

SUDDEN VALLEY COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
THURSDAY, APRIL 10, 2014
ADULT CENTER
7:00 PM

| | PAGE |
|--|-------------|
| I. CALL TO ORDER | |
| II. ROLL CALL | |
| III. ANNOUNCEMENTS | |
| IV. ADOPTION OF AGENDA | |
| V. CONTINUING BUSINESS | |
| A. EMERGENCY TREE REMOVAL AND ROADSIDE POLICY | 1 |
| B. STRATEGIC PLANNING UPDATE | |
| C. EMERGENCY PREPARDNESS TRAFFIC CONTROL UPDATE | |
| VI. NEW BUSINESS | |
| A. QUITCLAIM DEED OF SUDDEN VALLEY DIV 16 LOT 62 TO SVCA | 2 |
| VII. PROPERTY OWNER COMMENTS | |
| VIII. BOARD COMMENTS | |
| IX. ADJOURNMENT | |

Policy Proposal

Sudden Valley Community Association Architectural Control Committee

Emergency Tree Removal and Roadside Policy

Revised by ACC on 4-3-14

If a tree begins to fail ~~due to severe weather or other natural disasters~~ and a fall is imminent, it can be removed on an emergency basis if the stump is left in the ground and photographs and a description of the circumstances ~~submitted to the ACC as soon as possible~~ [be retained as needed]. The Whatcom County Planning Department defines a “hazard tree” as “any tree that is susceptible to immediate fall due to its condition (damaged, diseased, or dead) or other factors, and which because of its location is at risk of damaging permanent physical improvements to property or causing personal injury.” (Ord. 2013-043 §1 Exh. C, 2013).

Hazardous and fallen trees along Sudden Valley roadsides and in common areas should be reported to Security (360-319-8200), Administration or Maintenance (360-734-6430)

Residents are encouraged to keep roadside shoulders clear of limbs, logs, large rocks, play equipment and other obstructions that could interfere with pedestrians, snow removal equipment, cars disabled in heavy weather events and emergency vehicles.”

[As discussed at 4-3-14 ACC meeting, committee proposed to insert final version of policy in section 14.10.5 of the ACC Guidelines]

ATTN: BRANDI
360 676-6675

fax - 734-1915

March 26, 2014
Mailed 3/31/14 (Printer Failure)

Sudden Valley Community Association (SCVA)
4 Clubhouse Circle
Bellingham WA 98229

Re: Quitclaim Deed of Sudden Valley Div. 16 Lot 62 to SCVA

Gentlemen:

As you know, my wife and I have been pleased, since 1987, to continuously, to this date, pay the very high SCVA dues and property taxes on our above vacant SCVA lot with one hope.

We wanted our grandchildren to have the opportunity to enjoy the beautiful lot amidst your wonderful community.

Unfortunately, since my wife and I reached our seventies, we have experienced an ever increasing number of painful and expensive medical procedures. My wife's symptoms, for over 2 years, are still undiagnosed. The symptoms absolutely destroy, for weeks at a time, all normal living. Yet, despite numerous tests having been performed at varying medical facilities and many visits to primary care, specialist and urgent care doctors, as we write this letter, we are about to visit still another specialist - following which we will likely, at our own expense, seek a diagnosis from U.C.L.A. or U.S.C. experts. I have been diagnosed with very severe spinal arthritis and treated for it and other problems. Tomorrow, I will undergo my third operative procedure in as many months. For such and other reasons, despite our long lasting wishes for our grandchildren, we have come to the sad conclusion that we have no financial or other alternative but to, very regrettably, transfer our above property to the SCVA. We are confident that you will be pleased that we will not be asking you for any payment for the property.

Instead, we are contacting a title company to arrange to record our Quitclaim Deed transferring all of the rights, title and interests of the title owner of the above property (the Jim Pekin 2/99 Family Trust of which my wife and I are the Trustors and Trustees) to the SCVA - free of charge.

We both thank you for your cooperation and extend our Best Wishes to the SCVA.

Very truly yours,

Evelin Pekin, Trustor, Trustee

Dennis Pekin, Trustor, Trustee