



# Sudden Valley Community Association Architectural Control Committee

Date 07/03/2025

Time 9:00 AM

Location Zoom

## Minutes

<b>Type of meeting:</b>	Request and Plan Review
<b>Facilitator:</b>	Daniel Rodriguez, Chair
<b>Committee Attendees:</b>	Dan Vink, Patric Zwolenski
<b>Excused Absence:</b>	Jo Jean Kos, John Gingrich (Leave of Absence)
<b>Attendees:</b>	Jerome Gangle, Allen Helvajian, Mark Veazie & Lauren Jolin (Item 4), J Young (Item 6), Dmitriy Paliyev (Item 8), Vlad Chernomorets (Items 9, 10, 18), Mark Chernomorets (Items 12 / 13), Steven Miller (items 12 / 13), Christopher Hunsaker (Item 16)
<b>Observers:</b>	VJ & Ameet Singh

Item – 1	Approval of 07/03/2025 ACC Meeting Agenda
Item – 2	Consent Agenda – Approval of the 06/19/2025 ACC Meeting Minutes
Item – 3	26 Windward Dr, G1, Tree (Limbing 1)
Item – 4	74 Grand View Ln, G2, Ext Alt (Multiple Items)
Item – 5	<del>10 Valley View Cir, G2, Const Change (Driveway &amp; Ret Wall)</del> Removed 07/01/2025
Item – 6	4 Deer Run Ln, G3, Const Change (Ret Wall & Extension) <b>Six Months</b>
Item – 7	8 Winter Creek Pl, G3, Ext Alt (parking area)
Item – 8	3 Cayuse Ct, G5, Extension (New Home) <b>Six Months</b>
Item – 9	4 Sweetclover Ct, Extension (New Home) <b>Six Months</b>
Item – 10	2 Sweetclover Cir, G5, New Construction
Item – 11	10 Loganberry Ln, G5, Ext Alt (Deck)
Item – 12	312 Sudden Valley Dr, G3, New Construction ( <b>In-Concept</b> )
Item – 13	312 Sudden Valley Dr, G3, Variance - Setback ( <b>In-Concept</b> )
Item – 14	<del>1 Fawn Ct, G9, Tree (Remove 1)</del> Withdrawn 06/27/2025
Item – 15	<del>23 Horseshoe Cir, G9, Ext Alt (Retaining wall &amp; Stairs)</del> Withdrawn 07/01/2025
Item – 16	52 Honeycomb Ln, G9, Tree (Remove 4)
Item – 17	88 Polo Park Dr, G13, Ext Alt, (Add sand and gravel to parking pad)
Item – 18	101 Polo Park Dr, G13, New Construction (In-Concept) <b>Resubmission</b>
Item – 19	<del>16 Sunnyside Ln, G13, Fence (Child &amp; Pet)</del> Withdrawn / postponed to 07/31/2025
Item – 20	16 Southern Ct, G28, Ext Alt (Windows, Painting, Roof)
Item – 21	8 Winter Creek Pl, G3, Variance (parking area)

**Meeting Called to Order 09:07 AM**

<b>Item – 1</b>	Approval of 07/03/2025 ACC Meeting Agenda	Video 00:00:21 – 00:01:15	
Comments:	Withdrawals: Items 5, 14, 15, and 19. Additions: Item 21 – 8 Winter Creek Pl, Variance (parking area).		
Discussion:			
Action:	Approved as modified	Motion: Dan	Unanimous

<b>Item – 2</b>	Consent Agenda – Approval of the 06/19/2025 ACC Meeting Minutes	Video 00:01:25 – 00:01:35	
Comments:			
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

<b>Item – 3</b>	26 Windward Dr, G1, Tree (Limbing 1)	Video 01:05:54 – 01:06:10	
Comments:			
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

<b>Item – 4</b>	74 Grand View Ln, G2, Ext Alt (Multiple Items)	Video 00:01:51 – 00:04:55	
Comments:			
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

