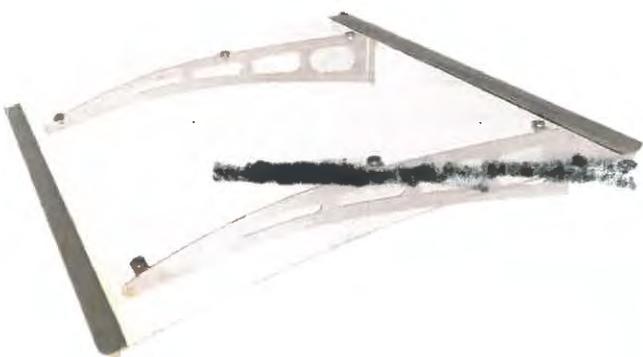
Owner Signature: Jane Milligan

Date: 1/27/26

Advancing

3.9 ft. PA Series Solid Polycarbonate Door and Window Awning (47 in. L x 35 in. D) Clear with Aluminum Brackets

★★★★★ (31) Questions & Answers (36)



- 1 +

Add to Cart

Add to List

Add to Quote

Add to Project

homedepot.com



Rec'd 01/28/2026
5:15 PM

Sudden Valley Community Association Fence Request

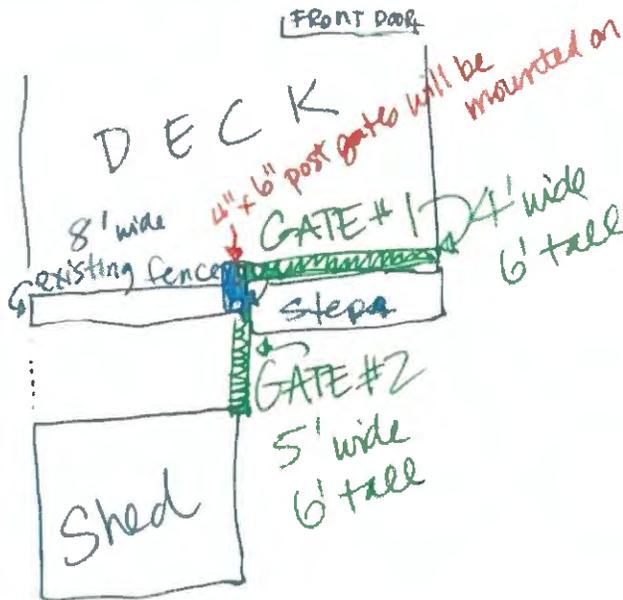
Item 7
Pg 1 of 4
G2

Street Address: 22 Marigold Drive, Unit 13, Bellingham WA 98229 Div 52 Lot 013
Owner: Jane Milligan, Jane Milligan
Mailing Address: same as above
Phone: [REDACTED] Email: [REDACTED]

Requests will not be considered unless the street address is clearly displayed on the residence. Please note that in the week(s) following request submittal, ACC members may visit and review property.

Intended use: PRIVACY Protection Pet Enclosure
Fence type: Split Rail Wood and Wire Vegetative Hedge OTHER: CEDAR

On the diagram below, please indicate the road, property line, house, fence outline with dimensions, and any proposed vegetative screening (may attach larger sketch if needed).



Corners of the proposed fence **MUST** be staked prior to submittal.
Please refer to ACC Guideline 14.6.9 for more information.

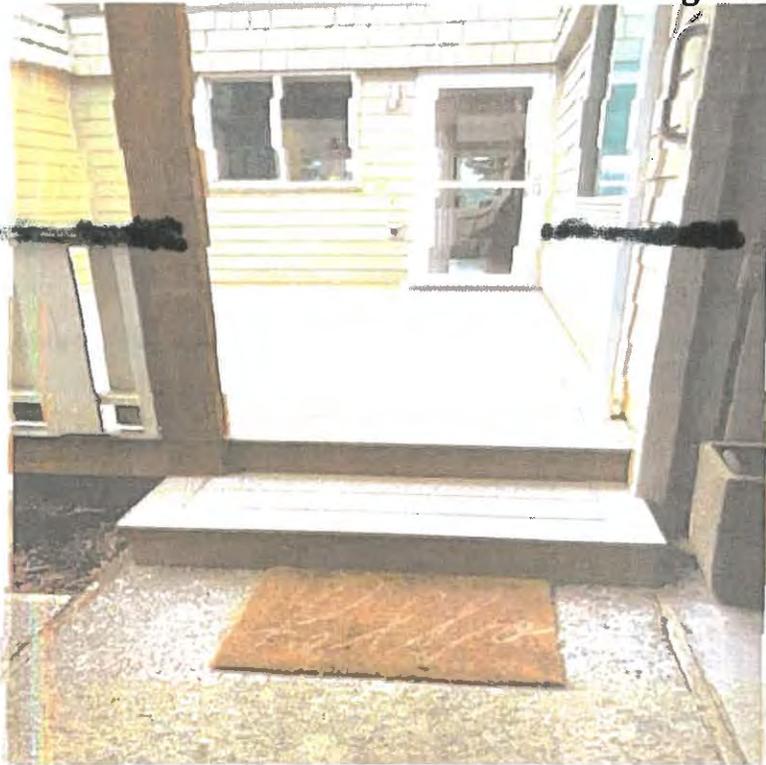
Give a full description, additional considerations, and attach additional information if needed:

See attached bid & photos & rendering of fence/gate style

TWO PRIVACY GATES, both 6' tall, cedar, board on board with running top. Gate #1 is 4' wide. Gate #2 is 5' wide. Both gates mounted to the same central 4"x6" existing post. The gates do not encroach on either neighbors' property line. Gate #1 is parallel to front door, at the end of the deck, swings outward. Gate #2 is mounted perpendicular to Gate #1, swings outward. Fence company: Discount Fence in Mount Vernon WA. NO DIGGING REQUIRED. Will be painted approved color Sherwin Williams 'Svelte Sage' to match siding.

Gate #1 to be mounted on 4"x6" post, swing outward to open, latch where grab bar is presently.

Gate #1 to be mounted on 4"x6" post, swing out to open. LATCH will be where grab bar is in photo.



Gate #2 mounted on 4"x6" post, perpendicular to Gate #1, latch on shed. Existing fence will remain. ~~Handwritten notes~~
approach Fence will be replaced. Remain in ~~place~~ place.
~~Handwritten notes~~
~~Handwritten notes~~

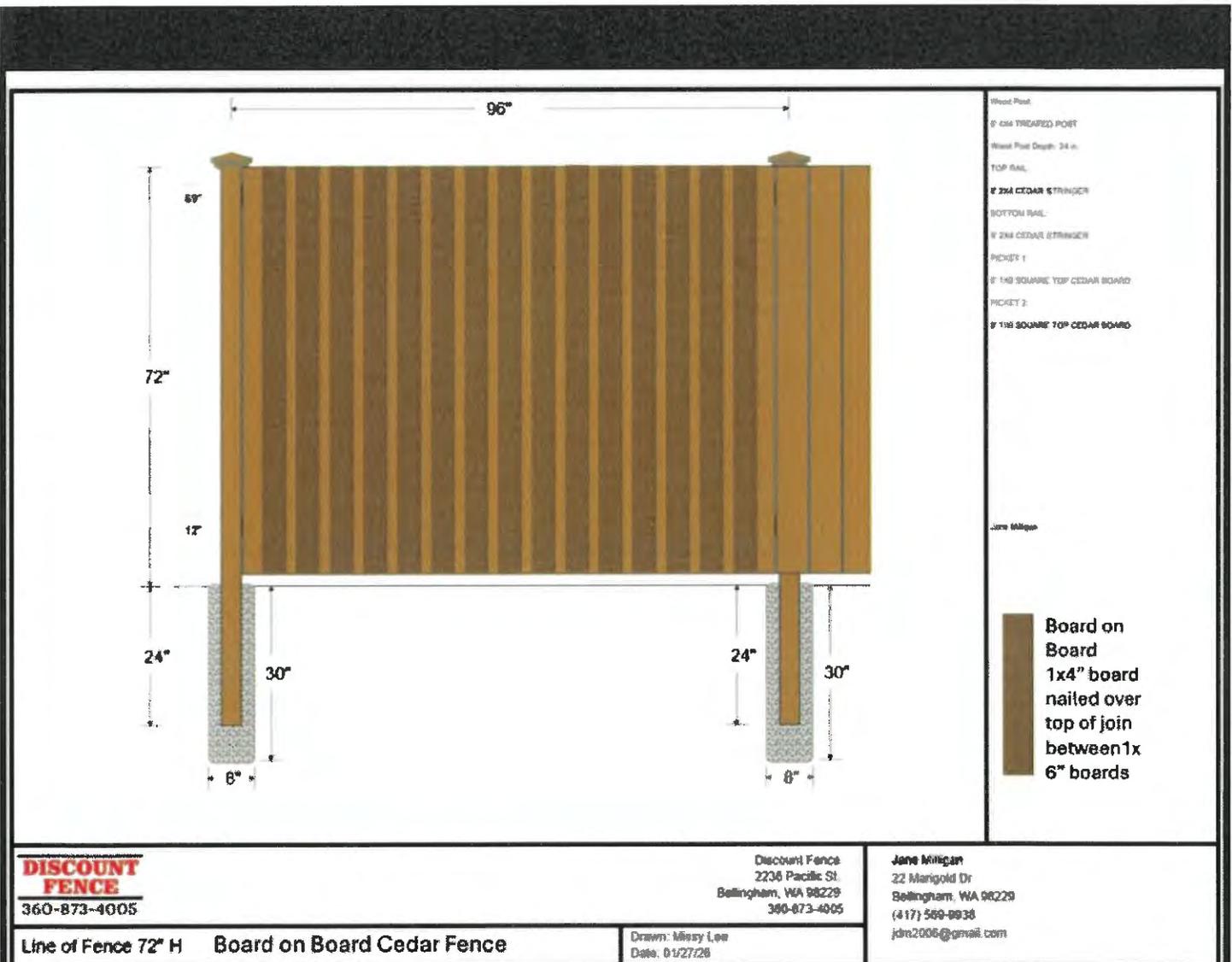
This request form in no way constitutes an approval from ACC. You MUST receive written approval before commencing any alterations.

