



# Sudden Valley Community Association Architectural Control Committee

Date 03/05/2026

Time 9:00 AM

Location - Zoom

## Minutes

<b>Type of meeting:</b>	Request and Plan Review
<b>Facilitator:</b>	Daniel Rodriguez, Chair
<b>Committee Attendees:</b>	Terry Niblack, Dan Vink, Jo Jean Kos, Patric Zwolenski
<b>Excused Absence:</b>	
<b>Attendees:</b>	Jerry Gangle, Allen Helvajian
<b>Observers:</b>	Michael Roney (Item 4), William Davis (Item 5), (also Matt & Wesley Lynch from Rubicon for Item 5), Max Pluschakov (Items 7 & 8), Seeley Mullins (Items 9 & 10), Megan Gilkey & Neil Saunders (Guest Attendees)

Item – 1	Approval of 03/05/2026 ACC Meeting Agenda
Item – 2	Property Owner Comments
Item – 3	Consent Agenda – Approval of the 02/19/2026 ACC Meeting Minutes
Item – 4	25 Inlet Cir, G1, Ext Alt (Replace Driveway & Retaining Wall) – <b>Reduction of Scope</b>
Item – 5	10 Inlet Cir, G1, Const Change (Enclose Deck)
Item – 6	22 Marigold Dr #13 (Ridgefield Condos), G2, Ext Alt (Awning)
Item – 7	19 Valley Crest Way, G3, New Construction <b>Resubmission</b>
Item – 8	19 Valley Crest Way, G3, Variance (Lot Coverage) <b>Resubmission</b>
Item – 9	3 Acorn Place, G3, Fence (Privacy & Pet)
Item – 10	3 Acorn Place, G3, Variance (Set-Back)
Item – 11	<del>29A Cascade Ln, G3, Ext Alt (Detached Garage)</del> <b>Removed per GM</b>
Item – 12	32 Western Ln, G13, Fence (Pet)
Item – 13	16 Sunnyside Ln, G13, Tree ( <del>Remove 2, Limb 1</del> ) – Changed to Remove 1 and Limb 2

**Meeting Called to Order 9:03 AM**

<b>Item – 1</b>	Approval of 03/05/2025 ACC Meeting Agenda	Video 00:00:01 – 00:01:06
Comments:	Approved with two modifications. #4 – New EAR Form (Scope reduction) and #11 – Removed by the GM.	
Discussion:		
Action:	Approved	Motion: Patric Unanimous

<b>Item – 2</b>	Property Owners Comments	Video 00:01:09 – 00:10:35
Comments:	Megan Gilkey - 106 Grand View Ln expressed concern about development of the lot at 108 Grand View Ln and specifically, about	
Discussion:	the drainage issue. Seeley Mullins – 3 Acorn Pl updated the ACC about the neighbors’ rude dog activity and Neil Saunders –	
Action:	63 Valley Crest asked construction related questions.	Motion: N/A

<b>Item – 3</b>	Consent Agenda – Approval of the 02/19/2025 ACC Meeting Minutes	Video 00:10:45 – 00:10:54
Comments:		
Discussion:		
Action:	Approved	Motion: Dan Unanimous

<b>Item – 4</b>	25 Inlet Cir, G1, Ext Alt (Replace Driveway & Retaining Wall)	Video 00:11:03 – 00:15:25
Comments:	Approved with the inclusion of a strip drain or Burm to handle storm water runoff. Be sure to schedule	
Discussion:	the driveway inspection before pouring the cement.	
Action:	Approved	Motion: Dan Unanimous

<b>Item – 5</b>	10 Inlet Cir, G1, Const Change (Enclose Deck)	Video 00:16:17 – 00:17:55
Comments:		
Discussion:		
Action:	Approved	Motion: Patric Unanimous

<b>Item – 6</b>	22 Marigold Dr #13 (Ridgefield Condos), G2, Ext Alt (Awning)	Video 00:18:04 – 00:21:21
Comments:		
Discussion:		
Action:	Approved	Motion: Patric Unanimous

<b>Item – 7</b>	19 Valley Crest Way, G3, New Construction <i>Resubmission</i>	Video 00:21:37 – 00:24:45
Comments:		
Discussion:		
Action:	Approved	Motion: Dan Unanimous



<b>Item – 8</b>	19 Valley Crest Way, G3, Variance (Lot Coverage) <b>Resubmission</b>		Video 00:21:37 – 00:24:45
Comments:			
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

<b>Item – 9</b>	3 Acorn Place, G3, Fence (Privacy & Pet)		Video 00:25:15 – 00:36:14
Comments:	Please consider plant diversification within the hedge.		
Discussion:			
Action:	Approved	Motion: Terry	Unanimous

<b>Item – 10</b>	3 Acorn Place, G3, Variance (Set-Back)		Video 00:25:15 – 00:36:14
Comments:	Approved to within one (1) foot of the property line.		
Discussion:			
Action:	Approved	Motion:	

<b>Item – 11</b>	29A Cascade Ln, G3, Ext Alt (Detached Garage)		Video 00:00:00 – 00:00:00
Comments:			
Discussion:			
Action:	Removed	Motion: Per the GM	

<b>Item – 12</b>	32 Western Ln, G13, Fence (Pet)		Video 00:36:36 – 00:41:05
Comments:			
Discussion:			
Action:	Approved	Motion: Terry	Unanimous

<b>Item – 13</b>	16 Sunnyside Ln, G13, Tree ( <del>Remove 2, Limb 1</del> )		Video 00:41:13 – 00:46:50
Comments:	Request modified during Home Tour to Remove 1 Tree (known as Tree #1) and Limb the 2 other ones.		
Discussion:	Please consider leaving a habitat snag when removing the tree.		
Action:	Approved	Motion: Daniel	Unanimous

**Meeting Adjourned at 09:50 AM**