



SUDDEN VALLEY COMMUNITY ASSOCIATION

SUDDEN VALLEY VIEWS

June 2024

WWW.SUDDENVALLEY.COM

SVCA Board forms GM search committee

Directors also name Issaquah-based Prothman as independent search partner

By Bill Helm
Editor

SUDDEN VALLEY — On May 23, the Sudden Valley Board of Directors voted to

partner with Prothman in the association’s search for a new general manager.

Jo Anne Jensen, Sudden Valley’s general manager since August 2022, announced in April that she would “return to the semi-retirement that I began in 2019” when she moved to Bellingham. Jensen’s contract with Sudden Valley ends on Oct. 31.

In a May 2 memo that was included in the board’s May 23 agenda, Jensen recommended the board partner “with an experienced

recruitment firm to identify a candidate for this important role.”

In the memo, Jensen explained that to facilitate the process to find her successor, she reached out to five executive recruitment firms “that had a relevant area of specialization, a demonstrated history of successful placements and positive client reviews.” Of the five, four elected to submit a proposal. Of those was the Issaquah-based Prothman, who since 2002 has provided executive re-

ruitment services to cities, counties, special districts, nonprofits and other public sector agencies throughout the United States.

Prothman was one of two firms Jensen recommended the board select as its search partner.

The board also approved a resolution to establish a general manager search committee, and named Vice President Taimi Van De Polder and Treasurer Laurie Robinson to the committee, as well as one additional appointed

director, which the board then named Rick Asai, who according to a draft of the board’s May 23 meeting minutes received the majority votes. Asai was named committee chair by vote.

Also on May 23, the Sudden Valley Board approved allocation of \$40,866.56 from CRRRF (Capital Repair and Replacement Reserve Fund) to paint the exterior of the Adult Center and Clubhouse and apply a

See **Search** on 6



Jo Anne Jensen
Sudden Valley
General Manager

SVCA Board orders Barn 8 analysis

By Bill Helm
Editor

SUDDEN VALLEY — On May 9, the Sudden Valley Board of Directors directed General Manager Jo Anne Jensen to engage Pacific Northwest to hire the structural engineer to do a full structural analysis of Barn 8.

In a memo to the board dated May 9, Jensen said the most recent engineering evaluation of Barn 8 was completed in 2020 by Kingworks Consulting Engineers. Jensen wrote that this report, which is included in the board’s May 9 agenda, relied on “visual observation and review of earlier reports.”

“It identified several structural issues and recommended several upgrades to the existing structure to maintain current use,” she wrote.

Jensen then listed the following repairs recommended by Kingworks:

- Reinforce the first floor with adequate shear walls
- Add shear walls to the second floor
- Limit the second floor live load to 60 psf maximum
- Reinforce end walls of the second floor for basic wind loads
- Verify plywood sheathing on the roof and the attachment of a roof diaphragm
- Remove the existing CMU wall that was left as part of the Library barn demolition

In 2023, the board set aside \$1,251M of CRRRF Capital Budget (Capital Repair and

See **Barn 8** on 2



Time for golf in Sudden Valley

Learn more about Sudden Valley’s golf course on page 6. (SVCA photo)

It’s important to participate in Sudden Valley’s AGM

By Rob Gibbs
SVCA Nominations and Election Chair

As residents of Sudden Valley, we are privileged to live in a community that values democratic participation and collective decision-making.

On Nov. 2, we have a significant opportunity to shape the future of our community by participating in the upcoming AGM election. This election will determine the occupants of four open Board of Director positions, three open Nominations and Elections Committee positions, and six open Architectural Control Committee positions.

You are encouraged to consider applying for one of these positions and thereby, entering the election process. Your vote is not just a right, it is a powerful tool to influence the direction and quality of life in Sudden Valley.

Why your vote matters

- Community Representation: The Board of Directors, Nominations and Elections Committee, and Architectural Control Committee play crucial roles in rep-

resenting the interests and concerns of all residents. By voting, you ensure that these positions are filled by individuals who truly reflect the community’s values and priorities.

- Accountability and Transparency: Elected officials are accountable to the residents who vote them into office. Your participation in the election process helps maintain transparency and ensures that those in power are responsive to the needs and desires of the community.

- Quality of Life: Decisions made by these committees and the Board directly impact various aspects of daily life in Sudden Valley, from architectural standards and community projects to the overall governance of our neighborhood. Voting allows you to have a say in these critical decisions.

See **AGM** on 2

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RESIDENTIAL CUSTOMER

Sudden Valley staff meets with builders

By Jo Anne Jensen
SVCA General Manager

On Tuesday, May 21, SVCA staff met with builders to review 2024 changes to the Architectural Control Policies and discuss how builders can work with the Association to make their construction projects go smoothly.

Builders participated in the live meeting both in-person and via Zoom. More have viewed the recording on YouTube. New construction projects

tend to kick off on June 1 when the restriction on excavation in the watershed ends.

Builders are only allowed to disturb large areas of soil between June 1 and Sept. 30, which makes these months very busy.

To balance the need for builders to make rapid progress during this time with the right of property owners to the quiet enjoyment of their homes, SVCA has established rules that builders must follow. These rules are available in

the Architectural Control Policies, and as Policy 2018.03 in the SVCA Policies, both available at SuddenValley.com/residents-resources.

The most common violations were reviewed with builders at the meeting and suggestions were made for how to avoid them.

Staff also shared information about recent increases in the fees for new construction applications. These fees cover the cost of

the submission process, the SVCA construction permit, and the necessary inspections.

Fines for construction violations also increased this year, and these changes were included in the presentation.