Submission of this form provides notice for the ACC to visit the property during reasonable hours. **Owner**

Signature: *Jane Milligan*

Date: 1/27/26

AC Staff Comments: _____



DISCOUNT FENCE
360-873-4005

Discount Fence
2236 Pacific St.
Bellingham, WA 98229
360-873-4005

Jane Milligan
22 Marigold Dr
Bellingham, WA 98229
(417) 569-9936
jdm2006@gmail.com

Line of Fence 72" H Board on Board Cedar Fence

Drawn: Missy Lee
Date: 01/27/26

DISCOUNT FENCE

Contact Us

Office: (360) 873-4005
 Email: info@discountfencewa.com
 Web: http://www.discountfencewa.com

Mailing Address:
 2236 Pacific St.
 Bellingham, WA 98229

White Copy - Contractor
 Yellow Copy - Customer

Reschedule from Thurs 1/16/26 (we missed!)

RESIDENTIAL Fencing Estimate & Contract

Additional Terms & Conditions on Reverse

Estimate/Contract # 2025-0996

Date/Time: Fri 1/9/2026 9 AM

Source: Call/Email-Website

Estimate valid for 30 days

Interested in: Estimate privacy gate + fence for cmto

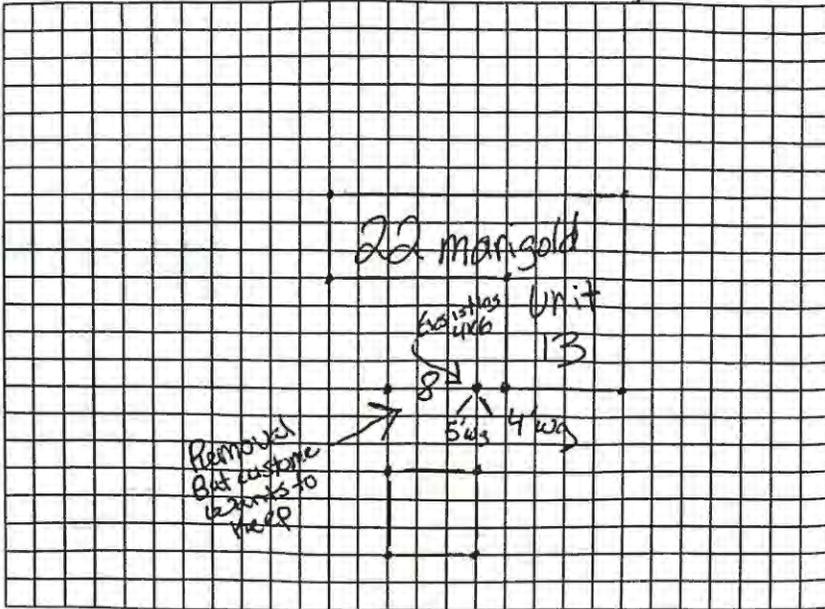
Customer: Jane Milligan Phone 1: 417 567-9938 Item 7

Address: 22 Manigault Dr Unit 13 Phone 2: _____ Pg 4 of 4

City/Zip: Bellingham WA 98229 Email: jdm2006@gmail.com

- Chain Link Wood
- Ornamental Vinyl
- Deco Mesh Custom
- Other: _____

Height	Style
<u>6'</u>	<u>Board on Board</u>
Walk Gate	Drive Gate
<u>1-4</u>	<u>1-5</u>
Pipe Type	Concrete
Term Posts	Gate Posts
Line Posts	<u>Use Existing Top Rail</u>
Post Spacing	Post Size
Sizing	Facing
Tension Wire	Barb Wire
	<u>Out</u>



Site Conditions: Level Slope Hill Rocky Loose Soil Clearing Removal/Disposal Animal Waste

Fence Info: Contour Stepped Dog Tight Onsite Dirt Disposal (SEE PRICING CONDITIONS)

Pricing Conditions

Changes in Site Conditions WILL impact cost

Clearing must be completed prior to work starting or owner will be charged for labor and/or trip fee

Removal and Disposal NOT included unless specifically identified as included

Dog Tight - owner to backfill on uneven ground

Dirt Disposal offsite NOT included; added post

Price	\$1,500
Discount	
Subtotal	\$1500
9% Tax	\$135
Total	\$1635
Deposit	\$1635

1-5' walk gate - 6' Board on board

1-4' walk gate - 6' Board on board

8' of Removal (customer to keep and use)

Gates to be hung on existing 4x6 post

100% deposit \$2K + custom gates.

Includes all labor, materials and equipment to perform work. Estimator: David Date: 1/9/26

- CUSTOMER MUST:**
- Clearly identify corners, ends, and gates
 - Mark any private underground utilities
 - Obtain any necessary permits, approvals, or engineering
 - Make any change requests in writing; Change fee will apply to changes made after contract signed and will require an additional deposit.
- Payment terms - PLEASE READ CAREFULLY:**
- Pay deposit before job scheduled - credit card kept on file until job complete and balance paid in full.
 - Pay balance due day of completion - until paid we own materials and may remove at any time for non-payment
 - Accept cash, check, or credit card (note 3.5% bank fee)

ACCEPTANCE - PLEASE READ CAREFULLY:

I accept the prices, specifications, terms and conditions of this agreement and understand all work to be completed in a workmanlike manner according to standard practices. I agree to assume full responsibility for fence location, and at my sole cost and expense, to defend and hold harmless Discount Fence against any and all claims for work described herein. I will make any change requests in writing and pay associated charges with the understanding any reductions in work will affect pricing of remaining work (ex: price per foot will go up when footage reduced). I understand if I direct changes at the job site while work is performed I will be charged a fee plus time and materials (fee \$150 per change). I agree to pay total outstanding balance on day of completion. YOUR SIGN IS YOUR WARRANTY - DO NOT REMOVE.

Signature: _____ Date: _____

Rec'd 01/28/2026
11:10 AM

Sudden Valley Community Association Exterior Alteration Request

Item 8
Pg 1 of 6
G3

Street Address: 3 AUSTIN CREEK LANE, BELLINGHAM, WA 98229 Div 01 Lot 54
Owner: MIKE & ANGELA HILYAR
Mailing Address: 3 AUSTIN CREEK LANE, BELLINGHAM, WA 98229
Phone: [REDACTED] Email: [REDACTED]

Requests will not be considered unless the street address is clearly displayed on the residence. Please note that in the week(s) following request submittal, ACC members may visit and review property.

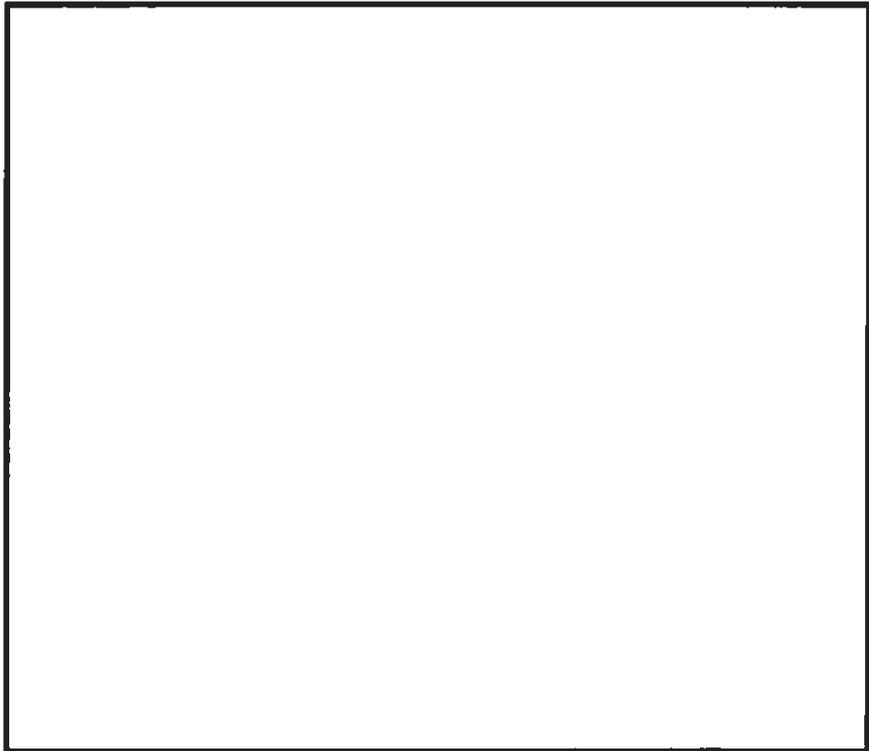
Requested for:

- Existing home
- New construction

The change would affect:

- Exterior appearance
- Drainage/Erosion control
- Open space & Lot coverage
- Setbacks to property line
- Structure height

Please refer to ACC Guidelines 14.2 and 14.11 and for more information.



