



Sudden Valley Community Association Architectural Control Committee

Date 07/31/2025

Time 9:00 AM

Location Zoom

Minutes

Type of meeting:	Request and Plan Review
Facilitator:	Daniel Rodriguez, Chair
Committee Attendees:	Patric Zwolenski, John Gingrich, Dan Vink
Excused Absence:	Jo Jean Kos
Attendees:	J Young (Items 5, 6, & 7), Jeff Sani (Item 10), Bobby Strum (Items 16 & 17), Vitali Pikalov (Items 18, 19, & 31), Vasyl Tsinyk, VJ & Ameeta Singh (Item 22), Vlad Chernomorets (Items 23 & 29), Jeffrey Kleinhans (Item 24), Mark Chernomorets (Items 25 & 26), Erika Shepard (Item 27), Slav Shportko (Item 30), Terry Hauck (Item 32)
Observers:	Jerry Gangle, Allen Helvajian

Item – 1	Approval of 07/31/2025 ACC Meeting Agenda
Item – 2	Consent Agenda – Approval of the 07/03/2025 ACC Meeting Minutes
Item – 3	16 Par Lane, G1, Tree (Remove 1)
Item – 4	12 Sanwick Point Ct, G1, Ext Alt (Retaining wall)
Item – 5	10 Valley View Cir, G2, Extension (New Home) Six Months
Item – 6	8 Valley View Cir, G2, Const Change (Retaining wall)
Item – 7	8 Valley View Cir, G2, Extension (New Home) Six Months
Item – 8	33 Grand View Ln, G2, Ext Alt (Add workshop) Resubmission
Item – 9	5 Larkspur Ct, G2, Ext Alt (Fr Door & Stair) Resubmission
Item – 10	68 Marigold Dr, G2, Ext Alt (Paint and gutters)
Item – 11	3 Barn View Ct, G2, Tree (Remove ± 3)
Item – 12	1 Morning Beach Dr, #20, G2, Ext Alt (AC Unit)
Item – 13	1 Morning Beach Dr, G2, Ext Alt (Utility Trench)
Item – 14	3 Acorn Pl, G3, Extension (New Home) Six Months
Item – 15	11 Eagle Crest Ct, G3, Tree (Remove 3)
Item – 16	1 Indian Ridge Ct, G3, Ext Alt (Steps off of deck)
Item – 17	1 Indian Ridge Ct, G3, Fence (Pet enclosure)
Item – 18	14 Deer Run Ln, G3, Const Change (Multiple changes)
Item – 19	14 Deer Run Ln, G3, Extension (New Home) Six Months
Item – 20	18 Shetland Ct, G5, Extension (New Home) Six Months

Item – 21	16 Shetland Ct, G5, Extension (New Home) Six Months
Item – 22	18 Louise View Dr, G5, New Construction Resubmission
Item – 23	2 Sweetclover Cir, G5, New Construction Resubmission
Item – 24	7 Bracken Pl, G5, Extension (New Home) Six Months
Item – 25	312 Sudden Valley Dr, G3, New Construction Resubmission
Item – 26	312 Sudden Valley Dr, G3, Variance - Setback Resubmission
Item – 27	1 Huckleberry CT, G9, Ext Alt (Gazebo)
Item – 28	190 Sudden Valley Dr, G9, New Construction Resubmission
Item – 29	101 Polo Park Dr, G13, New Construction Resubmission
Item – 30	8 Shooting Star Ct, G13, Const Change (Windows & Doors)
Item – 31	22 Granite Cir, G13, Extension (New Home) Six Months
Item – 32	16 Sunnyside Ln, G13, Fence (Child & Pet)

Meeting Called to Order 09:09 AM

Item – 1	Approval of 07/31/2025 ACC Meeting Agenda	Video 00:00:06 – 00:00:32
Comments:		
Discussion:		
Action:	Approved	Motion: Patric Unanimous

Item – 2	Consent Agenda – Approval of the 07/03/2025 ACC Meeting Minutes	Video 00:00:48 – 00:01:01
Comments:		
Discussion:		
Action:	Approved	Motion: Patric Majority (John abstains)

Item – 3	16 Par Lane, G1, Tree (Remove 1)	Video 03:11:00 – 03:11:11
Comments:		
Discussion:		
Action:	Approved	Motion: Patric Unanimous

Item – 4	12 Sanwick Point Ct, G1, Ext Alt (Retaining wall)	Video 03:11:35 – 03:13:48
Comments:	Provide a top-down view site plan with dimensions of the wall. Stake & String the wall and property lines.	
Discussion:		
Action:	Denied	Motion: Dan Unanimous

Item – 5	10 Valley View Cir, G2, Extension (New Home) Six Months	Video 03:04:05 – 03:05:01	
Comments:	Extension approved to 02/12/2026		
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

Item – 6	8 Valley View Cir, G2, Const Change (Retaining wall)	Video 03:05:01 – 03:06:15	
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

Item – 7	8 Valley View Cir, G2, Extension (New Home) Six Months	Video 03:06:27 – 03:07:42	
Comments:	Extension approved to 02/12/2026		
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

Item – 8	33 Grand View Ln, G2, Ext Alt (Add workshop) Resubmission	Video 03:13:58 – 03:19:17	
Comments:	Provide additional information to the ACC on how you are matching aesthetics / colors with the house. AC Inspector must perform site visits during construction to ensure adherence to the design plan.		
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

Item – 9	5 Larkspur Ct, G2, Ext Alt (Fr Door & Stair) Resubmission	Video 03:19:33 – 03:19:50	
Comments:			
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