Additionally, staff reviewed the process used to manage new construction applications and shared information on how to communicate with the Association to ensure smooth and efficient construction operations. Members who are consider-

ing making an exterior change to their homes are encouraged to watch the recorded meeting since the information also applies to those projects.

You can access the recording at youtube.com/watch?v=EAizb2eqKko.

Alternately, there is a link to the Sudden Valley YouTube channel on the main page of suddenvalley.com in the column on the left side.

The Builders' Meeting appears under the channel's Videos tab.

AGM: It's important to participate in SVCA elections

Continued from 1

Key dates and information

- AGM Election Date: Nov. 2 at 1 p.m.
- Positions open for election:
 - Four Board of Director positions
 - Three Nominations and Elections Committee positions
 - Six Architectural Control Com-

mittee positions

- Candidate Forums TBD

How to get involved

If you are passionate about making a difference and have the skills and dedication to serve, consider applying for one of the open positions. Following are the key dates for submitting your application:

- Application start date: July 5
- Application Deadline: 4:30 p.m. Sept. 3

Applications can be submitted through the official Sudden Valley website or by visiting the Welcome Center.

Detailed instructions and requirements for each position will be available to guide you through the process.

Conclusion

Voting in the Sudden Valley election is a vital way to contribute to the well-being and future of our community. Whether you are a long-time resident or new to the area, your voice matters.

Mark your calendars for Nov. 2 and make sure to participate in this important democratic process. Together, we can ensure that

Sudden Valley remains a vibrant, inclusive, and well-governed community.

For more information on the election process, candidate applications, or any other inquiries, please visit the Sudden Valley website, suddenvalley.com, or contact the Welcome Center. Your engagement and participation are the cornerstones of our community.



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Barn 8: Analysis

Continued from 1

Replacement Reserve Fund) for the following repairs to the barn:

- Building exterior repairs cost -- \$821,000
- Covered bridge entrance cost -- \$200,000
- Electrical system repair cost -- \$70,000
- Flat roof replacement cost -- \$50,000
- HVAC replacement cost -- \$110,000

Also on May 9, the Sudden Valley Board approved a contract with UniLect for this year's election services.

According to a May 9 memo to the board from Jensen and Nominations & Elections Committee Chair Rob Gibbs, the contract includes a separate mailing to members living outside the United States as well as upgraded printing services. This memo is also in the board's May 9 agenda.

-- Contact Bill Helm at bill@lyndentribune.com.



FootGolf is back!

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AROUND THE VALLEY

Almost summer in Sudden Valley

By Jo Anne Jensen
SVCA General Manager

The temperatures are rising, the pool is open, the marina is bustling with activity, hikers and cyclists are out in force, and the golf course is full whenever the sun shines. It is almost summer in Sudden Valley.

Administration

Activity Summary

- Worked with SVCA volunteer to plan large-scale water lily removal event for late June.
- Finalized Marina rental renewals and began outreach to individuals on the waiting list to fill the wet and dry slips that became available.
- Continued work to organize 2024 Valley Fair.
- Supported meetings for Architectural Control, Finance, Nominations & Elections, and Document Review Committees

Successes

- Marina renewals were completed on schedule

Planned Work

- Support swim lesson enrollment.
- Support swim pass purchases.
- Organize additional volunteer trail clearing events.

Accounting

Activity Summary

- Completed routine work to maintain monthly financial schedule; March financials completed.
- Began the 2023 Financial Audit.
- Continued work on the 2025 Reserve Study.
- Began work on the 2024 capital budget.
- Supported managers on preparing operational department budgets.

Successes

- SVCA is on budget through March.

Planned Work

- Continue work on 2023 Financial Audit.
- Continue work on annual Reserve Study.

Maintenance

Activity Summary

- Firewise completed.
- Mowed SVCA Parks and Rec Areas.
- Trimmed Gate 3 exit vegetation to improve visibility.
- Cleaned both pools in preparation for opening.
- Installed new signage on Thunder Peak Way.
- Opened AM/PM restrooms for the season.
- Opened Southern Court for the summer season.
- Replaced water fountain at Rec Center.
- Cleared fallen tree from Sudden Valley Dr.
- Removed picnic table from lake at the Marina.
- Repaired Area Z RV fence.
- Replaced speed limit sign at Gate 9 entrance.

Successes

- Re-key project is nearly complete.
- Firewise completed on schedule.

Planned Work

- Repair slide at Huckleberry Park.
- Routine mowing of parks and gate entrances.



In May, 11 staff members successfully completed a 20-hour lifeguard certification training May 17-19 at the main pool. Also, pool furniture moved to the pool deck and pool areas pressure washed, pools vacuumed, and additional front desk staff hired and onboarded for the summer season. (SVCA photo)

- Road shoulder mowing.

Recreation

Activity Summary

- Eleven staff members successfully completed a 20-hour lifeguard certification training May 17-19 at the main pool.
- Pool furniture moved to the pool deck & pool areas pressure washed.
- Pools vacuumed.
- Additional front desk staff hired and onboarded for the summer season.

Successes

- All lifeguards are certified ahead

of pool opening.

Planned Work

- Plan in-season follow up lifeguard trainings.
- Begin organizing community adult soccer programs.

Golf

Activity Summary

- Held successful Men's Opening Day and the Sudden Valley Cup.
- Continued onboarding new Head Pro, Darren Chapman.
- Interviewed, hired, and trained new seasonal staff.
- Prepared for Ladies Opening Day and US Kids Tournament.

- Worked with Golf Club to plan for upcoming events.

- Held successful Two-Person Scramble event with 102 players.

This event raised \$2,850 for the Bellingham Food Bank.

Successes

- Team is coming together for the season.
- Greens are close to full recovery and the golf course is getting busy.

