



To the Sudden Valley Community:

Yet again, I must repeat the opening from the last two years:

"I again wish to thank the Community for entrusting Sudden Valley to this Board, and to the Board for asking me to chair their efforts. It has, indeed, been a humbling and daunting year - humbling, in that so many with such impressive talent and experience, have devoted so much time and energy to creatively address the big issues that face us. Daunting, in that there was so much more to be done than any of us had imagined. Yet, despite all the difficulties, the Community has persevered and progressed."

This last year of my term has by far been the most difficult and time consuming. We (mostly staff and the rest of the Board) have accomplished some major upgrades and improvements, bringing just a few of the Association's many aging assets back into reasonably functional order. Many of the worst culverts have been finished. The Admin/Clubhouse building exterior was completely refurbished, even addressing a few interior problems. There's a new lighted shelter for school children at Gate 3. The two picnic shelters have been mostly refurbished. Roadsides are being properly maintained to protect the roads themselves, as well as improve traffic visibility. Other road work should be finished by the end of the month. Our insurance company finally inspected the Middle (Library) Barn, so the damage claim is moving forward. Pacific is providing the best security service in years, and their frequent collaboration and cooperation with the Sheriff's department shows they are valued and well respected. Golf income has also improved now that its management has freedom to respond to the market. SVCA staff has been reorganized and is better managed to ensure the Association actually gets what it really needs. The Library continues to be a success, and the YMCA had another popular summer. Also, Association records have been organized.

Yet, to no surprise, we've found that far more work remains. The Library and Ice Barn may need more work than the Association can afford in any one year. Roadside cleaning, parks and trails have never been funded, and playgrounds require constant replacement of expensive, special cushioning material that protects children, not to mention ongoing equipment maintenance. Other recreational facilities, especially tennis and basketball, have yet to be renovated.

Sudden Valley's underground equipment, such as water pipes, is beginning to fail more frequently. All of these items are at the end of their useful lives. The Association is at a true turning point; we can maintain what we have for success as a thriving community, or we can continue crumbling into failure. There is no alternative, as our facilities are too old to continue avoiding action. What that means is, the Association can no longer have degraded facilities without harming home values. Either facilities and services must be properly maintained, or they must be removed. (Even that has costs.)

Of course, all these issues will demand more money. For example, the past management had mangled our financial records, as well as done a horrible job of actually running the community. Cleaning up the accounts and correcting other work has cost many thousands extra. And, continuing proper maintenance work will require more funding. Thus, the proposed budget and dues assessment reflect an increase. For the first time in many years, however, management has shown what properly funded, scheduled maintenance can accomplish, and can show exactly what essential services will have to be eliminated if funds are insufficient.

The ballot also includes a set of proposed Bylaw amendments; a large one that is intended to correct longstanding errors (text only online to lower mailing costs), and several others to continue improving our governance.

Thank you all.
Larry Brown,
2015 Board President