Give a full description of the request and attach any additional information if needed:

PLEASE SEE ATTACHED

This request form in no way constitutes an approval from ACC. You MUST receive written approval before commencing any alterations.

Submission of this form provides notice for the ACC to visit the property during reasonable hours.

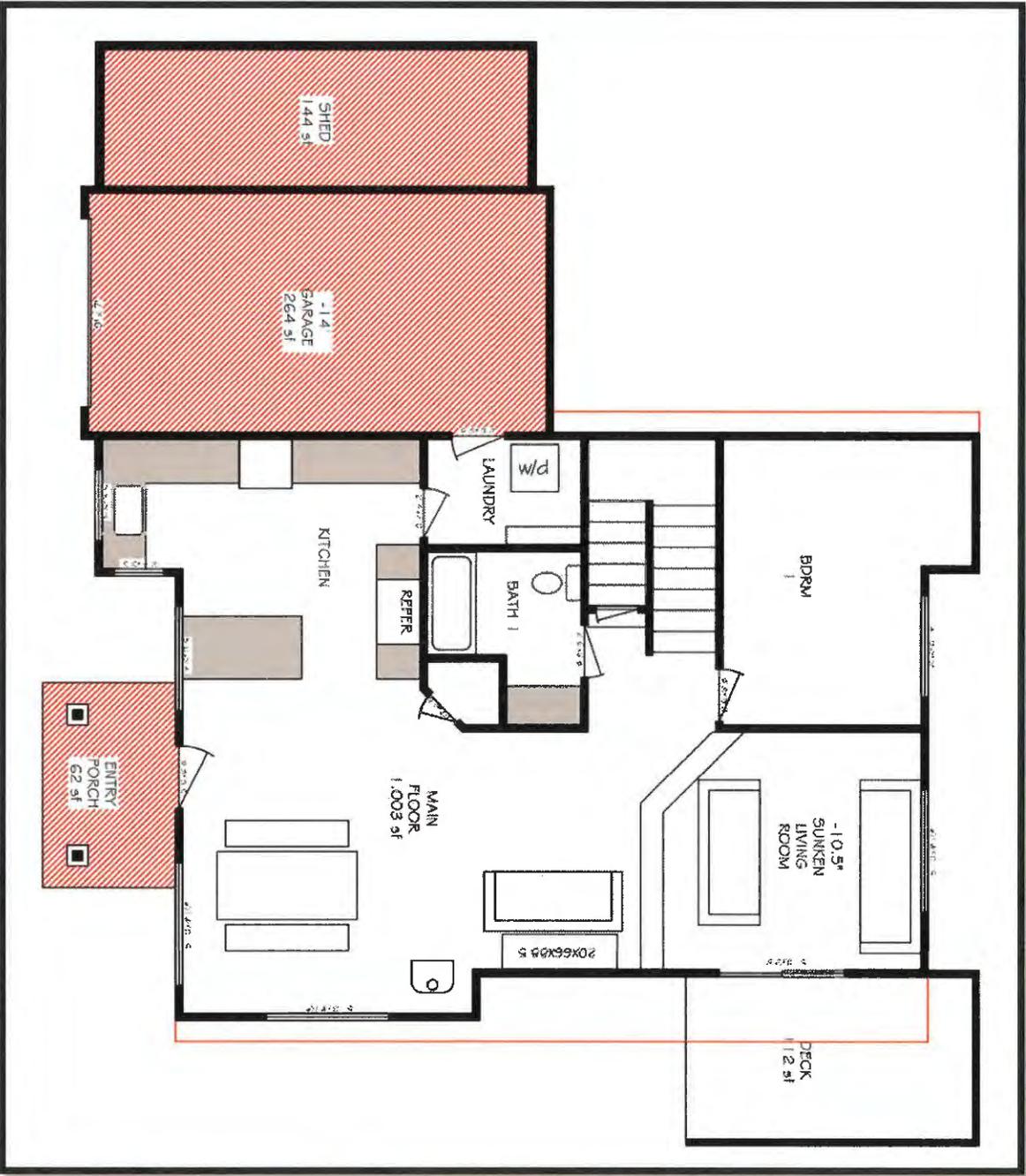
Owner Signature: Craig Telgenhoff Date: 1/28/2026

Project description: Garage, driveway and deck expansion.

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Pg 2 of 6

DEMOLITION: We propose to demolish the following existing structures (shown in red):

- 1. Attached 264 sf garage
- 2. Attached 144 sf shed.
- 3. 62 sf entry porch.



PROPOSED REMODEL: We propose to replace or MODIFY the following:

- **(PURPLE) Driveway:** expand driveway to the north 152 sf.
- **(RED) Garage:** expand garage footprint by 239 square feet.
- **(YELLOW) Open Stair:** add a 93-sf open stair off the north side of garage.
- **(GREEN) Deck:** add 232 sf to existing composite deck off south side of house.
- **(PINK) Entry Porch:** add stairs and stair landing to entry porch by 29sf.



INTERIOR LIVING SPACE ANALYSIS: Proposed interior living space will expand 698sf to 2,255sf.

INTERIOR LIVING SPACE:	AREA	UNIT	PROPOSED	UNIT	CHANGE
FIRST FLOOR	1003	SF	1130	SF	127
SECOND FLOOR	554	SF	1125	SF	571
TOTAL LIVING AREA:	1557		2255	SF	698

GARAGE ANALYSIS: Proposed garage will expand 239sf to 647sf an increase of 239sf

GARAGE & SHED	AS-BUILT	UNIT	PROPOSED	UNIT	CHANGE
ATTACHED GARAGE	264	SF	647	SF	383
SHED	144	SF		SF	-144
TOTAL GARAGE AREA:	408	SF	647	SF	239

HOUSE & DRIVEWAY COVERAGE ANALYSIS: Proposed house, garage & driveway area is 2,132sf an increase of 134sf.

HOUSE & DRIVEWAY FOOTPRINT	AS-BUILT	UNIT	PROPOSED	UNIT	CHANGE
HOUSE & GARAGE AREA	1575	SF	1702	SF	127
DRIVEWAY	423	SF	430	SF	7
TOTAL PROPERTY COVERAGE AND OPEN SPACE	1998		2132		134

WALKWAYS & STAIR LANDING COVERAGE ANALYSIS: Proposed walkways and stair landing area is 226sf an increase of 140 sf.

WALKWAY & STAIR LANDING SF	AS-BUILT	UNIT	PROPOSED	UNIT	CHANGE
WALKWAYS / PAVERS	86	SF	192	SF	106
SOUTH DECK, GARAGE MAN DOOR STAIR LANDINGS	0	SF	34	SF	34
TOTAL DRIVEWAY & WALKWAY SF	86	SF	226	SF	140

FRAMED DECKS & DECK STAIR COVERAGE ANALYSIS: Proposed framed deck and open stair area is 531sf an increase of 357 sf.

FRAMED DECKS & DECK STAIRS:	AS-BUILT	UNIT	PROPOSED	UNIT	CHANGE
ENTRY PORCH (*porch is converted to interior space)	62	SF	29	SF	-33
STAIRS (NORTH SIDE)	0	SF	93	SF	93
SOUTH SIDE DECK	112	SF	409	SF	297
TOTAL DECK AREA:	174	SF	531	SF	357

SITE AND LOT REQUIREMENT ANALYSIS:

35% PROPERTY COVERAGE: Based on a 5,663 square foot lot, the allowed building and driveway coverage is 1,982sf. The as-built house and driveway coverage is 1,998sf. The proposed coverage is 2,132sf, an increase of 134sf or 6.8% increase.

LOT AREA:	5663	SF						
SITE AND LOT REQUIREMENT ANALYSIS:	AS-BUILT	UNIT	PROPOSED	UNIT	ALLOWED	VARIANCE	UNIT	%/+/-
a.) BUILDING FOOT PRINT 35% RULE: ALLOWED BUILDING FOOTPRINT INCLUDING EAVE PROJECTIONS & DRIVEWAY	1998	SF	2132	SF	1982	134	SF	6.8%
LOT AREA:	5663	SF						

50% OPEN SPACE REQUIREMENT: Based on a 5,663 square foot lot, the open space requirement is 2,832sf. The as-built house and driveway coverage is 1,998sf. The proposed coverage is 2,889sf, an increase of 58sf or 2.0% increase.