Planned Work

- Prepare for several upcoming events.
- Continued staff training.
- Work on 2025 budget.

Turf Care

Activity Summary

- Continued work on scheduled equipment repair and maintenance.
- Updated Golf Director daily on course conditions and long-term strategies for the course.
- Conditioned putting greens with weekly sand topdressing and mowing to 3mm (peak summer cut is 2.7mm)

Successes

- All putting greens on the golf course are now open.
- Driving Range grass tee now open for the season.

Planned Work

- Preventative maintenance on equipment ongoing.
- Cart path repair work pushed back one week due to weather and scheduling conflicts.
- Continued improvement of putting surfaces for the season.
- Mowing on a steady schedule.

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Dr. Chaddock is a western Washington native. He attended WWU and is a 2003 doctoral Graduate of the University of Washington School of Dentistry.

VIEWS

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POLICY

The Sudden Valley Views welcomes letters to the editor submitted by members of the Association. Topical submissions of current news interest may be accepted up to six times per calendar year. Letters of up to 550 words are allowed. The editor may edit for style and libel.

DEADLINES

The deadline for editorial submissions (including letters to the editor) for the upcoming issue is the 23rd of each month. Editorial items may be submitted to: bill@lyndentribune.com. For advertising information and deadlines, please contact Mitze Kester at mitze@lyndentribune.com or call 360.354.4444.



New SVCA Safety Committee holds community meeting

By Jo Anne Jensen
SVCA General Manager

SVCA's newly established Safety Committee held a community meeting on May 15 in the Dance Barn.

More than 100 people attended to hear representatives from the Whatcom Conservation District, Department of Natural Resources, South Whatcom Fire Authority, Whatcom County Sheriff's Office Department of Emergency Management, City of Bellingham Natural Resources Division, and the

Kulshan Carbon Trust discuss ways homeowners can be more prepared for wildfire emergencies.

A video of the meeting can be viewed on Sudden Valley's YouTube channel. There is a link to the channel on the main page of suddenvalley.com; scroll down to see the link in the first column on the left.

To receive notice of all Sudden Valley events, please sign up to receive weekly eBlasts; the link is also available on the main page of suddenvalley.com

LETTERS

Renting your home 'not a form of community service'

Editor,

I think we can improve the ongoing discussion regarding the increasing number of short-term rentals (Airbnb, Vacasa ...) in SV by clarifying a few things that have been misrepresented.

The issue addressed in the Sudden Valley Views' April article and at the recent Board of Directors meeting is not necessarily the creation of additional restrictions applying only to short-term rentals, but simply enforcement of the bylaws that already apply to all, and which were created to maintain a safe and peaceful neighborhood (aspects of SV living that are pretty high on the list for most of us).

These bylaws reasonably limit the amount of people staying in a single residence, and hold the homeowner liable for tenants breaking rules such as those mandating quiet hours, prohibiting disruptive public behavior, and so on.

Obviously renting out your home is a business venture, done for personal financial gain (not a form of community service, as proposed in a recent letter). Operating a business out of a private residence is generally disallowed due to the noise, increased traffic, and various safety concerns that tend to diminish quality of

life for neighbors.

Over the last few years, as the practice of buying a house to flip as a short-term rental (STR) has become more popular, there are an increasing number of STRs throughout Sudden Valley notable for many vehicles coming and going, frequent parties with noise and outdoor drinking, and overflow parking into the street and along the shoulder.

As a daily dog-walker/biker/runner I'm opposed to anything that significantly increases traffic on my street, in particular when we're talking about drivers unfamiliar with the unique challenges and caution necessary to safely navigate Sudden Valley. Late night arrivals and early A.M. departures have frequently involved large groups noisily unloading/loading vehicles. Outdoor parties have inevitably sent debris into neighboring lots. For the most part, I don't think this is due to inconsiderate guests, but rather a natural side effect of hosting large groups who are on vacation, thus having fun in a place where they don't have any particular connection or responsibility to maintain the expectations of the neighborhood.

None of this adverse impact is life-altering ... but it does make the neighborhood a somewhat noisier, slightly dirtier, more heavily trafficked place. Thus less safe, less peaceful, with less of a connected community feel...

This cost comes without profit for the vast majority of SV residents. The only SV homeowners immune to this adverse

impact are those living elsewhere, receiving financial benefit from renting out their homes. SV residents tend to prioritize maintaining the peace and natural beauty of our neighborhood, and most of us live in our homes year-round.

For these reasons I support prompt and meaningful enforcement of the current bylaws. I also anticipate that as more STRs are established, and the accompanying problems come to personally impact more full-time residents (as has happened in other communities; see Priest Lake, Idaho...), the SVCA will eventually be compelled to limit or remove this option for SV homeowners.

Adam Phillips
Sudden Valley

Submitting letters to the editor

The Sudden Valley Views encourages letters to the editor. However, submissions must refrain from attacking individuals without providing supporting documentation or a rational and legally defensible justification.

Letters should be emailed to bill@lyndentribune.com and should not exceed 550 words.

Your letter must include your full name, complete address and telephone number. Your address and telephone number will not be printed in the news-

paper, but will be used for verification by newspaper staff.

Neither unsigned letters nor letters containing personal attacks of a libelous nature will be published.

The Sudden Valley Views reserves the right to edit or refuse any letter. All columns and letters on the opinion page are the views of the authors and do not necessarily reflect the views of the Sudden Valley Views newspaper.

Submitting articles of interest

SVCA members are encouraged to submit articles of interest for inclusion in the Views. Member submitted articles should focus on areas of interest to the Sudden Valley community.

