



Sudden Valley Community Association Architectural Control Committee

Date 06/05/2025

Time 9:00 AM

Location Zoom

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:	Adam Carp (Item 4), J Young (Item 6), Jeff Sani (Item 7), Vlad Chernomorets (Item 12), Vasyl Tsinyk & VJ Singh (Item 14), Jon Falcon & Dewey (Item 17), Slav Shportko (Item 24 & 25)

Item – 1	Approval of 06/05/2025 ACC Meeting Agenda
Item – 2	Consent Agenda – Approval of the 05/15/2025 ACC Meeting Minutes
Item – 3	15 Marina Dr, G1, Ext Alt (Deck)
Item – 4	4 Longshore Ln, G1, Ext Alt (Paint home)
Item – 5	14 Horizon Hill Ln, G1, Ext Alt (Remodel)
Item – 6	10 Valley View Cir, G2, Const Change (Paint, Siding, and Ret Wall)
Item – 7	68 Marigold Dr, G2, Ext Alt (Pavers & Ret Wall)
Item – 8	46 Rocky Ridge Dr, G3, Fence (Privacy Screens)
Item – 9	51 Sudden Valley Dr, G3, Ext Alt (Shed)
Item – 10	24 Cascade Ln, G3, Extension (New Home) Three months
Item – 11	92 Sudden Valley Dr, G3, Ext Alt (Paint home)
Item – 12	7 Maple Ct, G3, New Construction
Item – 13	40 Harbor View Dr, G3, Ext Alt (Deck)
Item – 14	18 Louise View Dr, G5, New Construction Resubmission
Item – 15	22 Sweetclover Cir, G5, Fence (Pet enclosure)
Item – 16	22 Sweetclover Cir, G5, Variance (Pet enclosure)
Item – 17	5 Cold Spring Ln, G9, New Construction
Item – 18	5 Cold Spring Ln, G9, Variance (Car Port)
Item – 19	5 Cold Spring Ln, G9, Variance (Lot Coverage)
Item – 20	5 Cold Spring Ln, G9, Variance (Setback)
Item – 21	10 Baywood Ct, G9, Ext Alt, (Paint home & shed)
Item – 22	113 Polo Park Dr, G13, Ext Alt, (Shed)
Item – 23	10 Shooting Star Ct, G13, Const Change (Culvert and Temp Parking)

Item – 24	8 Shooting Star Ct, G13, Const Change (Culvert and Temp Parking)
Item – 25	8 Shooting Star Ct, G13, Const Change (Remove 1 tree)
Item – 26	6 River Ridge Loop, G13, Ext Alt, (Paint home)

Meeting Called to Order 09:05 AM

Item – 1	Approval of 06/05/2025 ACC Meeting Agenda	Video 00:00:05 – 00:00:32
Comments:		
Discussion:		
Action:	Approved	Motion: Jo Jean Unanimous

Item – 2	Consent Agenda – Approval of the 05/15/2025 ACC Meeting Minutes	Video 00:00:40 – 00:00:52
Comments:		
Discussion:		
Action:	Approved	Motion: Jo Jean Unanimous

Item – 3	15 Marina Dr, G1, Ext Alt (Deck)	Video 02:15:10 – 02:15:30
Comments:		
Discussion:		
Action:	Approved	Motion: Jo Jean Unanimous

Item – 4	4 Longshore Ln, G1, Ext Alt (Paint home)	Video 00:01:11 – 00:01:35
Comments:		
Discussion:		
Action:	Approved	Motion: Jo Jean Unanimous

Item – 5	14 Horizon Hill Ln, G1, Ext Alt (Remodel)	Video 00:02:09 – 00:02:49
Comments:		
Discussion:		
Action:	Approved	Motion: Jo Jean Unanimous

Item – 6	10 Valley View Cir, G2, Const Change (Paint, Siding, and Ret Wall)	Video 00:16:11 – 00:29:20
Comments:		
Discussion:		
Action:	Approved	Motion: Patric Unanimous

Item – 7	68 Marigold Dr, G2, Ext Alt (Pavers & Ret Wall)		Video 00:29:50 – 00:42:05
Comments:			
Discussion:			
Action:	Approved	Motion: Jo Jean	Unanimous