LOT AREA:	5663	SF						
SITE AND LOT REQUIREMENT ANALYSIS:	AS-BUILT	UNIT	PROPOSED	UNIT	ALLOWED	VARIANCE	UNIT	%/+/-
b.) 50% OPEN SPACE RULE ALLOWED MAXIMUM LOT COVERAGE. (HOUSE, DECKS, STAIRS, STAIR LANDINGS, WALKWAYS & DRIVEWAY)	2258	SF	2889	SF	2832	58	SF	2.0%
14.5 SITE AND LOT REQUIREMENTS:								
*NOTE: the proposed house & driveway addition is 6.8% over the 35% lot coverage requirement (134 sf)								
* The proposed project is 2% above the 50% open space requirement.								

VARRIANCE REQUEST: We request a variance to allow an additional 134sf increase to the allowable building and driveway lot coverage.

In addition, we request a variance to allow an additional 58sf increase to the allowed open space requirement.

AS-BUILT PHOTO:



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PROPOSED REMODEL RENDERING:



Rec'd 01/28/2026
11:40 AM

Sudden Valley Community Association Variance Request

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Pg 1 of 1
G3

Street Address: 3 AUSTIN CREEK LANE, BELLINGHAM WA 98229 Div 01 Lot 54
Owner: MIKE & ANGELA HILYAR
Mailing Address: 3 AUSTIN CREEK LANE, BELLINGHAM WA 98229
Phone: [REDACTED] / [REDACTED] Email: [REDACTED] / [REDACTED]

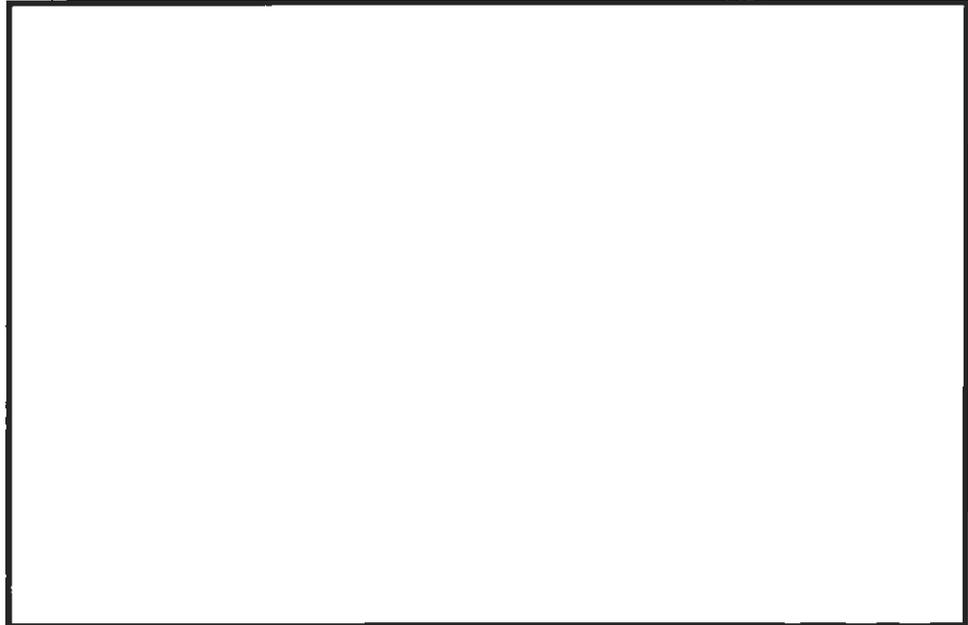
Requests will not be considered unless the street address is clearly displayed on the residence.
Please note that in the week(s) following request submittal, ACC members may visit and review property.

Requested for:

- New construction
- Existing home
- Other

The variance would affect:

- Exterior appearance
- Drainage/Erosion control
- Open space & Lot coverage
- Tree/Vegetation removal
- Setbacks to property line
- Interior living space
- Structure height



Please refer to ACC
Guideline 14.8.12 for
more information.

Give a full description of the request and need for the variance: _____

Please see attached.

This request form in no way constitutes an approval from ACC. You MUST receive written approval before commencing any alterations.

Owner Signature: Craig Telgenhoff CLT Design/Build Inc. 360-961-6957 Date: 1/28/2026

AC Staff Comments: _____

Rec'd 1/20/2026
4:50 AM

Item 10
Pg 1 of 14
G3

Sudden Valley Community Association Tree/Vegetation Trimming and/or Removal Request

Street Address: 19 Inglewood Place Div 04 Lot 037
Owner: Paula Kramer
Mailing Address: 19 Inglewood Place, Bellingham, WA 98229
Phone: (360) 738-1550 Email: paalakramer@comcast.net

All trees must be clearly flagged (no spray paint) before applying.

Requests will *not be considered if flagging is missing* OR if street address isn't clearly displayed on residence.

** Marked with yellow twine around trunk **

IMPORTANT NOTE: Within an individual's clearly distinguished property boundaries, routine maintenance can be performed and is encouraged without ACC permission. This includes the pruning of dead branches and those branches that are 6" or less in diameter. Removal of those branches may not exceed 30% of the foliage density of an individual specimen. Small trees, branches and vegetation 10" or less in diameter and within 10' of a residential structure may be removed without ACC approval.

** Per Whatcom County Canopy Retention Regulation effective October 22, 2016 any significant tree being removed in Lake Whatcom Watershed requires county permit. Significant is defined as evergreen trees 12" in diameter or greater and deciduous 8" in diameter or greater. Any limbing 25% and under does not require a county permit. If a county permit is required for you proposed tree removal/ limbing request, please attach your approved county permit to this application. **

2 Number of trees/shrubs
2 # Removal # Limbing

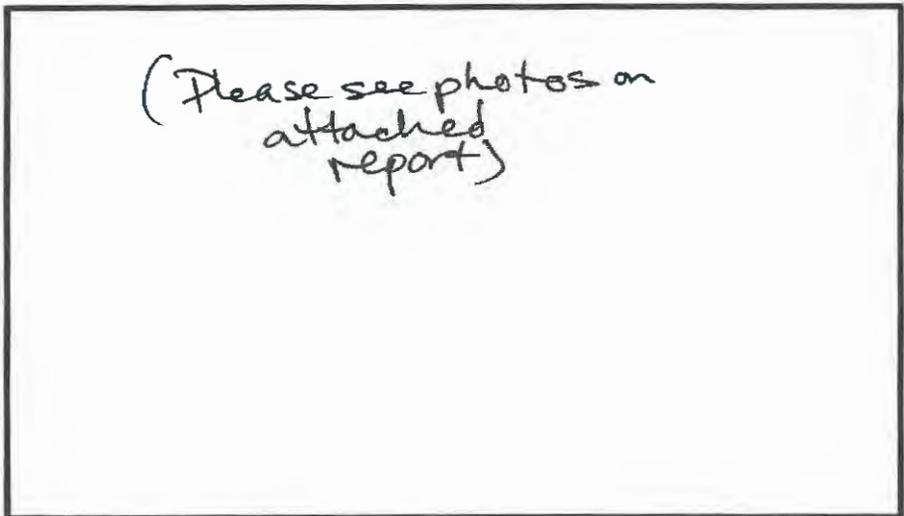
On the diagram below, please indicate the location of the road, property line, house, and each tree (numbered individually).

Type:

Fir Cedar Hemlock
 Alder Maple Other

Check any that apply:

- Property or personal danger
- Dead/Diseased (*Hemlock*)
- Leaning (*towards house + dying*)
- Roots exposed
- On a slope
- Creation/maintenance of view
- Replanting trees/shrubs



Located on SVCA property

Located on neighbor's property - For trees that are not on the applicant's property, written permission from the owner is required prior to submittal.

Please refer to ACC Guideline 14.10 for more information. Please email to: office@suddenvalley.com

Give a full description, the reason for the requested action and diameter on each tree, and attach any additional information if needed:

Please see attached report from Arborist.

This request form in no way constitutes an approval from the ACC or Whatcom County. You MUST receive written approval and an SVCA permit before commencing any work.

Submission of this form provides notice for the ACC to visit the property during reasonable hours.

Owner Signature: Paula Kramer

Date: 1/20/26

Purpose, Definitions, and Terminology:

This is a tree risk assessment report. The purpose is to give you an understanding of the risk a tree/trees poses to human life, structures, utilities, and valuables by creating a risk rating and statement on the current state of the tree/s, under normal conditions. Trees are living organisms that are dynamic and under constant change, because of this a time frame is used to establish the duration of time the assessment is valid.

A risk statement uses terminology to describe the likelihood of failure, likelihood of impact to a target, and consequence of impact to a target i.e. something of value or importance. Target exposure potential is categorized as constant, frequent, occasional, or rare. The level of damage as a result of impact is described as follows.

Negligible - Causes no damage, cleanup is only associated cost. For persons; no injury.

Minor - Simple repair, cost is less than \$250. For persons; minor injury that does not require medical attention.

Significant - Repairs and replacement cost is less than \$1000. For persons; injury requires medical attention, doctor visit, walk-in clinic, or E.R. visit but no hospitalization overnight.

Severe - Repairs are extensive or damaged beyond repair, cost is greater than \$1000. For persons; injuries require hospitalization with overnight care, life altering injury, or death.

A risk rating is generally described as follows.

None - No tree present or no targets.

Low - Generally safe, although it must be stated any tree can have unexpected failure which can be difficult to predict. If there are targets present, this is the lowest rating a tree can have.

