



# Sudden Valley Community Association Architectural Control Committee

Date 06/19/2025

Time 5:00 PM

Location Multipurpose Room A

## Minutes

<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 (Leave of Absence)
<b>Attendees:</b>	Jerry Gangle, Allen Helvajian
<b>Observers:</b>	Dave Scott (Item 6), Vladimir Chernomorets (Item 8), Chad Schmitt (Item 10), Mark Chernomorets

<b>Item – 1</b>	Approval of 06/19/2025 ACC Meeting Agenda
<b>Item – 2</b>	Consent Agenda – Approval of the 06/05/2025 ACC Meeting Minutes
<b>Item – 3</b>	126 Windward, G1, Fence (Child)
<b>Item – 4</b>	17 Tee Pl, G1, Tree (Remove 1)
<b>Item – 5</b>	33 Grand View Ln, G2, Ext Alt (Add workshop)
<b>Item – 6</b>	71 Marigold Dr, G2, Ext Alt (Privacy Screen)
<b>Item – 7</b>	51 Sudden Valley Dr, G3, Ext Alt (Shed) Resubmission
<b>Item – 8</b>	7 Maple Ct, G3, New Construction Resubmission
<b>Item – 9</b>	27 Jasper Ridge Ln, G3, Ext Alt (Awning, Paint door, Deck footing)
<b>Item – 10</b>	15 Sudden Valley Dr, G3, Extension (New Home) Two Months
<b>Item – 11</b>	18 Hillside Pl, G3, Variance (Detached Garage) Resubmission
<b>Item – 12</b>	8 Shetland Ct, G5, Extension (New Home) One Month
<b>Item – 13</b>	22 Sweetclover Cir, G5, Variance (Pet enclosure) Resubmission
<b>Item – 14</b>	32 Bramble Way, G5, Extension (New Home) Six Months
<b>Item – 15</b>	334 Sudden Valley Dr, G9, Ext Alt, (Paint home)
<b>Item – 16</b>	3 Fawn Ct, G9, Tree (Remove 1)
<b>Item – 17</b>	3 Cedar Pl, G9, Ext Alt (Fire Pit) Resubmission
<b>Item – 18</b>	3 Cedar Pl, G9, Variance (Fire Pit) Resubmission
<b>Item – 19</b>	22 Granite Cir, G13, Const Change (Multiple changes)

**Meeting Called to Order 4:59 PM**

<b>Item – 1</b>	Approval of 06/19/2025 ACC Meeting Agenda	Video 00:00:35 – 00:00:41	
Comments:			
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

<b>Item – 2</b>	Consent Agenda – Approval of the 06/05/2025 ACC Meeting Minutes	Video 00:00:45 – 00:00:53	
Comments:			
Discussion:			
Action:	Approved	Motion: Jo Jean	Unanimous

<b>Item – 3</b>	126 Windward, G1, Fence (Child)	Video 00:28:54 – 00:31:28	
Comments:	Locate the property line and set the fence line no closer than the five-foot setback. Submit a Variance Request for anything within five feet of the property line if desired.		
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

<b>Item – 4</b>	17 Tee Pl, G1, Tree (Remove 1)	Video 00:00:00 – 00:00:00	
Comments:	Withdrawn on 6/17/2025 by the homeowner.		
Discussion:			
Action:		Motion:	

<b>Item – 5</b>	33 Grand View Ln, G2, Ext Alt (Add workshop)	Video 00:32:23 – 00:33:47	
Comments:	Deploy wooden stakes and string to denote the property line and outline of the workshop to see if a Variance Request is needed.		
Discussion:			
Action:	Denied	Motion: Dan	Unanimous

<b>Item – 6</b>	71 Marigold Dr, G2, Ext Alt (Privacy Screen)	Video 00:05:00 – 00:05:09	
Comments:	A privacy screen is approved but it should be something more esthetically pleasing while being structurally sound.		
Discussion:			
Action:	Denied	Motion: Dan	Unanimous



<b>Item – 7</b>	51 Sudden Valley Dr, G3, Ext Alt (Shed) Resubmission		Video 00:34:54 – 00:41:46
Comments:	The proposed installation site is a very visible location between Sudden Valley Drive and Deer Run. The ACC would like to see what the proposed shed will look like and with a visibility screen from the road.		
Discussion:			
Action:	Denied	Motion: Dan	Unanimous

<b>Item – 8</b>	7 Maple Ct, G3, New Construction Resubmission		Video 00:10:15 – 00:12:52
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

<b>Item – 9</b>	27 Jasper Ridge Ln, G3, Ext Alt (Awning, Paint door, Deck footing)		Video 00:42:05 – 00:50:24
Comments:			
Discussion:			
Action:	Approved	Motion: Jo Jean	Unanimous

<b>Item – 10</b>	15 Sudden Valley Dr, G3, Extension (New Home) Two Months		Video 00:13:06 – 00:14:42
Comments:			
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

<b>Item – 11</b>	18 Hillside Pl, G3, Variance (Detached Garage) Resubmission		Video 00:50:27 – 00:56:24
Comments:	ACC would like architectural elevations of the garage with dimensions. More details of the garage are also requested. Suggestion to re-submit as In-Concept submission for the home & garage as a whole.		
Discussion:			
Action:	Denied	Motion: Daniel	Unanimous

<b>Item – 12</b>	8 Shetland Ct, G5, Extension (New Home) One Month		Video 00:56:35 – 00:56:49
Comments:			
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

<b>Item – 13</b>	22 Sweetclover Cir, G5, Variance (Pet enclosure) Resubmission		Video 00:57:04 – 00:57:25
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Unanimous



<b>Item – 14</b>	32 Bramble Way, G5, Extension (New Home) Six Months	Video 00:57:34 – 00:57:43	
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

<b>Item – 15</b>	334 Sudden Valley Dr, G9, Ext Alt, (Paint home)	Video 00:57:59 – 00:58:54	
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

<b>Item – 16</b>	3 Fawn Ct, G9, Tree (Remove 1)	Video 00:59:08 – 00:59:35	
Comments:			
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

<b>Item – 17</b>	3 Cedar Pl, G9, Ext Alt (Fire Pit) Resubmission	Video 00:59:45 – 01:03:09	
Comments:			
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

<b>Item – 18</b>	3 Cedar Pl, G9, Variance (Fire Pit) Resubmission	Video 00:59:45 – 01:04:04	
Comments:	Paving stones may be placed no more than five feet from the edge of the fire pit toward the property line.		
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

<b>Item – 19</b>	22 Granite Cir, G13, Const Change (Multiple changes)	Video 00:14:58 – 00:28:32	
Comments:	The driveway must have a raked finish.		
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

**Meeting Adjourned at 6:04 PM**