Opinions, complaints, and politicking belong in the Letters to the Editor, and will not run as a member feature article. Articles promoting a vendor's services, or advertisements disguised as articles, will not be accepted.

The Views has a separate mechanism for advertising a business, and that is where such information should be kept. However, to provide fair and equal access, consecutive submissions by a member will not be permitted. In other words, members who have already had an article published may not submit an article for the following issue.



SUDDEN VALLEY VIEWS
Sudden Valley Community Association
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www.suddenvalley.com

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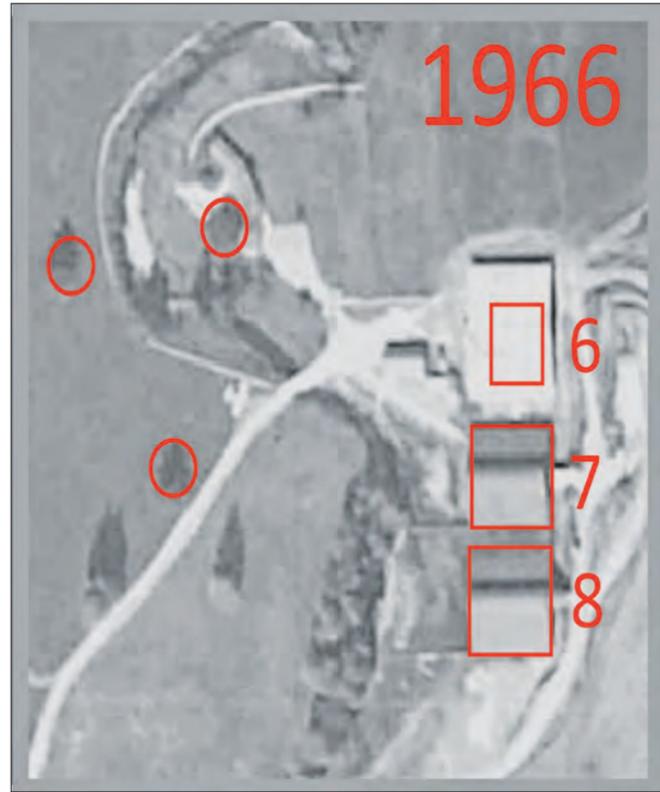
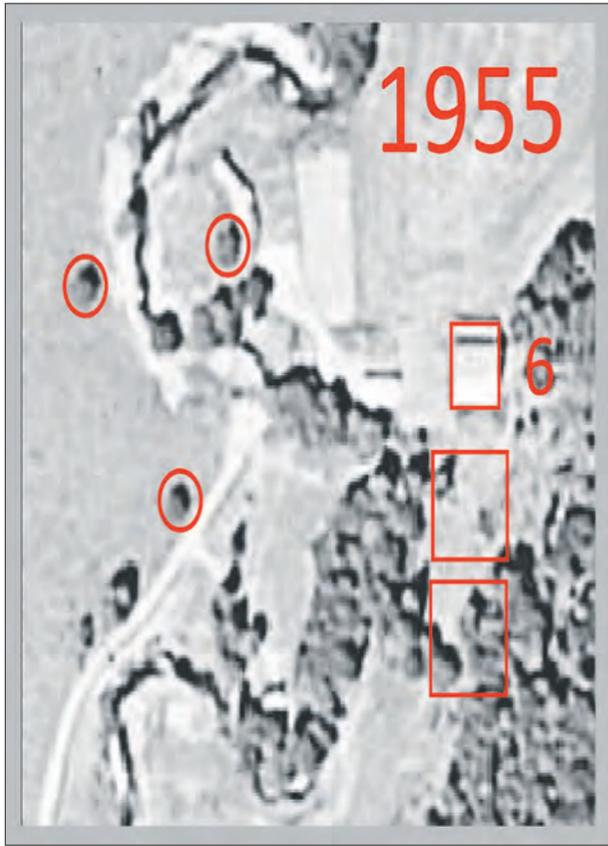
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Which barn is older? Barn 7? Or Barn 8?



Aerial images of barns 6, 7 and 8. (SVCA)



By Nancy Alyanak
SVCA Member

There are differing opinions in Sudden Valley regarding which barn is older: Barn 7 or Barn 8. The Whatcom County Historical Aerial Image Collection can answer that question through aerial images from 1955, 1961 and 1966.

The original Barn 6 was built before 1955. Barn 7, known as the library barn, was built between 1955 and 1961. Barn 8, known as the dance barn/community center, was built between 1961 and 1966. The three barns are numbered by the order in which they were built in what was then Corning Ranch.

In each aerial image three trees are circled. The trees are located in the same relative positions on each aerial image.

Using the tree locations as control points, the three aerial images can be scaled and the structural footprint outlines of the barns can be plotted on each of the images.

On the 1955 aerial image, Barn 6 is visible within a structural footprint outline.

Footprint outlines below Barn 6 at the future barns 7 and 8 locations are empty because barns 7 and 8 had not been built yet.

On the 1961 aerial image, barns 6 and 7 are visible within structural footprint outlines, but an empty footprint is plotted at the future Barn 8 location.

On the 1966 aerial image, all three barns are visible within structural footprint outlines.

The 1966 image shows the structural footprint for Barn 6 increased and the roof-line changed after 1961. Sometime between 1961 and 1966, the original Barn 6 building appears to have been replaced by the newer, larger Barn 6; also known as the ice barn.

In their 2020 report, Kingworks Consulting Engineers wrote that Barn 8 is an “early- to mid-1900s timber framed barn structure that was probably built prior to

the Sudden Valley community development for agricultural purposes.” We now know Barn 8 was built between 1961 and 1966. In 1968, Corning Ranch was sold to Sudden Valley’s developers and the barns time as agricultural working barns ended.

