



Sudden Valley Community Association Architectural Control Committee

Date 09/04/2025

Time 9:00 AM

Location Zoom

Minutes

Type of meeting:	Request and Plan Review
Facilitator:	Daniel Rodriguez, Chair
Committee Attendees:	Patric Zwolenski, Dan Vink
Excused Absence:	Jo Jean Kos
Attendees:	J Young & Vitali Pikalov (Item 7), David Kharko (Item 15), Jerome Gangle, Allen Helvajian
Observers:	Terry Niblack

Item – 1	Approval of 09/04/2025 ACC Meeting Agenda
Item – 2	Consent Agenda – Approval of the 08/21/2025 ACC Meeting Minutes
Item – 3	38 Longshore Ln, G1, Ext Alt (Frame-in Deck)
Item – 4	14 Birdie Ln, G1, Tree (Remove 1) Withdrawn by homeowner
Item – 5	4 Sanwick Pt Ct, G1, Extension (New Home) Six Months (to 08/19/2026)
Item – 6	6 Sanwick Pt Ct, G1, Extension (New Home) Six Months (to 08/19/2026)
Item – 7	10 Valley View Cir, G2, Const Change (Driveway & Ret Wall)
Item – 8	18 Sunflower Cir, G2, Tree (Remove 2) Referred back to the homeowner by the ACC
Item – 9	18 Sparrow Ct, G2, New Construction Resub - Previously Approved
Item – 10	18 Sparrow Ct, G2, Variance (Side setback)
Item – 11	1 Morning Beach Dr, #20, G2, Ext Alt (AC Unit)
Item – 12	41 Cascade Ln, G3, Ext Alt (New Door)
Item – 13	41 Cascade Ln, G3, Ext Alt (Paint Home)
Item – 14	78 Honeycomb Ln, G9, Fence (Pet enclosure) Resubmission
Item – 15	22 Bigleaf Ln, G5, New Construction with Renderings Resubmission



Meeting Called to Order 09:06 AM

Item – 1	Approval of 09/04/2025 ACC Meeting Agenda	Video 00:00:15 – 00:01:10	
Comments:	Approve the addition of item #15 and the withdrawal / removal of items #4 and #8 respectively.		
Discussion:			
Action:	Approved	Motion: Daniel	Unanimous

Item – 2	Consent Agenda – Approval of the 08/21/2025 ACC Meeting Minutes	Video 00:01:18 – 00:03:20	
Comments:			
Discussion:			
Action:	Approved	Motion: Daniel	Majority (Dan abstained)

Item – 3	38 Longshore Ln, G1, Ext Alt (Frame-in Deck)	Video 00:33:07 – 00:33:22	
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

Item – 4	14 Birdie Ln, G1, Tree (Remove 1)	Video 00:00:00 – 00:00:00	
Comments:			
Discussion:			
Action:	Withdrawn by homeowner	Motion:	

Item – 5	4 Sanwick Pt Ct, G1, Extension (New Home) <i>Six Months</i>	Video 00:33:25 – 00:33:34	
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

Item – 6	6 Sanwick Pt Ct, G1, Extension (New Home) <i>Six Months</i>	Video 00:00:40 – 00:00:47	
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

Item – 7	10 Valley View Cir, G2, Const Change (Driveway & Ret Wall)	Video 00:03:24 – 00:11:44	
Comments:	Must complete and submit paperwork for the easement. Must wait for approval by SVCA to begin construction work. Must accommodate frequent site checks during construction by the AC Inspector.		
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

Item – 8	18 Sunflower Cir, G2, Tree (Remove 2)		Video 00:00:00 – 00:00:00
Comments:			
Discussion:			
Action:	Referred to the homeowner.	Motion:	

Item – 9	18 Sparrow Ct, G2, New Construction Resubmission - Previously Approved		Video 00:37:52 – 00:44:50
Comments:	Reconsider the need for the huge retaining wall behind the home. If the wall is a must, then provide more detailed engineering documents on the wall.		
Discussion:			
Action:	Denied	Motion: Dan	Unanimous

Item – 10	18 Sparrow Ct, G2, Variance (Side setback)		Video 00:44:56 – 00:45:20
Comments:	Denied because the home construction proposal was denied.		
Discussion:			
Action:	Denied	Motion: Dan	Unanimous

Item – 11	1 Morning Beach Dr, #20, G2, Ext Alt (AC Unit)		Video 00:33:55 – 00:34:35
Comments:			
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

Item – 12	41 Cascade Ln, G3, Ext Alt (New Door)		Video 00:34:44 – 00:34:56
Comments:			
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

Item – 13	41 Cascade Ln, G3, Ext Alt (Paint Home)		Video 00:35:02 – 00:35:15
Comments:			
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

Item – 14	78 Honeycomb Ln, G9, Fence (Pet enclosure) Resubmission		Video 00:35:32 – 00:37:39
Comments:	Approved with the modified location and the installation of a vegetative screen to block or limit visibility from the street		
Discussion:			
Action:	Approved	Motion: Dan	Unanimous



Item – 15	22 Bigleaf Ln, G5, New Construction with Renderings <i>Resubmission</i>	Video 00:11:58 – 00:32:53
Comments:	Resubmit proposal with a complete plan set package with integrated and matching engineering and architectural elements.	
Discussion:		
Action:	Denied	Motion: Daniel Unanimous

Meeting Adjourned 9:52 AM