Moderate - Some level of risk, generally a combination of possible failure and low likelihood of impact or higher with minor or greater consequences.

High - Failure is expected within the time frame and there is a high likelihood of impact causing significant or severe damage to the target.

Extreme - Tree is actively failing, or likelihood of failure is imminent with a high likelihood of impact causing significant or severe damage. Generally the tree is made safe or removed immediately.

Scope of Work:

This report for a tree risk assessment of the following trees.

- 1) Western Red Cedar (*Thuja plicata*)
28 inch dbh, 75 feet in height
- 1) Western Hemlock (*Tsuga heterophylla*)
12 inch dbh, 60 feet in height

The customer is concerned for the risk of two trees in the back of the property failing and causing damage to the home. This is a level 1 assessment, all observations were made from the ground, using basic tools like diameter tape, probe, and mallet. The customer recently purchased the home and is concerned for the home, property, and neighbors.

Methodology Used:

This assessment utilizes the International Society of Arborist Tree Risk Assessment Qualification method, using a tree risk assessment form to record findings. Defects and conditions of concern were identified on all parts of the trees.

Targets and Site Assessment:

The targets are the house, and the septic system. The septic is located 5 feet from the base of tree one and the house is 20 ft. The trees are located along the back property line, standing in a row of several other trees. There is a slight slope of 5 degrees to the ESE. The lot was recently cleared for home construction creating a new edge among trees which had grown in a stand, together supporting and buffering winds. The ground was covered with wood chips and mulch after construction, helping the recently disturbed soils support the trees but there is no doubt the clearing and septic installation negatively impacted the trees.

Tree 1 is within striking distance of the customer's home and a neighboring home. The septic system for the customer's home is located 5 feet from the base of the tree. It has a lean of 7 degrees towards the house.

Tree 2 is within striking distance of the home and neighboring home. The lean of the tree is toward the customer's home.

Overall Tree Health and Condition:

Tree 1 has a sparse canopy with a fair amount of dead limbs present. The tree has a lean of 7 degrees in the direction of the northeast corner of the house. At 40 feet the tree splits into co-dominant stems and at 60 feet the stems start to correct for the lean. The tree is directly adjacent to the septic system, the digging of the septic certainly did damage to the root system and there are visible scars on the roots and lower stem of the tree. The tree now leans into open

space where before the clearing, had leaned into other surrounding trees helping to support it, now being on the edge it no longer has any support.

Tree 2 has a declining canopy and low vigor. It is growing in the canopy of a larger western red cedar and is showing signs of suppressed and stressed canopy. The tree is growing on top of an old decaying stump alongside the larger cedar, which is dominating the growing space. The roots are stilted, growing over the decaying stump, although these stilted roots are generally strong, this tree only has two main root stilts supporting the weight of the tree.

Conditions of Concern:

Tree 1 has several conditions of concern, primarily the lean and the recent site clearing changes. This lean factor negatively contributes to the other conditions such as the root loss, mechanical damage at the base, and the co-dominate tops. Now that the tree is not supported by surrounding trees, it has more freedom of movement to sway in the wind causing substantial loading to these defects.

Tree 2's main condition of concern is the overall low vigor and health of the tree, evident in the dieback of the canopy. This generally indicates a pathogen in the vascular system commonly originating in the roots of western hemlock. This tree's root structure alone is a condition of concern and the high probability of fungal pathogens and decay in the roots because it is a western hemlock, make it more likely to fail near the base of the tree. The stilted roots are not likely to be sufficient to support the load of the tree.

Risk Assessment:

Tree 1 has MODERATE risk rating, it is possible that one of the co-dominate tops will fail and has a high likelihood of hitting the home or septic system causing severe damage.

Tree 2 has MODERATE risk rating, it is possible that the tree will fail near the base or roots and has a high likelihood of striking one or several of the targets, causing severe damage.

Mitigation Options:

Tree 1 mitigation option is to remove the tree. The tree has several conditions and is now standing on a new edge. There are no pruning or cabling mitigation options that would be practical considering the new edge site conditions. Residual risk after mitigation would be none.

Tree 2 mitigation option is to remove the tree. The canopy is too suppressed under the larger neighboring cedar and the tree is showing signs of decline because of this. With the addition of the minimal stilted root system and the shortage of live canopy, there are no reasonable pruning options to retain the tree safely. Residual risk after mitigation would be none.

Tree 1 in the center of the picture.



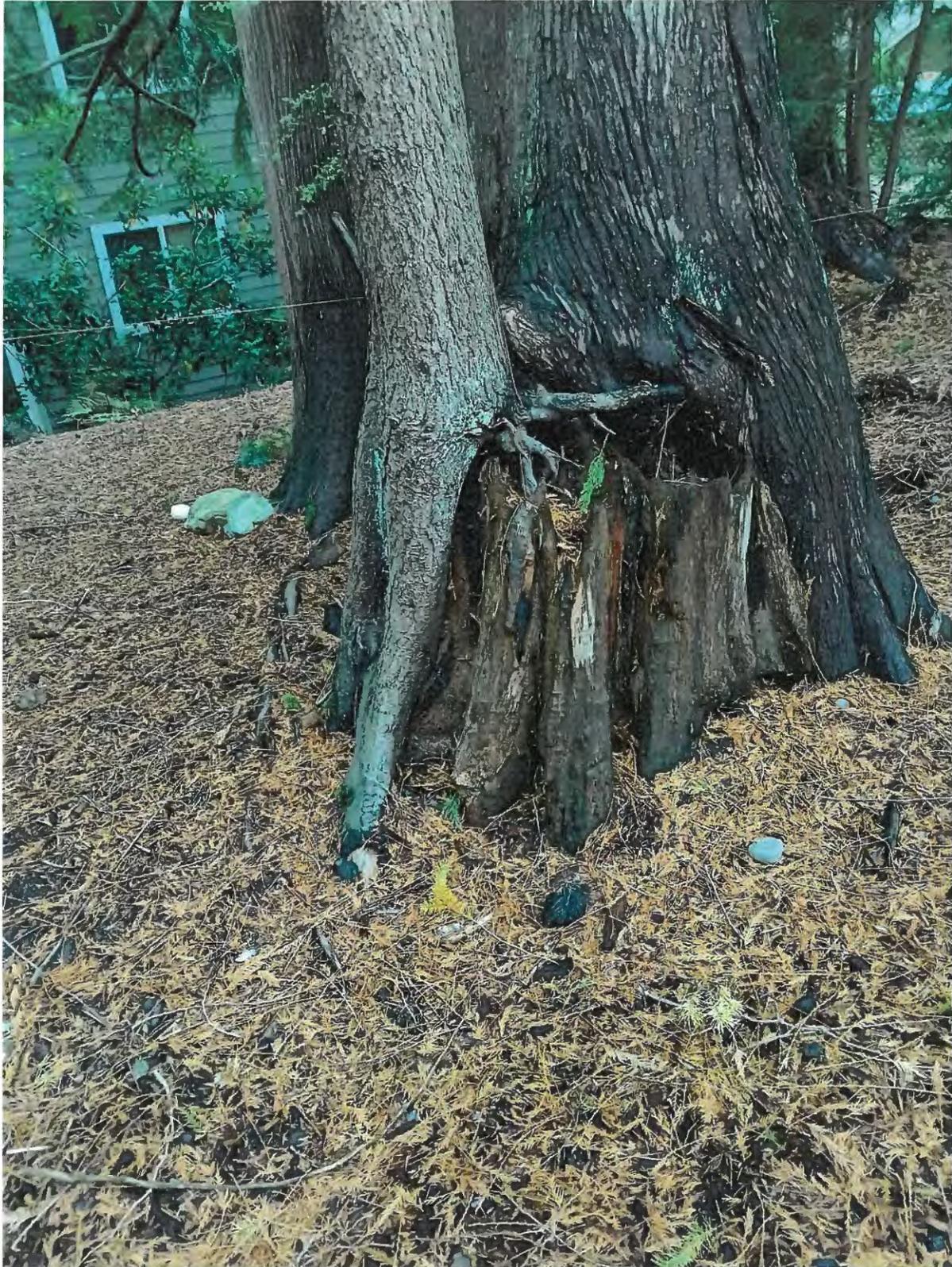
Tree 1 showing co-dominate tops and lean.



Tree 2 is the smaller diameter stem in the center.



Base of Tree 2



Septic system at base of tree 1 (tree to the right), tree 2 just out of view to right





Basic Tree Risk Assessment Form

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Client PAULA KRAUER Date 12/2/25 Time _____
Address/Tree location 19 INGLEWOOD PLACE BELLEVUE, WA 98229 Tree no. 1 Sheet _____ of _____
Tree species WESTERN RED CEDAR dbh 28" Height 75' Crown spread dia. 20'
Assessor(s) JAMES RICE Tools used PROBE, Mallet, DBH TAPE Time frame 1 YEAR

Target Assessment

Target number	Target description	Target protection	Target zone			Occupancy rate 1 - rare 2 - occasional 3 - frequent 4 - constant	Practical to move target?	Restriction practical?
			Target within drip line	Target within 1 x Ht.	Target within 1.5 x Ht.			
1	HOME	No	No	YES	YES	4	No	No
2	SEPTIC	No	YES	YES	YES	4	No	No
3								
4								

Site Factors

History of failures _____ Topography Flat Slope 2 % Aspect ESE
Site changes None Grade change Site clearing Changed soil hydrology Root cuts Describe CLEARED FOR HOME
Soil conditions Limited volume Saturated Shallow Compacted Pavement over roots % Describe _____
Prevailing wind direction SW Common weather Strong winds Ice Snow Heavy rain Describe TYPICAL WESTERN WA.

