



Sudden Valley Community Association Architectural Control Committee

Date 04/17/2025

Time 5:00 PM

Location Dance Barn

Minutes

Type of meeting:	Request and Plan Review
Facilitator:	Daniel Rodriguez, Chair
Committee Attendees:	Patric Zwolenski John Gingrich, Jo Jean Kos, Dan Vink, Linda Tessier
Excused Absence:	N/A
Attendees:	Allen Helvajian, Joel Carter
Observers:	Adam Carp (Item 3), Ron & Margaret Shapiro (Item 4), J Young & Andrey Vetkov (Item 5), Max Pluschakov (Items 8 & 9), Preston Knutson (Items 9 & 10), Chad Schmitt (Item 12), Boris Shintar (Items 13 – 16), Darren Kovalchik & Devon Burns (Item 17), Vadim Pluschakov (Item 19), Bruce Figurski (Item 23), David Orona (Item 26), Ilya Shportko (Items 27 & 28), Slav Shportko (Items 29 & 30)

Item – 1	Approval of 04/17/2025 ACC Meeting Agenda
Item – 2	Consent Agenda – Approval of the 04/03/2025 ACC Meeting Minutes
Item – 3	4 Longshore Ln, G1, Ext Alt (Driveway) Resubmission
Item – 4	7 Sanwick Point Ct, G1, Ext Alt (Stairs and Deck) Resubmission
Item – 5	8 Valley View Cir, G2, Const Change (Roof)
Item – 6	50 Lake Louise Dr, G2, Tree (Remove 1)
Item – 7	31 Valley Crest Way, G3, Ext Alt (Heat Pump)
Item – 8	19 Valley Crest Way, G3, New Construction
Item – 9	19 Valley Crest Way, G3, Variance (Setback)
Item – 10	19 Inglewood Pl, G3, Const Change (Pro Tank & Ret Wall)
Item – 11	21 Inglewood Pl, G3, Ext Alt (Retaining Wall)
Item – 12	15 Sudden Valley Dr, G3, Const Change (Paint)
Item – 13	13 Deer Run Ln, G3, New Construction
Item – 14	13 Deer Run Ln, G3, Variance (Height)
Item – 15	13 Deer Run Ln, G3, Variance (Lot Coverage)
Item – 16	13 Deer Run Ln, G3, Variance (Setback)
Item – 17	8 Topper Dr, G3, Ext Alt (Paint)
Item – 18	42 Louise View Dr, G5, Ext Alt (Deck)
Item – 19	13 Wintercress Wy, G5, New Construction Resubmission
Item – 20	13 Wintercress Wy, G5, Variance (Lot Cov)

Item – 21	2 Fawn Ct, G9, Ext Alt (Paint)
Item – 22	8 Misty Ridge Ct, G9, Tree (Remove 7)
Item – 23	41 Horseshoe Circle, G9, Ext Alt (Shed)
Item – 24	18 Horseshoe Circle, G9, Ext Alt (Paint)
Item – 25	19 Canyon Ct, G13, Tree (Remove 1)
Item – 26	19 Stable Ln, G13, Ext Alt (Steps & Walkway)
Item – 27	10 Shooting Star Ct, G13, New Construction Resubmission
Item – 28	10 Shooting Star Ct, G13, Variance (Setback)
Item – 29	8 Shooting Star Ct, G13, New Construction
Item – 30	8 Shooting Star Ct, G13, Variance (Setback)
Item – 31	193 Harbor View Dr, G13, Variance (Setback)

Meeting Called to Order 05:03 PM

Item – 1	Approval of 04/17/2025 ACC Meeting Agenda	Video 00:00:09 – 00:00:18
Comments:		
Discussion:		
Action:	Approved	Motion: Patric Unanimous

Item – 2	Consent Agenda – Approval of the 04/03/2025 ACC Meeting Minutes	Video 00:00:31 – 00:00:41
Comments:		
Discussion:		
Action:	Approved	Motion: Dan Unanimous

Item – 3	4 Longshore Ln, G1, Ext Alt (Driveway) Resubmission	Video 00:04:47 – 00:06:09
Comments:		
Discussion:		
Action:	Approved	Motion: Patric Unanimous

Item – 4	7 Sanwick Point Ct, G1, Ext Alt (Stairs and Deck) Resubmission	Video 00:01:10 – 00:04:38
Comments:		
Discussion:		
Action:	Approved	Motion: John Unanimous

Item – 5	8 Valley View Cir, G2, Const Change (Roof)		Video 00:16:01 – 00:23:15
Comments:			
Discussion:			
Action:	Approved	Motion: John	Unanimous

Item – 6	50 Lake Louise Dr, G2, Tree (Remove 1)		Video 01:33:56 – 01:34:17
Comments:			
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

Item – 7	31 Valley Crest Way, G3, Ext Alt (Heat Pump)		Video 01:34:37 – 01:35:58
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

Item – 8	19 Valley Crest Way, G3, New Construction "In-Concept"		Video 00:24:09 – 00:36:52
Comments:	The driveway is too steep. Reduce the slope to 15% or less.		
Discussion:			
Action:	Denied	Motion: Dan	Unanimous