<b>Item – 5</b>	10 Valley View Cir, G2, Const Change (Driveway & Ret Wall)	Video 00:00:00 – 00:00:00	
Comments:			
Discussion:			
Action:	Removed by Board, GM, and ACC decision.	Motion:	

<b>Item – 6</b>	4 Deer Run Ln, G3, Const Change (Ret Wall & Extension) <i>Six Months</i>	Video 00:20:58 – 00:22:48	
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

<b>Item – 7</b>	8 Winter Creek Pl, G3, Ext Alt (parking area)	Video 01:06:35 – 01:09:15	
Comments:			
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

<b>Item – 8</b>	3 Cayuse Ct, G5, Extension (New Home) <i>Six Months</i>		Video 00:23:05 – 00:23:23
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

<b>Item – 9</b>	4 Sweetclover Ct, Extension (New Home) <i>Six Months</i>		Video 00:23:38 – 00:23:52
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

<b>Item – 10</b>	2 Sweetclover Cir, G5, New Construction		Video 00:24:00 – 00:46:26
Comments:	Provide landscape plans to mitigate / offset the removal of so many trees from the lot.		
Discussion:			
Action:	Denied	Motion: Dan	Unanimous

<b>Item – 11</b>	10 Loganberry Ln, G5, Ext Alt (Deck)		Video 01:09:33 – 01:10:45
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

<b>Item – 12</b>	312 Sudden Valley Dr, G3, New Construction ( <i>In-Concept</i> )		Video 00:05:20 – 00:20:44
Comments:	Provide a new house design.		
Discussion:			
Action:	Denied	Motion: Dan	Unanimous

<b>Item – 13</b>	312 Sudden Valley Dr, G3, Variance - Setback ( <i>In-Concept</i> )		Video 00:05:20 – 00:20:44
Comments:	Smaller setbacks need to be better addressed, especially with the wetlands at the back of the house. Provide an arborist report on at-risk trees.		
Discussion:			
Action:	Denied	Motion: Dan	

<b>Item – 14</b>	1 Fawn Ct, G9, Tree (Remove 1)		Video 00:00:00 – 00:00:00
Comments:			
Discussion:			
Action:	Withdrawn 06/27/2025	Motion:	

<b>Item – 15</b>	23 Horseshoe Cir, G9, Ext Alt (Retaining wall & Stairs)		Video 00:00:00 – 00:00:00
Comments:			
Discussion:			
Action:	Withdrawn 07/01/2025	Motion:	

<b>Item – 16</b>	52 Honeycomb Ln, G9, Tree (Remove 4)		Video 01:00:16 – 01:05:32
Comments:	Conditionally approved provided the neighbor approves as well.		
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

<b>Item – 17</b>	88 Polo Park Dr, G13, Ext Alt, (Add sand and gravel to parking pad)		Video 01:11:05 – 01:13:50
Comments:	Clarify where people park now and what the plan is for future parking.		
Discussion:			
Action:	Denied	Motion: Dan	Unanimous

<b>Item – 18</b>	101 Polo Park Dr, G13, New Construction (In-Concept) <i>Resubmission</i>		Video 00:49:59 – 00:59:08
Comments:	Changes to driveway look ok but we need additional information. Submit a complete construction packet.		
Discussion:			
Action:	Denied	Motion: Dan	Unanimous

<b>Item – 19</b>	16 Sunnyside Ln, G13, Fence (Child & Pet)		Video 00:00:00 – 00:00:00
Comments:			
Discussion:			
Action:	Withdrawn / postponed to 07/31/2025 meeting.	Motion:	

<b>Item – 20</b>	16 Southern Ct, G28, Ext Alt (Windows, Painting, Roof)		Video 01:14:44 – 01:17:34
Comments:			
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

<b>Item – 21</b>	8 Winter Creek Pl, G3, Variance (parking area)		Video 01:06:35 – 01:09:15
Comments:	Approved for no more than two feet incursion into the set-back area.		
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

**Meeting Adjourned 10:25 AM**