Tree Health and Species Profile

Vigor Low Normal High Foliage None (seasonal) None (dead) Normal 80 % Chlorotic _____ % Necrotic 20 %
Pests/Biotic _____ Abiotic _____
Species failure profile Branches Trunk Roots Describe CO-DOMINATE RED CEDAR KNOWN TO FAIL

Load Factors

Wind exposure Protected Partial Full Wind funneling Relative crown size Small Medium Large
Crown density Sparse Normal Dense Interior branches Few Normal Dense Vines/Mistletoe/Moss
Recent or expected change in load factors NEW EDGE TREE WITH LEAN, MORE SWAY POTENTIAL

Tree Defects and Conditions Affecting the Likelihood of Failure

— Crown and Branches —

Unbalanced crown LCR 80 %
Dead twigs/branches 20 % overall Max. dia. 6"
Broken/Hangers Number _____ Max. dia. _____
Over-extended branches
Pruning history
Crown cleaned Thinned Raised
Reduced Topped Lion-tailed
Flush cuts Other _____
Cracks Lightning damage
Codominant TOPS Included bark
Weak attachments Cavity/Nest hole _____ % circ.
Previous branch failures Similar branches present
Dead/Missing bark Cankers/Galls/Burls Sapwood damage/decay
Conks Heartwood decay
Response growth _____
DEAD BRANCHES Condition(s) of concern CO DOMINATE TOPS

Part Size 6" Fall Distance 50'
Load on defect N/A Minor Moderate Significant
Likelihood of failure Improbable Possible Probable Imminent
Part Size 12" Fall Distance 50'
Load on defect N/A Minor Moderate Significant
Likelihood of failure Improbable Possible Probable Imminent

— Trunk —

Dead/Missing bark Abnormal bark texture/color
Codominant stems Included bark Cracks
Sapwood damage/decay Cankers/Galls/Burls Sap ooze
Lightning damage Heartwood decay Conks/Mushrooms
Cavity/Nest hole _____ % circ. Depth _____ Poor taper
Lean 7° Corrected? YES
Response growth _____
Condition(s) of concern LEAN
Part Size 28" Fall Distance 75'
Load on defect N/A Minor Moderate Significant
Likelihood of failure Improbable Possible Probable Imminent

— Roots and Root Collar —

Collar buried/Not visible Depth _____ Stem girdling
Dead Decay Conks/Mushrooms
Ooze Cavity _____ % circ.
Cracks Cut/Damaged roots Distance from trunk _____
Root plate lifting Soil weakness
Response growth _____
Condition(s) of concern CUT/DAMAGED ROOTS
Part Size 28" Fall Distance 75'
Load on defect N/A Minor Moderate Significant
Likelihood of failure Improbable Possible Probable Imminent

ISA Basic Tree Risk Assessment Form

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Pg 13 of 14

Client PAULA KRAMER Date 10/27/25 Time 1600
 Address/Tree location 19 FABLEWOOD PLACE BELLEVUE WA, 98227 Tree no. 2 Sheet of
 Tree species WESTERN HEMLOCK dbh 12" Height 60' Crown spread dia. 20'
 Assessor(s) JAMES RICE Tools used DIAMETER TAPE, PROBE Time frame 1 YEAR

Target Assessment

Target number	Target description	Target protection	Target zone			Occupancy rate 1 - rare 2 - occasional 3 - frequent 4 - constant	Practical to move target?	Restriction practical?
			Target within drip line	Target within 1x Ht.	Target within 1.5x Ht.			
1	HOME	NO		✓		4	NO	NO
2	SEPTIC	NO		✓		4	NO	NO
3								
4								

Site Factors

History of failures Topography Flat Slope 5 % Aspect ESE
 Site changes None Grade change Site clearing Changed soil hydrology Root cuts Describe NEW HOME CONSTRUCTION
 Soil conditions Limited volume Saturated Shallow Compacted Pavement over roots % Describe
 Prevailing wind direction SW Common weather Strong winds Ice Snow Heavy rain Describe TYPICAL PNW LOWLANDS

Tree Health and Species Profile

Vigor Low Normal High Foliage None (seasonal) None (dead) Normal 10 % Chlorotic % Necrotic 90 %
 Pests/Biotic Abiotic
 Species failure profile Branches Trunk Roots Describe IN REPORT

Load Factors

Wind exposure Protected Partial Full Wind funneling Relative crown size Small Medium Large
 Crown density Sparse Normal Dense Interior branches Few Normal Dense Vines/Mistletoe/Moss
 Recent or expected change in load factors MORE WIND EXPOSURE

Tree Defects and Conditions Affecting the Likelihood of Failure

— Crown and Branches —

Unbalanced crown LCR 10 %
 Dead twigs/branches 90 % overall Max. dia. 4"
 Broken/Hangers Number Max. dia.
 Over-extended branches
 Pruning history
 Crown cleaned Thinned Raised
 Reduced Topped Lion-tailed
 Flush cuts Other
DEAD BRANCH Condition(s) of concern

Cracks Lightning damage
 Codominant Included bark
 Weak attachments Cavity/Nest hole % circ.
 Previous branch failures Similar branches present
 Dead/Missing bark Cankers/Galls/Burls Sapwood damage/decay
 Conks Heartwood decay
 Response growth SUPPRESSED

Part Size 4" Fall Distance 40'
 Load on defect N/A Minor Moderate Significant
 Likelihood of failure Improbable Possible Probable Imminent

Part Size Fall Distance
 Load on defect N/A Minor Moderate Significant
 Likelihood of failure Improbable Possible Probable Imminent

— Trunk —

Dead/Missing bark Abnormal bark texture/color
 Codominant stems Included bark Cracks
 Sapwood damage/decay Cankers/Galls/Burls Sap ooze
 Lightning damage Heartwood decay Conks/Mushrooms
 Cavity/Nest hole % circ. Depth Poor taper
 Lean 5 ° Corrected? YES
 Response growth
 Condition(s) of concern BOW
 Part Size 12" Fall Distance 60'
 Load on defect N/A Minor Moderate Significant
 Likelihood of failure Improbable Possible Probable Imminent

— Roots and Root Collar —

Collar buried/Not visible Depth Stem girdling
 Dead Decay Conks/Mushrooms
 Ooze Cavity % circ.
 Cracks Cut/Damaged roots Distance from trunk
 Root plate lifting Soil weakness
 Response growth STILLED ON ROTTEN STUMP
 Condition(s) of concern MINIMAL STILLED
 Part Size 12" Fall Distance 60'
 Load on defect N/A Minor Moderate Significant
 Likelihood of failure Improbable Possible Probable Imminent

Risk Categorization

Target (Target number or description)	Tree part	Condition(s) of concern	Likelihood											Consequences				Risk rating (from Matrix 2)	
			Failure				Impact				Failure & Impact (from Matrix 1)			Negligible	Minor	Significant	Severe		
			Improbable	Possible	Probable	Imminent	Very low	Low	Medium	High	Unlikely	Somewhat	Likely						Very likely
HOME SEPTIC	TRUNK	BOW		✓								✓	✓					✓	MOD
SEPTIC				✓									✓	✓					✓
HOME SEPTIC	ROOTS			✓								✓	✓					✓	MOD
SEPTIC				✓									✓	✓					✓

Matrix 1. Likelihood matrix.

Likelihood of Failure	Likelihood of Impact			
	Very low	Low	Medium	High
Imminent	Unlikely	Somewhat likely	Likely	Very likely
Probable	Unlikely	Unlikely	Somewhat likely	Likely
Possible	Unlikely	Unlikely	Unlikely	Somewhat likely
Improbable	Unlikely	Unlikely	Unlikely	Unlikely

Matrix 2. Risk rating matrix.

Likelihood of Failure & Impact	Consequences of Failure			
	Negligible	Minor	Significant	Severe
Very likely	Low	Moderate	High	Extreme
Likely	Low	Moderate	High	High
Somewhat likely	Low	Low	Moderate	Moderate
Unlikely	Low	Low	Low	Low

North

Notes, explanations, descriptions

STUTED ROOTS ONLY 2 MAIN ROOTS
NOT ENOUGH TO SUPPORT TREE, TREE
IS IN DECLINE.

Mitigation options

1. REMOVE Residual risk NONE
2. Residual risk _____
3. Residual risk _____
4. Residual risk _____

Overall tree risk rating Low Moderate High Extreme

Overall residual risk None Low Moderate High Extreme Recommended inspection interval _____

Data Final Preliminary Advanced assessment needed No Yes-Type/Reason _____

Inspection limitations None Visibility Access Vines Root collar buried Describe _____



Item 11
Pg 1 of 1
G5

Sudden Valley Community Association Tree/Vegetation Trimming and/or Removal Request

Street Address: 4 SHETLAND COURT Div 24 Lot 097
Owner: ALBERT REIMER / TARA GILLIGAN
Mailing Address: 4 SHETLAND COURT, BELLINGHAM, WA 98229
Phone: [REDACTED] Email: [REDACTED]

All trees must be clearly flagged (no spray paint) before applying.