Historical aerial images from 1955, 1961 and 1966 show Barn 8 could be as many as 10 years younger than Barn 7. Barn 8 spent fewer years subject to the wear and tear of a working barn than Barn 7. Barn 8’s younger age and less time as a working barn makes it an attractive candidate for repairs/reconstruction.

We will see what the planned Barn 8 structural analysis report reveals. Let’s hope we see the results sooner rather than later.

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Getting to know Sudden Valley golf

By Maxx Robinson
SVCA Staff

The Sudden Valley Golf Course is a wonderful amenity that serves both the residents and non-residents of Sudden Valley.

Hosting a wide range of golf and non-golf events, the Sudden Valley Golf Course contributed just under \$1.5 million of revenue to the Association in 2023 and can be enjoyed by all residents of Sudden Valley, whether they're a golf pro, a beginning golfer or don't even play golf.

For golfers, the Sudden Valley Golf Course offers a unique playing experience that splits the course into two distinct halves.

"Players often comment that it feels like you are playing two different golf courses when playing Sudden Valley," said Kevin LeDuc, the director of golf. "The front nine is relatively flat and open, although water comes into play on almost every hole. The back nine is hilly and tree lined, with No. 15 being nicknamed the cliff hole, as the tee shot is a 100-foot drop to the fairway."

The Sudden Valley Golf Course hosted just under 30,000 rounds of golf in 2023.

Included in that total are charity events, which have supported organizations such as Boys & Girls Clubs and Habitat for Humanity.

Many official tournaments have also been held at the Sudden Valley Golf Course.

Sudden Valley has hosted Men's Amateur, Men's Mid-Amateur, and the Bellingham Amateur since 2018," LeDuc said.

"We have also hosted two U.S. Open Senior qualifiers," he said. In 2024, Sudden Valley will host the Ladies Invitational on July 12-13, Mid-Summer Best Ball on July 20, Bucks and Does on Aug. 4, and Men's Invitational on Aug. 10-11.

The Sudden Valley Golf Course is also a good spot for beginners to learn how to play, "especially the front nine as it is more open," LeDuc said. "I would recommend newer players playing the forward tees to make it more enjoyable. Also, the driving range is a good place to start as it is open to everyone to enjoy."

Although its primary use is for playing golf, there are opportunities for non-golfers to utilize the course.

On Sundays starting June 9 and continuing through Labor Day, the front nine is open at 6 p.m. for residents to walk the course.

Because golfers may be finishing up on the front nine, please begin walking at hole No. 1.

Sunday Foot Golf will also start June 9 at 5 p.m., which is a family event that mixes golf with soccer.

For more information, visit suddenvalleygolfcourse.com.



Hosting a wide range of golf and non-golf events, the Sudden Valley Golf Course contributed just under \$1.5 million of revenue to the Association in 2023 and can be enjoyed by all residents of Sudden Valley, whether they're a golf pro, a beginning golfer or don't even play golf. (SVCA photo)

Keeping the golf course green

The Sudden Valley Golf Course remains a great place to play thanks to SVCA's experienced Turfcare staff. Greg Wadden, Turfcare superintendent at the Sudden Valley Golf Course, oversees a year-round staff of



five, along with several seasonal employees in the spring summer. Together, the Turfcare team maintains everything green on the golf course as well as servicing the specialized equipment they use.

During the spring and summer, most of the team's time is spent mowing.

"We cut the grass on the putting greens every day from the end of April to the middle of Sep-

tember," Wadden said. "[Mowing the entire course] is scheduled on a seven-day rotation."

That seven-day rotation covers the sprawling 174 acres of the Sudden Valley Golf Course.

"We cut the grass at three millimeters," Wadden said. "A homeowner is typically pretty happy if they can get an inch-and-a-half or two inches. That works out to, in standard measurements, .110 inches."

Search: SVCA forms committee to find new general manager

Continued from 1

new coat to the clubhouse deck. The board assigned the contract to CertaPro Painters.

In a memo found in the board's May 23 agenda, Maintenance & Facilities Manager Mike Brock told the board that although Nachos Painting provided the lowest quote for painting the two structures (\$36,163 versus \$36,959), CertaPro Painters "demonstrated in both their

written proposal and in person that they have a stronger understanding of the scope of the project."

Brock wrote that CertaPro Painters "specifically called out the need to work around main entries during slow times/off hours and professionally explained how they would complete both projects."

-- Contact Bill Helm at bill@lyndentribune.com.

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Too busy to create? Not these artists ...

MEMBER FEATURE
*Member submitted article

By Lee Langdon
Valley Arts Group

All creatives are invited to the Valley Arts Group's next quarterly meeting: 10 a.m. July 13 in the Community Center/Barn. You might notice that the space for art is spiffed up, and an art hanging system is in place.

After our short business meeting, we each share at least one work of art, giving each artist support and attention.

No funky feedback here. Our two Featured Artists then share their work, its background, techniques and meaning.

We also hold a reception for the Featured Artist in the Community Center/Barn. On July 20, join us from 4-6 p.m. for a reception for Keri Trine. Come to a Meet and Greet at El Agave Sunday July 21 from 4-6 p.m. to discuss the work of our second Featured Artist, Kristy Carrico-Smith.



Featured Artists

A complaint often heard in art circles, on-line and off, is that life

is in over-drive. Time to do art is really scarce -- like hens' teeth folks used to say. Some creatives wait for someday, that magical time when children are grown, households run themselves and me-time is the main item on the daily schedule.

One of our featured artists defies that mindset.

