



# Sudden Valley Community Association Architectural Control Committee

Date 05/01/2025

Time 9:00 AM

Location Zoom

## Minutes

|                             |   |
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| <b>Type of meeting:</b>     | Request and Plan Review   |
| <b>Facilitator:</b>         | Daniel Rodriguez, Chair   |
| <b>Committee Attendees:</b> | Patric Zwolenski, Jo Jean Kos, Dan Vink   |
| <b>Excused Absence:</b>     | John Gingrich – On leave of absence, Linda Tessier - Resigned   |
| <b>Attendees:</b>           | Allen Helvajian, Joel Carter  |
| <b>Observers:</b>           | Jon Hjelmseth (Item 3), Felipe Munoz Felix (Item 4), Max Pluschakov (Items 9 &10), Vasyl Tsinyk (Item 12), Ken & Linda Jones and Justin Goodman (Item 13) |

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| <b>Item – 1</b>  | Approval of 05/01/2025 ACC Meeting Agenda  |
| <b>Item – 2</b>  | Consent Agenda – Approval of the 04/17/2025 ACC Meeting Minutes                    |
| <b>Item – 3</b>  | 40 North Point Dr, G1, Ext Alt (Windows)   |
| <b>Item – 4</b>  | 33 Longshore Ln, G1, Tree (Remove 1)   |
| <b>Item – 5</b>  | 21 Fairway Ln, G1, Tree (Remove 2)   |
| <b>Item – 6</b>  | 17 Par Ln, G1, Ext Alt (Deck)  |
| <b>Item – 7</b>  | 37 Marigold Dr, G2, Tree (Remove 1, Limb 1)  |
| <b>Item – 8</b>  | 8 Morning Beach Dr, G2, Ext Alt (Landscaping)                                      |
| <b>Item – 9</b>  | 19 Valley Crest Way, G3, New Construction <i>Resubmission</i>                      |
| <b>Item – 10</b> | 19 Valley Crest Way, G3, Variance (Lot Coverage) <i>Resubmission</i>               |
| <b>Item – 11</b> | 40 Harbor View Dr, G3, Ext Alt (Shed)  |
| <b>Item – 12</b> | 18 Louise View Dr, G5, New Construction <i>Resubmission</i>                        |
| <b>Item – 13</b> | 42 Louise View Dr, G5, Ext Alt (Deck) <i>Resubmission</i>                          |
| <b>Item – 14</b> | <del>11 Oval Ct, G5, Construction Change (Siding)</del> <i>Withdrawn 4/28/2025</i> |
| <b>Item – 15</b> | 17 Lost Lake Ln, G13, Ext Alt (Driveway)   |
| <b>Item – 16</b> | 23 Lost Lake Ln, G13, Ext Alt (Deck)   |
| <b>Item – 17</b> | 1 Dawn Break Ct, G13, Tree (Remove 2)  |

**Meeting Called to Order 09:04 AM**

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| <b>Item – 1</b> | Approval of the 05/01/2025 ACC Meeting Agenda | Video 00:01:03 – 00:01:15 |
| Comments:       |   |                           |
| Discussion:     |   |                           |
| Action:         | Approved                                      | Motion: Patric Unanimous  |

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| <b>Item – 2</b> | Consent Agenda – Approval of the 04/17/2025 ACC Meeting Minutes |                 | Video 00:01:20 – 00:01:34 |
| Comments:       |   |                 |                           |
| Discussion:     |   |                 |                           |
| Action:         | Approved  | Motion: Jo Jean | Unanimous                 |

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| <b>Item – 3</b> | 40 North Point Dr, G1, Ext Alt (Windows) |                 | Video 00:01:45 – 00:02:19 |
| Comments:       |  |                 |                           |
| Discussion:     |  |                 |                           |
| Action:         | Approved                                 | Motion: Jo Jean | Unanimous                 |

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| <b>Item – 4</b> | 33 Longshore Ln, G1, Tree (Remove 1) |                | Video 00:02:42 – 00:03:28 |
| Comments:       |                                      |                |                           |
| Discussion:     |                                      |                |                           |
| Action:         | Approved                             | Motion: Patric | Unanimous                 |

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| <b>Item – 5</b> | 21 Fairway Ln, G1, Tree (Remove 2) |                 | Video 00:51:33 – 00:51:49 |
| Comments:       |                                    |                 |                           |
| Discussion:     |                                    |                 |                           |
| Action:         | Approved                           | Motion: Jo Jean | Unanimous                 |