Item – 9	19 Valley Crest Way, G3, Variance (Setback) "In-concept"		Video 00:37:11 – 00:45:49
Comments:			
Discussion:			
Action:	Denied	Motion: John	Unanimous

Item – 10	19 Inglewood Pl, G3, Const Change (Pro Tank & Ret Wall)		Video 00:11:43 – 00:12:33
Comments:			
Discussion:			
Action:	Approved	Motion: John	Unanimous

Item – 11	21 Inglewood Pl, G3, Ext Alt (Retaining Wall)		Video 00:12:40 – 00:12:57
Comments:			
Discussion:			
Action:	Approved	Motion: John	Unanimous

Item – 12	15 Sudden Valley Dr, G3, Const Change (Paint)		Video 01:32:27 – 01:33:22
Comments:			
Discussion:			
Action:	Approved	Motion: John	Unanimous

Item – 13	13 Deer Run Ln, G3, New Construction		Video 00:46:27 – 01:03:58
Comments:	Drop the house to eliminate the height variance. Add more windows to the North side of the house.		
Discussion:			
Action:	Denied	Motion: Dan	Unanimous

Item – 14	13 Deer Run Ln, G3, Variance (Height)		Video 01:04:02 – 01:04:52
Comments:			
Discussion:			
Action:	Denied	Motion: Dan	Unanimous

Item – 15	13 Deer Run Ln, G3, Variance (Lot Coverage)		Video 01:04:02 – 01:04:52
Comments:			
Discussion:			
Action:	Denied	Motion: Dan	Unanimous

Item – 16	13 Deer Run Ln, G3, Variance (Setback)		Video 01:04:02 – 01:04:52
Comments:			
Discussion:			
Action:	Denied	Motion: Dan	Majority (Patric opposed)

Item – 17	8 Topper Dr, G3, Ext Alt (Paint)		Video 00:10:47 – 00:11:13
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

Item – 18	42 Louise View Dr, G5, Ext Alt (Deck)		Video 01:36:37 – 01:56:58
Comments:	Provide dimensions of original and new decks. Provide clarification on the number of stories for the deck.		
Discussion:			
Action:	Denied	Motion: John	Majority (Jo Jean opposed)

Item – 19	13 Wintercress Wy, G5, New Construction <i>Resubmission</i>		Video 01:05:33 – 01:12:50
Comments:	Remove bamboo from the list of proposed plants and replace with one from only native plant species.		
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

Item – 20	13 Wintercress Wy, G5, Variance (Lot Cov)		Video 01:13:01 – 01:13:15
Comments:			
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

Item – 21	2 Fawn Ct, G9, Ext Alt (Paint)		Video 01:57:21 – 01:59:49
Comments:			
Discussion:			
Action:	Approved	Motion: John	Unanimous

Item – 22	8 Misty Ridge Ct, G9, Tree (Remove 7)		Video 02:00:01 – 02:00:34
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

Item – 23	41 Horseshoe Circle, G9, Ext Alt (Shed)		Video 00:07:01 – 00:09:53
Comments:			
Discussion:			
Action:	Approved	Motion: John	Unanimous

Item – 24	18 Horseshoe Circle, G9, Ext Alt (Paint)		Video 02:00:49 – 02:04:25
Comments:	The Committee approves selection #2 Plum Brown.		
Discussion:			
Action:	Approved	Motion: Patric	Majority (Jo Jean abstains)

Item – 25	19 Canyon Ct, G13, Tree (Remove 1)		Video 02:05:09 – 02:05:33
Comments:			
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

Item – 26	19 Stable Ln, G13, Ext Alt (Steps & Walkway)		Video 00:13:33 – 00:15:40
Comments:			
Discussion:			
Action:	Approved	Motion: John	Unanimous

Item – 27	10 Shooting Star Ct, G13, New Construction Resubmission		Video 01:13:48 – 01:20:39
Comments:			
Discussion:			
Action:	Approved	Motion: John	Unanimous

Item – 28	10 Shooting Star Ct, G13, Variance (Setback)		Video 01:17:55 – 01:20:58
Comments:			
Discussion:			
Action:	Approved	Motion: John	Unanimous

Item – 29	8 Shooting Star Ct, G13, New Construction		Video 01:21:28 – 01:30:38
Comments:	Add a physical protection barrier (2x4's) around the group of trees on both sides of the driveway.		
Discussion:			
Action:	Approved	Motion: John	Unanimous

Item – 30	8 Shooting Star Ct, G13, Variance (Setback)		Video 01:30:44 – 01:31:02
Comments:			
Discussion:			
Action:	Approved	Motion: John	Unanimous

Item – 31	193 Harbor View Dr, G13, Variance (Setback)		Video 02:05:46 – 02:11:32
Comments:	Approved for a foot off the property line.		
Discussion:			
Action:	Approved	Motion: John	Unanimous

Meeting Adjourned at 07:16 PM