



Sudden Valley Community Association Architectural Control Committee

Date 05/15/2025

Time 5:00 PM

Location Multipurpose Room A

Minutes

Type of meeting:	Request and Plan Review
Facilitator:	Daniel Rodriguez, Chair
Committee Attendees:	Patric Zwolenski, Jo Jean Kos, Dan Vink
Excused Absence:	John Gingrich (Leave of Absence)
Attendees:	Joel Carter, Allen Helvajian
Observers:	James Pinkerton & Jan Howard (Item 3), Parker Sutton (Item 5), Jon Hjelmseth (Item 6), David Dabroski (Items 7, 8 & 9), Max Pluschakov (Items 10 & 11), Boris Shintar (Items 14 & 15)

Item – 1	Approval of 05/15/2025 ACC Meeting Agenda
Item – 2	Consent Agenda – Approval of the 05/01/2025 ACC Meeting Minutes
Item – 3	51 North Point Dr, G1, Fence (Pet)
Item – 4	15 Marina Dr, G1, Ext Alt (Deck)
Item – 5	12 Par Ln, G1, Ext Alt (Landscaping) Resubmission
Item – 6	8 Lake Louise Dr, G2, New Construction
Item – 7	2 Orchid Ct, G2, Ext Alt (Landscaping) Resubmission
Item – 8	2 Orchid Ct, G2, Ext Alt (Siding Plus) Resubmission
Item – 9	2 Orchid Ct, G2, Ext Alt (Stairway)
Item – 10	19 Valley Crest Way, G3, New Construction Resubmission
Item – 11	19 Valley Crest Way, G3, Variance (Lot Coverage) Resubmission
Item – 12	46 Valley Crest Way, G3, Ext Alt (Skylight)
Item – 13	31 Inglewood Pl, G3, Tree (Remove 4)
Item – 14	13 Deer Run Ln, G3, New Construction Resubmission
Item – 15	13 Deer Run Ln, G3, Variance (Setback) Resubmission
Item – 16	49 Cascade Ln, G3, Ext Alt (Landscaping)
Item – 17	2 Loganberry Ln, G5, Extension (New Home)
Item – 18	5 Berry Wood Pl, G9, Ext Alt (Landscaping)
Item – 19	3 Cedar Pl, G9, Ext Alt (Retaining Wall & Fire Pit) Resubmission
Item – 20	12 Honeycomb Ln, G9, Ext Alt (Landscaping)
Item – 21	172 Polo Park Dr, G2, Ext Alt (Painting)
Item – 22	173 Sudden Valley Drive, G13, Tree (Remove 2)
Item – 23	24 Western Ln, G13, Ext Alt (Front Porch)

Meeting Called to Order 05:00 PM

Item – 1	Approval of 05/15/2025 ACC Meeting Agenda	Video 00:00:09 – 00:00:35	
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

Item – 2	Consent Agenda – Approval of the 05/01/2025 ACC Meeting Minutes	Video 00:00:37 – 00:01:28	
Comments:	Amend Committee member attributed with the Approval of Item 13 from John Gingrich to Dan Vink.		
Discussion:			
Action:	Approved with Comments	Motion: Jo Jean	Unanimous

Item – 3	51 North Point Dr, G1, Fence (Pet)	Video 00:01:39 – 00:02:55	
Comments:			
Discussion:			
Action:	Approved	Motion: Jo Jean	Unanimous

Item – 4	15 Marina Dr, G1, Ext Alt (Deck)	Video 01:01:09 – 01:01:34	
Comments:			
Discussion:			
Action:	Approved	Motion: Jo Jean	Unanimous

Item – 5	12 Par Ln, G1, Ext Alt (Landscaping) Resubmission	Video 00:03:14 – 00:06:50	
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

Item – 6	8 Lake Louise Dr, G2, New Construction	Video 00:09:02 – 00:17:50	
Comments:	Driveway surface must be textured when finished.		
Discussion:			
Action:	Approved with Comments	Motion: Patric	Unanimous