Requests will *not be considered* if flagging is missing OR if street address isn't clearly displayed on residence.

IMPORTANT NOTE: Within an individual's clearly distinguished property boundaries, routine maintenance can be performed and is encouraged **without** ACC permission. This includes the pruning of **dead branches** and those branches that are **6" or less in diameter**. Removal of those branches **may not exceed 30%** of the foliage density of an individual specimen. Small trees, branches and vegetation **10" or less in diameter and within 10' of a residential structure** may be removed without ACC approval.

**** Per Whatcom County Canopy Retention Regulation effective October 22, 2016 any significant tree being removed in Lake Whatcom Watershed requires county permit. Significant is defined as evergreen trees 12" in diameter or greater and deciduous 8" in diameter or greater. Any limbing 25% and under does not require a county permit. If a county permit is required for you proposed tree removal/ limbing request, please attach your approved county permit to this application. ****

2 Number of trees/shrubs
 # Removal # Limbing

On the diagram below, please indicate the location of the road, property line, house, and each tree (numbered individually).

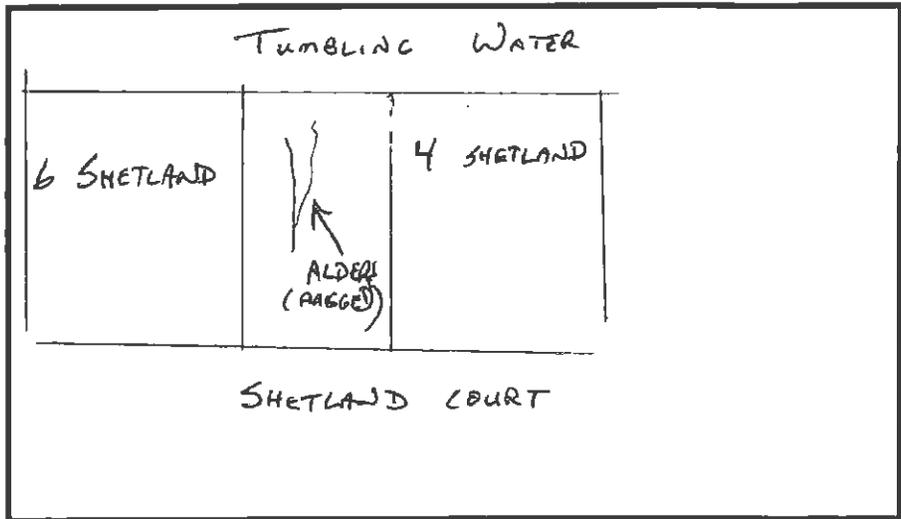
Type:
 Fir Cedar Hemlock
 Alder Maple Other

Check any that apply:
 Property or personal danger
 Dead/Diseased
 Leaning
 Roots exposed
 On a slope
 Creation/maintenance of view

 Replanting trees/shrubs

 Located on SVCA property

 Located on neighbor's property - For trees that are not on the applicant's property, written permission from the owner is required **prior** to submittal.



Please refer to ACC Guideline 14.10 for more information. Please email to: office@suddenvalley.com

Give a full description, the reason for the requested action and diameter on each tree, and attach any additional information if needed:

The alders are growing close to our house and the neighbors. Soon they will spread over the roof. If they get bigger and then blow down, the houses could get damaged.

This request form in no way constitutes an approval from the ACC or Whatcom County. You MUST receive written approval and an SVCA permit before commencing any work.

Submission of this form provides notice for the ACC to visit the property during reasonable hours.

Owner Signature: [Signature]

Date: JAN 15, 2026

Rec'd 01/21/2026
1:49 PM

Item 12
Pg 1 of 4
G5

Sudden Valley Community Association Tree/Vegetation Trimming and/or Removal Request

Street Address: 47 Louise View DR Bellingham WA 98229 Div 27 Lot 70
Owner: Callon Bigger
Mailing Address: 47 Louise View DR Bellingham WA 98229
Phone: [REDACTED] Email: [REDACTED]

All trees must be clearly flagged (no spray paint) before applying.

Requests will *not be considered if flagging is missing* OR if street address isn't clearly displayed on residence.

IMPORTANT NOTE: Within an individual's clearly distinguished property boundaries, routine maintenance can be performed and is encouraged **without** ACC permission. This includes the pruning of **dead branches** and those branches that are **6" or less in diameter**. Removal of those branches **may not exceed 30%** of the foliage density of an individual specimen. Small trees, branches and vegetation **10" or less in diameter and within 10' of a residential structure** may be removed without ACC approval.

**** Per Whatcom County Canopy Retention Regulation effective October 22, 2016 any significant tree being removed in Lake Whatcom Watershed requires county permit. Significant is defined as evergreen trees 12" in diameter or greater and deciduous 8" in diameter or greater. Any limbing 25% and under does not require a county permit. If a county permit is required for you proposed tree removal/ limbing request, please attach your approved county permit to this application. ****

1 Number of trees/shrubs
1 # Removal # Limbing

On the diagram below, please indicate the location of the road, property line, house, and each tree (numbered individually).

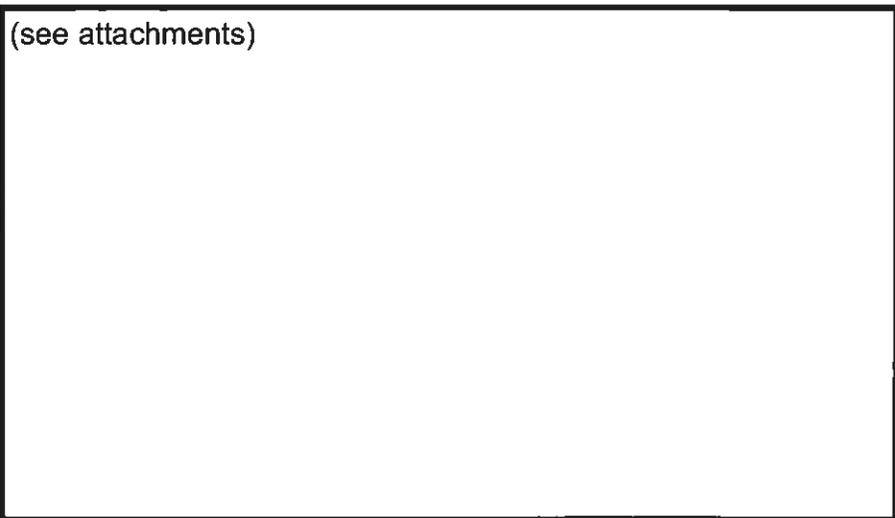
Type:

Fir Cedar Hemlock
 Alder Maple Other

Check any that apply:

Property or personal danger
 Dead/Diseased
 Leaning
 Roots exposed
 On a slope
 Creation/maintenance of view

 Replanting trees/shrubs



Located on SVCA property

Located on neighbor's property - *For trees that are not on the applicant's property, written permission from the owner is required prior to submittal.*

Please refer to ACC Guideline 14.10 for more information. Please email to: office@suddenvalley.com

Give a full description, the reason for the requested action and diameter on each tree, and attach any additional information if needed:

In the storm of November 2024, an otherwise healthy Douglas Fir measuring over 110' uprooted in the wind, and fell across my house, and my neighbors garage. The tree crushed my home, and came just feet from where we were sleeping. It's been 14 months and we're still not finished with repairs. My neighbor and I are afraid that we won't be as lucky next storm, as this tree I am requesting to remove is similar in age, health, and size.

This request form in no way constitutes an approval from the ACC or Whatcom County. You MUST receive written approval and an SVCA permit before commencing any work.

Submission of this form provides notice for the ACC to visit the property during reasonable hours.

Owner Signature: Callon Bigger

Date: 01/21/2026



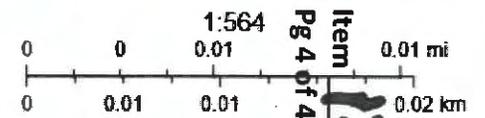


47 Louise View DR Bellingham WA Tree Removal Site Survey



1/12/2026, 2:32:02 PM

- Subdivisions
- Lots
- Sections
- Louise View DR
- Tax Parcels
- Quarter Sections
- Douglas Fir requested to be removed.



Existing tree canopy: approx. 1,600sq.ft.
 Site area: approx. 8,953sq.ft. (property and alley included)

Rec'd 01/15/2026
7:23 PM

Sudden Valley Community Association Exterior Alteration Request

Item 13
Pg 1 of 4
G5

Street Address: 2 Bracken Pl _____ Div 30 Lot 15
Owner: Clayton Lewis / Danielle Alleman _____
Mailing Address: 2 Bracken Pl, Bellingham WA 98229 _____
Phone: _____ Email: _____

Requests will not be considered unless the street address is clearly displayed on the residence. Please note that in the week(s) following request submittal, ACC members may visit and review property.

Requested for:

- Existing home
- New construction

The change would affect:

- Exterior appearance
 - Drainage/Erosion control
- Open space & Lot coverage
- Setbacks to property line
- Structure height

Please refer to ACC Guidelines 14.2 and 14.11 and for more information.