Kristy Carrico-Smith

Kristy Carrico-Smith loves being able to work in her quiet home studio in the woods, but her life is anything but serene. Not only does she produce stunning, Pacific Northwest-inspired paintings, she is remodeling her home and re-arranging her yard, all the while supporting her daughter with special needs.

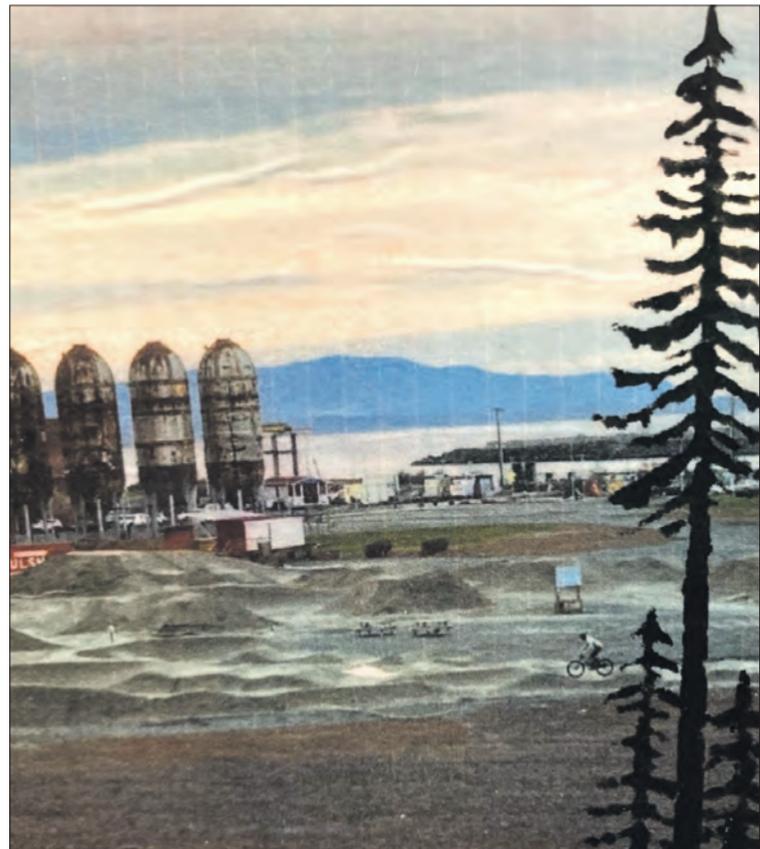
Kristy is a self-taught artist who uses nature as her backdrop, bringing those picturesque landscapes to life with color, depth and composition. Her displayed work, using oil, has been inspired by our recent Northern Lights sightings.

Kristy attends various local events and art markets throughout the year. She was accepted into the Anacortes Shipwreck Festival that is July 20th from 8 a.m. until 4 p.m. She maintains an Instagram account at @kristycarricoart, posts on Facebook at Kristy Carrico Art and maintains a website, kristycarricoart.wixsite.com/website.

Check out her recent work near El Agave.

Keri Trine

Keri Trine, on the other hand, may represent an artist who has always created, mostly for others. Before she moved to Sudden Val-



Top: Celaid Feredrin, by Kristy Carrico-Smith. Above: Bay-side Blastoff, by Keri Trine.

ley, Keri worked in interior design for mega yachts, hotels and private residences. There she was able to work with creative people such as painters, sculptors, and photographers, placing their art in various settings.

Now she has the me-time to devote to innovation in her chosen medium. Keri takes photos and applies acrylic paints to make the images more ethereal to make

the colors really pop. Come to the Barn from July to October to enjoy the way she integrates two different media.

In other news

Valley Arts Group raises funds to provide a scholarship to an art student at WWU. We sell our calendars in October, filled with art from our members. Members should send a piece in a horizontal format piece to Stephanie Strong.

The arts group inspires art by creating a quarterly challenge. Surrounded as we are in this verdant forest, the 10'x10" (any media) is Trees. Bring your best renderings to the July meeting.

Want to know more about this thriving Sudden Valley group? Check us out at facebook.com/ValleyArtsGroup or valleyarts-group.org.

This issue of Valley Views will arrive in the middle of June, so save the dates for our July activities. Meeting: 10 a.m. July 13 in the Community Center/Barn

Reception: 4-6 p.m. July 20 in the Community Center/Barn

Meet and Greet: 4-6 p.m. July 21 at El Agave

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FINANCIALS

**Sudden Valley Community Association
Reserve Cash Balance & Activity**
3 Months Actual, 9 Months Projected

UNAUDITED

	Capital Reserve Funds						Operating Reserve Funds			
	CRRRF	Roads	CRRRF Capital Reserve Holding Cash	Board Density Reduction	Mailbox	Mitigation Assignment of Savings*	Total Capital Reserve Funds	Emergency Ops	UDR	Total Operating Reserve Funds
Net Available Cash 12/31/2023	3,624,027	2,039,620	222,019	87,688	126,445	151,528	\$ 6,251,327	362,252	306,265	\$ 668,517
Dues Received	332,808	344,602			6,204		683,614	-	32,378	32,378
Storm Water Mitigation Plan Fee										
Investment Income	6,988	4,214	249	54	142	48	11,696	406	353	760
Sale of Assets										
Board Approved Transfers	105,600						105,600			
Mitigation Release		86,923				(86,923)				
2024 Expenditures	(379,849)	(34,628)	(1,400)				(415,877)		(8,315)	(8,315)
Net Available Cash at 3/31/2024	3,689,574	2,440,731	220,868	87,742	132,791	64,653	\$ 6,636,359	362,658	330,681	\$ 693,339
9 Month Outlook										
Outlook - 2024 Dues (95% collections)	963,312	990,797			17,879		\$ 1,971,988			\$ -
Outlook - Prior Year Collections	14,921	15,347			277		30,546		29,454	29,454
CRRRF Loan Payments for year 2024	(249,780)						(249,780)			
Obligated Expenses/Holdings	(1,936,629)	(1,322,134)	(220,868)			(64,653)	(3,544,284)		(66,810)	(66,810)
Net Usable Cash Balance 12/31/2024	2,481,399	2,124,742	-	87,742	150,947	-	\$ 4,844,829	362,658	293,325	\$ 655,984
Board Recommended Carryover Balance	(600,000)	(500,000)					\$ (1,100,000)			\$ -
Net Usable Cash 12/31/2024, After Recommendation	\$ 1,881,399	\$ 1,624,742	\$ -	\$ 87,742	\$ 150,947	\$ -	\$ 3,744,829	\$ 362,658	\$ 293,325	\$ 655,984
Net Current Year Cash Increase (Decrease)	(1,142,628)	85,122	(222,019)	54	24,502	(151,528)	\$ (1,406,498)	406	(12,940)	\$ (12,533)