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| <b>Item – 6</b> | 17 Par Ln, G1, Ext Alt (Deck)  |                | Video 00:51:58 – 00:53:28 |
| Comments:       | Follow up the approval by submitting a variance for the set-back of the existing stone deck. |                |                           |
| Discussion:     |  |                |                           |
| Action:         | Approved   | Motion: Patric | Unanimous                 |

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| <b>Item – 7</b> | 37 Marigold Dr, G2, Tree (Remove 1, Limb 1) |                 | Video 00:55:48 – 00:56:05 |
| Comments:       |   |                 |                           |
| Discussion:     |   |                 |                           |
| Action:         | Approved                                    | Motion: Jo Jean | Unanimous                 |

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| <b>Item – 8</b> | 8 Morning Beach Dr, G2, Ext Alt (Landscaping) |                | Video 00:53:45 – 00:55:35 |
| Comments:       |   |                |                           |
| Discussion:     |   |                |                           |
| Action:         | Approved                                      | Motion: Patric | Unanimous                 |

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| <b>Item – 9</b> | 19 Valley Crest Way, G3, New Construction <i>Resubmission</i>                                     |             | Video 00:24:51 – 00:35:06 |
| Comments:       | Resubmit the complete New Construction packet to the ACC. Ensure that missing forms are included. |             |                           |
| Discussion:     |   |             |                           |
| Action:         | Denied  | Motion: Dan | Unanimous                 |

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| <b>Item – 10</b> | 19 Valley Crest Way, G3, Variance (Lot Coverage) <i>Resubmission</i>                              |             | Video 00:35:24 – 00:35:40 |
| Comments:        | Resubmit the complete New Construction packet to the ACC. Ensure that missing forms are included. |             |                           |
| Discussion:      |   |             |                           |
| Action:          | Denied  | Motion: Dan | Unanimous                 |

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| <b>Item – 11</b> | 40 Harbor View Dr, G3, Ext Alt (Shed)  |                | Video 00:56:15 – 00:58:45 |
| Comments:        | Follow up the approval by submitting a variance for the size of the shed. Be sure to observe the setbacks when placing the shed. |                |                           |
| Discussion:      |  |                |                           |
| Action:          | Approved   | Motion: Patric | Unanimous                 |

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| <b>Item – 12</b> | 18 Louise View Dr, G5, New Construction <i>Resubmission</i>  |             | Video 00:36:09 – 00:51:07 |
| Comments:        | It is a big house for the size of the lot. Scale the house size down and address the driveway slope. The driveway should be no more than 15% grade or slope. |             |                           |
| Discussion:      |  |             |                           |
| Action:          | Denied   | Motion: Dan | Unanimous                 |

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| <b>Item – 13</b> | 42 Louise View Dr, G5, Ext Alt (Deck) <i>Resubmission</i>  |                             | Video 00:03:42 – 00:24:50 |
| Comments:        | Submit a variance request by the next ACC Meeting showing the property coverage of the roof, fire pit / astro turf area. |                             |                           |
| Discussion:      |  |                             |                           |
| Action:          | Approved with condition  | Motion: <del>John</del> Dan | Unanimous                 |

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| <b>Item – 14</b> | <del>11 Oval Ct, G5, Construction Change (Siding)</del> <i>Withdrawn 4/28/2025</i> |             | Video 00:00:00 – 00:00:00 |
| Comments:        |  |             |                           |
| Discussion:      |  |             |                           |
| Action:          | Withdrawn 4/28/2025  | Motion: N/A | N/A                       |

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| <b>Item – 15</b> | 17 Lost Lake Ln, G13, Ext Alt (Driveway)  |             | Video 00:59:07 – 01:10:35 |
| Comments:        | Please stake & string the area to be paved. Provide property coverage numbers and the driveway slope. Complete and submit a Revocable Encroachment Permit Application (REPA) for the driveway work. |             |                           |
| Discussion:      |   |             |                           |
| Action:          | Denied  | Motion: Dan | Unanimous                 |



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| <b>Item – 16</b> | 23 Lost Lake Ln, G13, Ext Alt (Deck) | Video 01:10:52 – 01:11:11 |
| Comments:        |                                      |                           |
| Discussion:      |                                      |                           |
| Action:          | Approved                             | Motion: Dan Unanimous     |

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| <b>Item – 17</b> | 1 Dawn Break Ct, G13, Tree (Remove 2)  | Video 01:12:13 – 01:14:30 |
| Comments:        | Removal of the Scotch Pine is approved. Limbing or removal of the Birch tree is also approved based on an Arborist report or recommendation. |                           |
| Discussion:      |  |                           |
| Action:          | Approved   | Motion: Dan Unanimous     |

**Meeting Adjourned 10:20 AM**