Item – 8	46 Rocky Ridge Dr, G3, Fence (Privacy Screens)		Video 02:16:40 – 02:20:56
Comments:	Re-submit with property lines marked with stake & string. Provide neighbors approval letter if fence is located less than five feet from the shared property line.		
Discussion:			
Action:	Denied	Motion: Dan	Unanimous

Item – 9	51 Sudden Valley Dr, G3, Ext Alt (Shed)		Video 02:21:07 – 02:25:20
Comments:	Re-submit with shed outline on property marked with stake & string to identify placement of the shed.		
Discussion:			
Action:	Denied	Motion: Patric	Unanimous

Item – 10	24 Cascade Ln, G3, Extension (New Home) <i>Three months</i>		Video 02:25:35 – 02:26:56
Comments:	Extension approved for six months. Pay the extension fee on the monthly anniversary of the original date.		
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

Item – 11	92 Sudden Valley Dr, G3, Ext Alt (Paint home)		Video 02:27:09 – 02:28:18
Comments:			
Discussion:			
Action:	Approved	Motion: Jo Jean	Unanimous

Item – 12	7 Maple Ct, G3, New Construction		Video 01:58:28 – 02:14:30
Comments:	Move house an additional ten feet to the right (away from narrow side set-back). Make a back-up / turn-around area in front of the garage to permit uphill exit from garage. Exterior lights must be down shining.		
Discussion:			
Action:	Denied	Motion: Dan	Unanimous

Item – 13	40 Harbor View Dr, G3, Ext Alt (Deck)		Video 02:28:31 – 02:31:38
Comments:			
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

Item – 14	18 Louise View Dr, G5, New Construction Resubmission		Video 00:42:20 – 01:34:50
Comments:	Pending resolution of the tree issue by 1.) neighbor can approve the risk to the tree or 2.) neighbor gets and arborist report within 30 days of this date and present the findings to the ACC by 7/3/25 meeting.		
Discussion:			
Action:	Denied	Motion: Dan	Unanimous

Item – 15	22 Sweetclover Cir, G5, Fence (Pet enclosure)		Video 02:31:52 – 02:38:10
Comments:			
Discussion:			
Action:	Approved	Motion: Jo Jean	Unanimous

Item – 16	22 Sweetclover Cir, G5, Variance (Pet enclosure)		Video 02:31:52 – 02:38:49
Comments:	Provide a letter from the neighbor (owner) approving the installation of the enclosure within the five foot setback of your property line.		
Discussion:			
Action:	Denied	Motion: Jo Jean	Unanimous

Item – 17	5 Cold Spring Ln, G9, New Construction		Video 00:03:47 – 00:12:29
Comments:			
Discussion:			
Action:	Approved	Motion: Jo Jean	Unanimous

Item – 18	5 Cold Spring Ln, G9, Variance (Car Port)		Video 00:03:47 – 00:13:30
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Majority (Dan V opposed)

Item – 19	5 Cold Spring Ln, G9, Variance (Lot Coverage)		Video 00:03:47 – 00:13:54
Comments:			
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

Item – 20	5 Cold Spring Ln, G9, Variance (Setback)		Video 00:03:47 – 00:14:09
Comments:			
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

Item – 21	10 Baywood Ct, G9, Ext Alt, (Paint home & shed)		Video 02:29:30 – 02:40:07
Comments:			
Discussion:			
Action:	Approved	Motion: Jo Jean	Unanimous

Item – 22	113 Polo Park Dr, G13, Ext Alt, (Shed)		Video 02:40:14 – 02:40:52
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

Item – 23	10 Shooting Star Ct, G13, Const Change (Culvert and Temp Parking)		Video 01:35:14 – 01:53:23
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

Item – 24	8 Shooting Star Ct, G13, Const Change (Culvert and Temp Parking)		Video 01:35:14 – 01:54:24
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

Item – 25	8 Shooting Star Ct, G13, Const Change (Remove 1 tree)		Video 01:54:34 – 01:57:37
Comments:	Removal of the two side-by-side trees indicated by a red circle on the site plan is approved.		
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

Item – 26	6 River Ridge Loop, G13, Ext Alt, (Paint home)		Video 02:41:03 – 02:41:33
Comments:			
Discussion:			
Action:	Approved	Motion: Jo Jean	Unanimous

Meeting Adjourned at 11:46 AM