*Note, when mitigation period has ended, unspent funds will be returned to the source account, Roads and CRRRF.



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Property Owners	Annual	Monthly	Non-Property Owners	Annual	Monthly
Single	\$2,200	\$185	Single	\$2,400	\$200
Couple	\$3,300	\$275	Couple	\$3,650	\$305
Family of 3+	\$3,500	\$295	Family of 3+	\$3,850	\$325
Young Family (children 15 or younger)			Young Family (children 15 or younger)		
After Noon Play	\$1,550	\$130	After Noon Play	\$1,700	\$145
Senior Limited (62 & up, M-F)	\$1,600	\$135	Senior Limited (62 & up, M-F)	\$1,760	\$150
Intermediate (Ages 18 - 28)	\$1,100	\$95	Intermediate (Ages 18 - 28)	\$1,200	\$105
Junior (17 and Younger)	\$325	\$35	Junior (17 and Younger)	\$360	\$40

Associate Membership: Associate members receive three complimentary rounds of golf, 50% off all green fees, 50% off range balls, handicap service, a locker, preferred tee times, and may play in all Golf Club tournaments and participate in all social events. **Cost: \$525 / year - \$45 / mo.**

Social Membership: Social members receive two complimentary rounds of golf, 25% off all green fees, a locker, preferred tee times and may play in all Golf Club tournaments and participate in all social events. **Cost: \$135 / year (\$145 / year with GHIN Handicap Service)**

FINANCIALS

Sudden Valley Community Association Income Statement Summary						
UNAUDITED	Current Month - March 2024			Year to Date - 3 Months Ending 3/31/2024		
	Operations & Operating Reserves	Operations Better / (Worse) Budget	Capital Reserves**	Operations & Operating Reserves	Operations Better / (Worse) Budget	Coll % Capital Reserves**
REVENUE						
Current Year Dues & Assessments Income						
Dues & Assessments Income	223,428		231,714	668,599		693,219
Bad Debt Reserve	(4,645)		(3,457)	(26,806)		(21,998)
Net Current Year Assessment Income	218,783	7,499	228,257	641,793	7,942	96.0%
Bad Debt Recoveries - Prior Years			1,472			14,140
Golf Income	77,363	14,401		301,354	17,726	
Marina Income	32,613	1,016		33,258	1,661	
Rec Center & Pools Income	658	(3,393)		1,949	(2,101)	
Legal & Collections Income						
Other Income	5,257	(57)		36,556	21,894	
Rental Income - Other	1,300	1,136		1,615	521	
Area 2 Rental Income	481	481		5,238	(522)	
Lease Income	5,430	1,284		16,289	3,851	
New Home Construction Fees	3,500	(1,300)		7,000	2,200	
Capital Gain (Loss) on Sale of Assets						
Investment Income	600	508	4,084	2,030	1,755	11,696
Total Revenue	345,985	21,575	233,813	1,047,082	54,927	697,057
EXPENSES						
Salaries & Benefits	260,967	(8,627)		505,648	27,688	
Contracted & Professional Services	8,123	3,476		36,741	(6,778)	
CC&Rs/ Mandates	35,107	3,683		112,489	(466)	
Maintenance & Landscaping	47,068	3,114		84,487	84,511	
Utilities	11,645	464		47,202	(3,387)	
Administrative	18,293	(774)		43,953	(4,537)	
Regulatory Compliance	41,188	5,334		91,992	(39,009)	
Insurance Premiums	18,688	(458)		44,065	(1,371)	
Other Expenses		83			250	
Depreciation Expense			94,940			287,264
Interest expense			6,355			15,327
Total Expenses	437,079	11,295	101,295	966,577	16,901	302,591
Net Income (Loss)	(91,094)	32,870	132,518	80,505	71,828	394,466
Net UDR Activity for Operations						
Hazardous Tree Removal	(3,258)			(3,258)		
Net Income (Loss) with Board Approved UDR	(94,352)	32,870	132,518	77,247	71,828	394,466
Other Activity						
Net Other UDR Activity*	(4,790)			18,699		
AR Accrual - Prior Year Reversal				(43,985)		(16,112)
AR Accrual - Current Year						
Vacation Liability Accrual	(11,077)			(11,630)		
Total Other Activity	(15,867)			(36,916)		(16,112)
Grand Total Activity	(110,219)	32,870	132,518	40,331	71,828	378,354

*Prior year recoveries for operations are deposited into the Undesignated Reserve Account (UDR).
**Refer to the last footnote on the Balance Sheet (prior page) for a discussion of Accounting Standards Codification (ASC) 606 and capital dues revenue collections.