Give a full description of the request and attach any additional information if needed:

This request is for adding a small sauna to our existing deck behind our house. The sauna would have minimal visual impact due to it being behind the house obscured from the street. The sauna will be electrically heated so no smoke. The sauna will be a custom pre-built kit assembled onsite. Materials are standing seam metal roof and siding on exterior with an unpainted charred wood finish. Dimensions 7' x 7' x 8' tall. As the sauna would be on the existing deck there would be no changes to drainage or lot coverage.

This request form in no way constitutes an approval from ACC. You MUST receive written approval before commencing any alterations.

Submission of this form provides notice for the ACC to visit the property during reasonable hours.

Owner Signature: Clayton Lewis

Date: 1/15/2026

Sauna
Location





View of location, looking towards house



Proposed Location, corner of deck



Rec'd 01/28/2026
4:55 PM

Sudden Valley Community Association Exterior Alteration Request

Item 14
Pg 1 of 3
G13

Street Address: 22 Lost Fork Ln Div 5 Lot 72
Owner: Terrence Schwartz
Mailing Address: 22 Lost Fork Ln Bellingham WA 98229
Phone: [REDACTED] Email: [REDACTED]

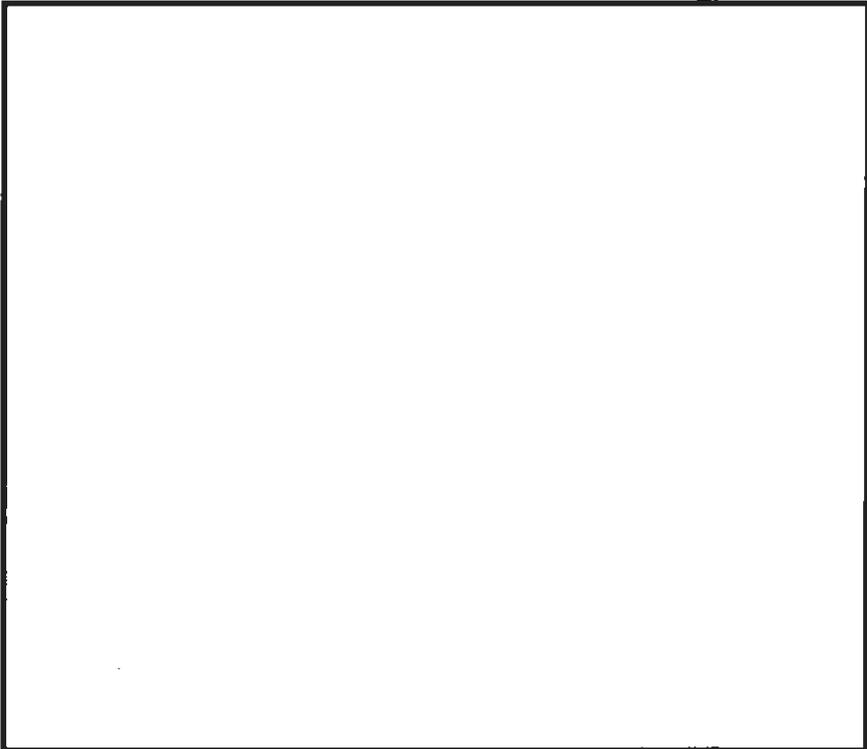
Requests will not be considered unless the street address is clearly displayed on the residence. Please note that in the week(s) following request submittal, ACC members may visit and review property.

Requested for:

- Existing home
- New construction

The change would affect:

- Exterior appearance
- Drainage/Erosion control
- Open space & Lot coverage
- Setbacks to property line
- Structure height



Please refer to ACC Guidelines 14.2 and 14.11 and for more information.

Give a full description of the request and attach any additional information if needed:
I am planning on replacing my lower rear deck in a similar fashion to the design and materials approved last year by the ACC for my upper rear deck. The current decking and railing will be replaced with Trex products. I am attaching a video of the upper deck from last year.
I intend to replace the lower deck with the same design and materials.

This request form in no way constitutes an approval from ACC. You MUST receive written approval before commencing any alterations.

Submission of this form provides notice for the ACC to visit the property during reasonable hours.

Owner Signature: [Signature] Date: 1-28-2026

Rec'd 12/31/2024
9:26 AM

Sudden Valley Community Association Exterior Alteration Request

Item 14
Pg 2 of 3

Street Address: 22 Lost Fork Ln Div 5 Lot 72
Owner: Terrence Schwartz
Mailing Address: 22 Lost Fork Ln Bellingham WA 98229
Phone: [REDACTED] Email: [REDACTED]

Requests will not be considered unless the street address is clearly displayed on the residence. Please note that in the week(s) following request submittal, ACC members may visit and review property.

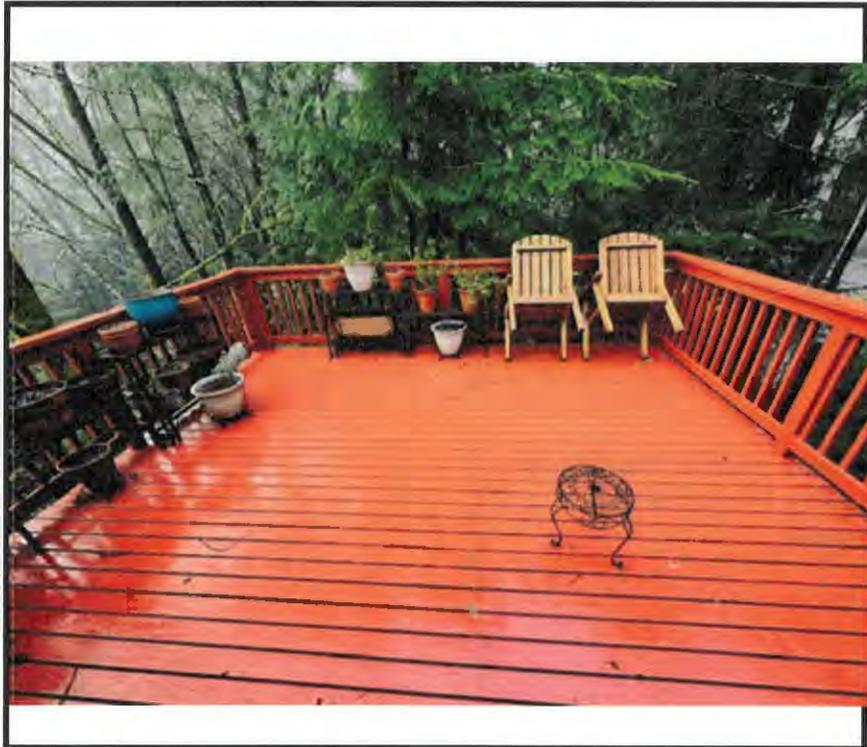
Requested for:

- Existing home
- New construction

The change would affect:

- Exterior appearance
- Drainage/Erosion control
- Open space & Lot coverage
- Setbacks to property line
- Structure height

Please refer to ACC Guidelines 14.2 and 14.11 and for more information.



Give a full description of the request and attach any additional information if needed:

I am planning on replacing my upper, rear deck. The current posts will be replaced with 6 x 6 uprights with knee braces. The current decking and railing will be placed with Trex products. I will attach photos of the proposed colors for the new decking and railing. I plan to replace the lower deck with the same materials & colors next year (2026). Thank you.

This request form in no way constitutes an approval from ACC. You MUST receive written approval before commencing any alterations.

Submission of this form provides notice for the ACC to visit the property during reasonable hours.

Owner Signature: Terrence J. Schwartz Date: 12-30-24

22 Lost Fork Ln, G13, Ext Alt (Deck) 05-072

Trex Color Choices Being Considered

Item 14
Pg 3 of 3



RAILING OPTIONS

Charcoal Black



Vintage Lantern



Example: Madeira decking with Charcoal Black railing



Rec'd 01/29/2026
11:58 AM

Sudden Valley Community Association Construction Change Request

Item 15
Pg 1 of 1
G13

Street Address: 10 shooting star ct Div 9 Lot 41
Owner: ilya shportko
Mailing Address: 6292 Fernridge Dr
Phone: [REDACTED] Email: [REDACTED]

Requests will not be considered unless the street address is clearly displayed on the residence. Please note that in the week(s) following request submittal, ACC members may visit and review property.

Requested for:

- Existing home
- New construction

The change would affect:

- Exterior appearance
- Drainage/Erosion control
- Open space & Lot coverage
- Setbacks to property line
- Structure height

Please refer to ACC Guidelines 14.2 and 14.11 and for more information.



Give a full description of the request and attach any additional information if needed:

I would like to change the appearance of the front of the house. I would like to make the front of the house all board and batten.

I would also like to add two windows to the front of the house above the garage as shown in the image attached.

I would like to also remove all light fixtures around the house except for the ones above the garage doors

I would like the change the look of the garage door and front door as shown in the images. Both will be black

This request form in no way constitutes an approval from ACC. You MUST receive written approval before commencing any alterations.

Submission of this form provides notice for the ACC to visit the property during reasonable hours.

Owner Signature: [Signature]

Date: 01/29/2026