



Sudden Valley Community Association Architectural Control Committee

Date 03/19/2026

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, Jo Jean Kos
Excused Absence:	Dan Vink, Patric Zwolenski
Attendees:	Jerry Gangle, Allen Helvajian
Observers:	Scott Wrobel (Item 5), Buzz Hagshenas (Item 6), Steven & Joy Miller (Item 9), David Stine (Item 10), Will Savchuk (Items 11 & 12), Brad Edwards (Items 13 & 14), Terry Hauck (Item 16), Bob Cooper (10 Orchid Ct), David Dabrovski (2 Orchid Ct), Joe O'Keefe (112 Grandview Ln)

Item – 1	Approval of 03/19/2025 ACC Meeting Agenda
Item – 2	Property Owner Comments
Item – 3	Consent Agenda – Approval of the 03/05/2025 ACC Meeting Minutes
Item – 4	46 North Point Dr, G1, Ext Alt (Multiple Items)
Item – 5	21 Sunflower Cir, G2, Tree (Limb 1)
Item – 6	26 Sunflower Cir, G2, Ext Alt (Paint Exterior)
Item – 7	43 Rocky Ridge Dr, G3 Fence (Pet)
Item – 8	26 Maple Ct, G3, Ext Alt (Hot Tub)
Item – 9	9 Clematis Ln, G5, Ext Alt (Privacy Screen)
Item – 10	10 Wisteria Ln, G5, Ext Alt (Patio & Pathway)
Item – 11	8 Morning Glory Dr, G9, New Construction Resubmission
Item – 12	8 Morning Glory Dr, G9, Variance (Side Set-Back) Resubmission
Item – 13	28 Honeycomb Ln, G9, Ext Alt (Sauna)
Item – 14	28 Honeycomb Ln, G9, Fence (Privacy Screen)
Item – 15	79 Polo Park Dr, G13, Tree (Remove 2)
Item – 16	16 Sunnyside Ln, G13, Ext Alt (Replace Siding)

**Meeting Called to Order 5:02 PM**

Item – 1	Approval of 03/19/2025 ACC Meeting Agenda	Video 00:00:06 – 00:00:24
Comments:		
Discussion:		
Action:	Approved	Motion: Daniel Unanimous

Item – 2	Property Owner Comments	Video 00:00:26 – 00:17:37
Comments:	David Dabrovski & Bob Cooper spoke about the development at 7 Orchid Ct. Presented signed petition.	
Discussion:	Joe O’Keefe spoke about the lot development at 108 Grand View Ln.	
Action:		Motion: N/A

Item – 3	Consent Agenda – Approval of the 03/05/2025 ACC Meeting Minutes	Video 00:17:47 – 00:17:57
Comments:		
Discussion:		
Action:	Approved	Motion: Daniel Unanimous

Item – 4	46 North Point Dr, G1, Ext Alt (Multiple Items)	Video 00:57:35 – 01:00:25
Comments:	In consideration of your neighbors, we recommend the installation of noise reduction measures / sound	
Discussion:	baffling around your heat pump.	
Action:	Approved	Motion: Terry Unanimous

Item – 5	21 Sunflower Cir, G2, Tree (Limb 1)	Video 00:19:36 – 00:22:13
Comments:		
Discussion:		
Action:	Approved	Motion: Terry Unanimous

Item – 6	26 Sunflower Cir, G2, Ext Alt (Paint Exterior)	Video 00:22.38 – 00:24:54
Comments:	Exterior walls approved with color SW-6207 Retreat and Trim approved with color SW-6992 Inkwell.	
Discussion:		
Action:	Approved	Motion: Jo Jean Unanimous

Item – 7	43 Rocky Ridge Dr, G3 Fence (Pet)	Video 01:00:34 – 01:02:50
Comments:	Temporary fence approved for 90 days (June 19, 2026). Homeowner must submit and be approved for a	
Discussion:	more formal fence (Pet enclosure) before June 19, 2026.	
Action:	Approved	Motion: Jo Jean Unanimous



Item – 8	26 Maple Ct, G3, Ext Alt (Hot Tub)		Video 01:02:54 – 01:05:35
Comments:	As is, the ACC recommends that the hot tub and pop-up tent be removed. However, the ACC is open to		
Discussion:	reviewing other screening measures to prevent visibility from the street and neighbors.		
Action:	Denied	Motion: Terry	Unanimous

Item – 9	9 Clematis Ln, G5, Ext Alt (Privacy Screen)		Video 00:25:07 – 00:25:55
Comments:			
Discussion:			
Action:	Approved	Motion: Terry	Unanimous

Item – 10	10 Wisteria Ln, G5, Ext Alt (Patio & Pathway)		Video 00:54:25 – 00:57:23
Comments:			
Discussion:			
Action:	Approved	Motion: Jo Jean	Unanimous

Item – 11	8 Morning Glory Dr, G9, New Construction <i>Resubmission</i>		Video 00:26:32 – 00:48:30
Comments:			
Discussion:			
Action:	Denied	Motion: Terry	Unanimous

Item – 12	8 Morning Glory Dr, G9, Variance (Side Set-Back) <i>Resubmission</i>		Video 00:26:32 – 00:48:30
Comments:			
Discussion:			
Action:	Denied	Motion: Terry	Unanimous

Item – 13	28 Honeycomb Ln, G9, Ext Alt (Sauna)		Video 00:49:00 – 00:54:20
Comments:			
Discussion:			
Action:	Approved	Motion: Terry	Unanimous

Item – 14	28 Honeycomb Ln, G9, Fence (Privacy Screen)		Video 00:49:00 – 00:54:20
Comments:			
Discussion:			
Action:	Approved	Motion: Terry	Unanimous



Item – 15	79 Polo Park Dr, G13, Tree (Remove 2)	Video 01:05:40 – 01:08:35
Comments:	Please provide an arborist report or photos of the trees.	
Discussion:		
Action:	Denied	Motion: Terry Unanimous

Item – 16	16 Sunnyside Ln, G13, Ext Alt (Replace Siding)	Video 00:18:00 – 00:19:03
Comments:		
Discussion:		
Action:	Approved	Motion: Terry Unanimous

Meeting Adjourned at 6:11 PM