Item – 7	2 Orchid Ct, G2, Ext Alt (Landscaping) Resubmission	Video 00:07:14 – 00:08:33	
Comments:			
Discussion:			
Action:	Approved	Motion: Jo Jean	Unanimous

Item – 8	2 Orchid Ct, G2, Ext Alt (Siding Plus) Resubmission		Video 00:07:14 – 00:08:33
Comments:			
Discussion:			
Action:	Approved	Motion: Jo Jean	Unanimous

Item – 9	2 Orchid Ct, G2, Ext Alt (Stairway)		Video 00:07:14 – 00:08:33
Comments:			
Discussion:			
Action:	Approved	Motion: Jo Jean	Unanimous

Item – 10	19 Valley Crest Way, G3, New Construction Resubmission		Video 00:46:38 – 00:59:52
Comments:	Driveway surface must be textured when finished.		
Discussion:			
Action:	Approved with Comments	Motion: Patric	Unanimous

Item – 11	19 Valley Crest Way, G3, Variance (Lot Coverage) Resubmission		Video 00:59:28 – 00:59:52
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

Item – 12	46 Valley Crest Way, G3, Ext Alt (Skylight)		Video 01:01:36 – 01:01:48
Comments:			
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

Item – 13	31 Inglewood Pl, G3, Tree (Remove 4)		Video 01:01:58 – 01:03:24
Comments:	Provide an arborist report on the health and risk factors of the four trees.		
Discussion:			
Action:	Denied with Comments	Motion: Patric	Unanimous

Item – 14	13 Deer Run Ln, G3, New Construction Resubmission		Video 00:19:10 – 00:45:00
Comments:	Trees cut to accommodate the construction must be replaced with no less than 12 trees of 6’ height each.		
Discussion:			
Action:	Approved with Comments	Motion: Patric	Unanimous

Item – 15	13 Deer Run Ln, G3, Variance (Setback) Resubmission		Video 00:45:40 – 00:46:20
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

Item – 16	49 Cascade Ln, G3, Ext Alt (Landscaping)		Video 01:04:03 – 01:11:22
Comments:	Use 2' of packed gravel to cover the ground surface. Complete and submit a REPA describing the walkway.		
Discussion:			
Action:	Approved with Comments	Motion: Daniel	Unanimous

Item – 17	2 Loganberry Ln, G5, Extension (New Home)		Video 01:11:33 – 01:13:25
Comments:			
Discussion:			
Action:	Approved	Motion: Daniel	Unanimous

Item – 18	5 Berry Wood Pl, G9, Ext Alt (Landscaping)		Video 01:13:40 – 01:15:50
Comments:	Use 2' of packed gravel to cover the ground surface and fill the rest with mulch. This is not a parking area.		
Discussion:			
Action:	Approved with Comments	Motion: Dan	Unanimous

Item – 19	3 Cedar Pl, G9, Ext Alt (Retaining Wall & Fire Pit) Resubmission		Video 01:16:09 – 01:22:50
Comments:	Submit new Exterior Alteration and Variance requests showing the placement of the fire pit and pavers.		
Discussion:			
Action:	Denied with Comments	Motion: Dan	Unanimous

Item – 20	12 Honeycomb Ln, G9, Ext Alt (Landscaping)		Video 01:23:04 – 01:28:15
Comments:	Pending visit by Mike Brock and Allen Helvajian to review and provide advice about the space.		
Discussion:			
Action:	Denied with Comments	Motion: Daniel	Unanimous

Item – 21	172 Polo Park Dr, G2, Ext Alt (Painting)		Video 01:28:29 – 01:28:43
Comments:			
Discussion:			
Action:	Approved	Motion: Jo Jean	Unanimous

Item – 22	173 Sudden Valley Drive, G13, Tree (Remove 2)	Video 01:28:53 – 01:29:13
Comments:		
Discussion:		
Action:	Approved	Motion: Dan Unanimous

Item – 23	24 Western Ln, G13, Ext Alt (Front Porch)	Video 01:29:20 – 01:29:56
Comments:		
Discussion:		
Action:	Approved	Motion: Patric Unanimous

Meeting Adjourned at 06:30 PM