Item – 10	68 Marigold Dr, G2, Ext Alt (Paint and gutters)	Video 00:43:30 – 00:44:11	
Comments:			
Discussion:			
Action:	Approved	Motion: Pat	Unanimous

Item – 11	3 Barn View Ct, G2, Tree (Remove ± 3)	Video 02:16:22 – 02:16:58	
Comments:			
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

Item – 12	1 Morning Beach Dr, #20, G2, Ext Alt (AC Unit)		Video 03:19:58 – 03:20:55
Comments:			
Discussion:			
Action:	Approved	Motion: Pat	Unanimous

Item – 13	1 Morning Beach Dr, G2, Ext Alt (Utility Trench)		Video 03:20:59 – 03:21:28
Comments:			
Discussion:			
Action:	Approved	Motion: John	Unanimous

Item – 14	3 Acorn Pl, G3, Extension (New Home) <i>Six Months</i>		Video 02:17:17 – 02:17:48
Comments:	Extension approved to 01/28/2026		
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

Item – 15	11 Eagle Crest Ct, G3, Tree (Remove 3)		Video 00:44:25 – 00:45:52
Comments:			
Discussion:			
Action:	Approved	Motion: John	Unanimous

Item – 16	1 Indian Ridge Ct, G3, Ext Alt (Steps off of deck)		Video 00:46:12 – 01:06:33
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Majority (John opposed)

Item – 17	1 Indian Ridge Ct, G3, Fence (Pet enclosure)		Video 00:46:12 – 01:06:33
Comments:	Lower the height of the fence and choose a smaller coverage / enclosure area.		
Discussion:			
Action:	Denied	Motion: Dan	Split two vs two

Item – 18	14 Deer Run Ln, G3, Const Change (Multiple changes)		Video 02:18:07 – 02:26:55
Comments:			
Discussion:			
Action:	Approved	Motion: John	Unanimous

Item – 19	14 Deer Run Ln, G3, Extension (New Home) Six Months	Video 02:18:07 – 02:27:13
Comments:	Extension approved to 01/16/2026	
Discussion:		
Action:	Approved	Motion: John Unanimous

Item – 20	18 Shetland Ct, G5, Extension (New Home) Six Months	Video 03:21:30 – 03:21:40
Comments:	Extension approved to 01/19/2026	
Discussion:		
Action:	Approved	Motion: Dan Unanimous

Item – 21	16 Shetland Ct, G5, Extension (New Home) Six Months	Video 00:21:43 – 00:21:58
Comments:	Extension approved to 01/19/2026	
Discussion:		
Action:	Approved	Motion: Dan Unanimous

Item – 22	18 Louise View Dr, G5, New Construction Resubmission	Video 00:01:37 – 00:42:05 & 01:07:08 – 01:44:38
Comments:	<ol style="list-style-type: none"> 1. Submit a Variance Request to move house 3' into the right setback (away from the tree). 2. Submit a new Construction Packet to the ACC showing the house moving 3' into the right setback. 3. Arrange for periodic visits by the AC Inspector with an Arborist to verify tree protection mitigation. 4. Implement a plastic orange safety fence along the excavation trench. 	
Discussion:		
Action:	Approved	Motion: Patric Majority (John opposed)

Item – 23	2 Sweetclover Cir, G5, New Construction Resubmission	Video 01:58:25 – 02:15:50
Comments:	Submit a new Construction Packet with the correct arborist report for the site. Provide a landscape plan.	
Discussion:		
Action:	Denied	Motion: Dan Unanimous

Item – 24	7 Bracken Pl, G5, Extension (New Home) Six Months	Video 01:52:14 – 01:57:31
Comments:	Extension approved to 01/31/2026	
Discussion:		
Action:	Approved	Motion: John Unanimous

Item – 25	312 Sudden Valley Dr, G3, New Construction Resubmission	Video 02:28:36 – 03:03:03
Comments:	Denied due to impact on the Wetlands. Provide an Arborist and Wetlands mitigation report to resubmit.	
Discussion:		
Action:	Denied	Motion: Dan Unanimous

Item – 26	312 Sudden Valley Dr, G3, Variance - Setback Resubmission		Video 02:28:36 – 03:03:03
Comments:	Denied due to impact on the Wetlands. Provide an Arborist and Wetlands mitigation report to resubmit.		
Discussion:			
Action:	Denied	Motion: Dan	Unanimous

Item – 27	1 Huckleberry CT, G9, Ext Alt (Gazebo)		Video 00:42:20 – 00:44:03
Comments:			
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

Item – 28	190 Sudden Valley Dr, G9, New Construction Resubmission		Video 03:22:18 – 03:23:54
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

Item – 29	101 Polo Park Dr, G13, New Construction Resubmission		Video 03:24:13 – 03:31:27
Comments:	All replacement trees must be a minimum of 8' tall.		
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

Item – 30	8 Shooting Star Ct, G13, Const Change (Windows & Doors)		Video 03:08:40 – 03:10:34
Comments:			
Discussion:			
Action:	Approved	Motion: John	Unanimous

Item – 31	22 Granite Cir, G13, Extension (New Home) Six Months		Video 02:27:38 – 02:28:14
Comments:	Extension approved to 01/24/2026		
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

Item – 33	16 Sunnyside Ln, G13, Fence (Child & Pet)		Video 01:44:50 – 01:51:35
Comments:			
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

Meeting Adjourned at 12:50 PM