



Sudden Valley Community Association Architectural Control Committee

Date 11/06/2025

Time 9:00 AM

Location – Zoom

Minutes

Type of meeting:	Request and Plan Review
Facilitator:	Daniel Rodriguez, Chair
Committee Attendees:	Patric Zwolenski, Terry Niblack, Jo Jean Kos
Excused Absence:	Dan Vink
Attendees:	Jerome Gangle, Allen Helvajian
Observers:	Lauren Jolin – Item 5, Mike Veazie – Items 5 & 6, Shing & Manson Root – Items 7 & 8, Billy Campbell – Item 10, Ashley Argo – Item 11, Keith Bagnall – Item 12, Hugh O’Brien – Item 13, Vitali Pikalov – Item 15

Item – 1	Approval of 11/06/2025 ACC Meeting Agenda
Item – 2	Consent Agenda – Approval of the 10/16/2025 ACC Meeting Minutes
Item – 3	69 Windward Dr, G1, Tree (Remove 1)
Item – 4	19 Inlet Cir, G1, Tree (Remove 1)
Item – 5	74 Grand View Ln, G2, Const Change (Multiple Items)
Item – 6	72 Grand View Ln, G2, Tree (Remove 1) Resubmission
Item – 7	7 Whispering Cedars Ct, G2, Ext Alt (Planter Boxes)
Item – 8	7 Whispering Cedars Ct, G2, Variance (Planter Boxes)
Item – 9	29 Rocky Ridge Dr, G3, Ext Alt (Swing Set)
Item – 10	29 Rocky Ridge Dr, G3, Tree (Remove 4)
Item – 11	3 Indian Meadow Ct, G3, Fence (Pet Enclosure)
Item – 12	62 Sudden Valley Dr, G3, Tree (Remove 1)
Item – 13	9 Highwood Cir, G13, Tree (Remove 2, Trim 1)
Item – 14	10 Shooting Star Ct, G13, Const Change (Multiple Changes)
Item – 15	22 Granite Cir, G13, Const Change (Exterior Paint)

Meeting Called to Order 09:06 AM

Item – 1	Approval of 11/06/2025 ACC Meeting Agenda	Video 00:00:08 – 00:00:52	
Comments:			
Discussion:			
Action:	Approved	Motion: Jo Jean	Unanimous

Item – 2	Consent Agenda – Approval of the 10/16/2025 ACC Meeting Minutes	Video 00:01:01 – 00:01:11	
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

Item – 3	69 Windward Dr, G1, Tree (Remove 1)	Video 00:59:13 – 00:59:40	
Comments:			
Discussion:			
Action:	Approved	Motion: Terry	Unanimous

Item – 4	19 Inlet Cir, G1, Tree (Remove 1)	Video 00:59:49 – 01:04:16	
Comments:	The removal of the tree is approved. The ACC Committee would prefer that either 1.) the trunk of the tree be left behind as a Habitat Snag and 2.) a Rhododendron bush may be added to the Snag location, or 3.) if the tree and stump are both removed and a Rhododendron bush is not desired, a Native or Ornamental Tree (e.g., a Japanese Maple) may be planted in the original tree location.		
Discussion:			
Action:	Approved	Motion: Terry	Approved

Item – 5	74 Grand View Ln, G2, Const Change (Multiple Items)	Video 00:03:14 – 00:30:08	
Comments:	All requested items are approved except for the Hot Tub. Submit new design suggestions including screens / screening method by 11/13/25, 12:00 Noon for the ACC Meeting on 11/20/25, 5:00 PM.		
Discussion:			
Action:	Approved	Motion: Terry	Unanimous

Item – 6	72 Grand View Ln, G2, Tree (Remove 1) <i>Resubmission</i>	Video 00:30:45 – 00:31:50	
Comments:	Tree removal is approved provided that the trunk is left as a Habitat Snag of not more than 40' in height.		
Discussion:			
Action:	Approved	Motion: Terry	Unanimous

Item – 7	7 Whispering Cedars Ct, G2, Ext Alt (Planter Boxes)		Video 00:32:20 – 00:37:46
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

Item – 8	7 Whispering Cedars Ct, G2, Variance (Planter Boxes)		Video 00:32:20 – 00:37:46
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

Item – 9	29 Rocky Ridge Dr, G3, Ext Alt (Swing Set)		Video 00:38:08 – 00:41:44
Comments:			
Discussion:			
Action:	Approved	Motion: Jo Jean	Unanimous

Item – 10	29 Rocky Ridge Dr, G3, Tree (Remove 4)		Video 00:42:34 – 00:45:40
Comments:	Removal of the three Hemlock trees is approved. The Maple tree is approved for trimming only.		
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

Item – 11	3 Indian Meadow Ct, G3, Fence (Pet Enclosure)		Video 00:46:00 – 00:51:45
Comments:	The fence is approved as long as it remains more than five feet from your property lines.		
Discussion:			
Action:	Approved	Motion: Terry	Unanimous

Item – 12	62 Sudden Valley Dr, G3, Tree (Remove 1)		Video 00:52:00 – 00:55:55
Comments:	Need neighbor's approval to remove the tree. (Rec'd) The tree removal is approved provided the trunk is left behind as a Habitat Snag of no more than 9' in height.		
Discussion:			
Action:	Approved	Motion: Terry	Unanimous

Item – 13	9 Highwood Cir, G13, Tree (Remove 2, Trim 1)		Video 00:56:09 – 00:58:22
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Unanimous



Item – 14	10 Shooting Star Ct, G13, Const Change (Multiple Changes)		Video 00:58:33 – 00:58:58
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

Item – 15	22 Granite Cir, G13, Const Change (Exterior Paint)		Video 00:01:25 – 00:02:22
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

Meeting Adjourned 10:10 AM