Sudden Valley Community Association Balance Sheet March 31, 2024 and December 31, 2023			
	Unaudited** Mar 31, 2024	Unaudited** Dec 31, 2023	Inc / (Dec)
OPERATIONS			
Current Assets			
Operating Cash	\$ 481,463	\$ 685,747	\$ (204,284)
Building Completion Deposit Fund	482,100	511,445	(29,345)
Member Receivables - Operations*	17,076	45,985	(43,985)
Other Receivables	39,983	17,562	314
Prepaid Expenses	3,377	70,215	(40,232)
Operating Lease ROU Assets	6,310	5,023	1,646
Inventory		5,659	651
Total Current Assets	1,021,109	1,339,636	(318,527)
Current Liabilities			
Accounts Payable	(69,599)	(225,483)	155,884
Accrued Vacation Liability	(75,826)	(64,195)	(11,631)
Accrued Payroll		(64,114)	64,114
Prepaid Assessments	(348,094)	(230,966)	(117,128)
Building Completion Deposits	(482,100)	(511,445)	29,345
Other Refundable Deposits	(6,096)	(5,796)	(300)
Operating Lease Liability	(3,377)	(5,023)	1,646
Prepaid Golf Memberships		(112,089)	112,089
Total Current Liabilities	(985,092)	(1,219,111)	234,019
Operating Reserve Funds			
Emergency Operating Cash	362,658	362,252	406
Undesignated Reserves Cash	330,681	306,265	24,416
Total Operating Reserve Funds	693,339	668,517	24,822
Net Operating Assets	\$ 729,356	\$ 789,042	\$ (59,686)
CAPITAL			
Capital Current Assets			
CRRRF (Capital Repair & Replacement) Cash Fund	3,689,574	3,624,027	65,547
Roads Reserve Cash Fund	2,440,731	2,039,620	401,111
Board Density Reduction Cash Fund	87,742	87,688	54
Millwork Cash Fund	132,791	126,445	6,346
CRRRF Capital Reserve Holding Cash	220,868	222,019	(1,151)
Mitigation Assignment of Savings Cash	49,736	49,688	38
LWNWD Assignment of Savings Cash	14,977	101,840	(86,913)
Member Receivables - Capital**		16,112	(16,112)
Total Capital Current Assets	6,636,359	6,267,439	368,920
Capital Fixed Assets			
Fixed Assets	15,472,174	15,424,385	47,789
Finance ROU Assets	117,013	136,464	(19,451)
Lots Held for Sale	228,043	228,041	2
Total Capital Assets	15,817,228	15,788,890	28,338
Long Term Liabilities			
CRRRF Loan 2022	(1,735,058)	(1,799,425)	64,366
Finance Leases	(91,250)	(106,597)	15,347
Total Long Term Liabilities	(1,826,308)	(1,906,021)	79,713
NET ASSETS	\$ 21,356,635	\$ 20,939,350	\$ 417,285
MEMBER EQUITY			
Member Equity			
Current Year Net Income: Operations	40,331	466,954	(426,623)
Net Income: Rec. Special Assmt		(180,468)	180,468
Transfers Out from Operations to Capital	(105,600)	(32,799)	(72,801)
Current Year Net Income: Capital**	378,354	1,516,015	(1,137,665)
Transfers Into Capital from Operations	105,600	32,799	72,801
Retained Earnings**	5,234,607	4,950,121	286,486
Capital**	15,701,343	14,186,724	1,514,619
TOTAL MEMBER EQUITY	\$ 21,356,635	\$ 20,939,350	\$ 417,285

* The Association's internal policy is to write off any member receivables that are 30 days past due as bad debts for internal financial statement purposes. As per SVCA policy, Management continues to pursue collection of these receivables via all avenues allowed by Washington State laws. In addition, the Association records and bills finance charges on receivables that are thirty days past due at 1% per month. At March 31, 2024, and December 31, 2023, the balances of receivables written off were \$713,040 and \$623,674, respectively.

** Beginning with the 2020 year end audited financial statements, Accounting Standards Codification (ASC) 606 requires issued audited financial statements to reclassify unspent capital dues revenue, including related capital transfer fee collections, as a contract liability balance (unearned revenue), which is then reversed out in future years when capital dues/capital transfer fee collections are actually expended on capital related expenditures. This particular accounting standard change is only incorporated into the issued audited financial statements and is not factored into SVCA's internal monthly statements as it would obscure the reality of monthly capital dues/capital transfer fee revenues collected for internal monthly presentation purposes. See SVCA's 2020, 2021, and 2022 audited financial statements (2022 represents the most recently issued audited statements), which fully incorporate ASC 606 and comply with Generally Accepted Accounting Principles (GAAP).

Golf Club, Food Bank raise money to fight hunger



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By Jean Maxiner
Sudden Valley Golf Club President

Food insecurity is growing in communities across the country. The Food and Agricultural Organization defines food insecurity as a lack of regular access to enough safe and nutritious food for normal growth and development and an active and healthy life.

People who experience food

insecurity are more likely to develop malnutrition and health issues. Children who do not have access to nutritious foods have difficulty concentrating, have low energy, perform poorly in school and miss classes due to illness. It can affect people from all walks of life. For some, the lack of sufficient quality food could arise from one missed paycheck, a job loss, an event that destroys a home or a critical illness that

requires expensive medicine or treatment.

The Bellingham Food Bank has fought hunger and food insecurity for more than 50 years. They have expanded from a grocery store like facility to include drive up food and delivery services. Their Gleaning Program collects locally grown fresh fruits and vegetables to provide healthy options for those in need of nutritious foods.

The Bellingham Food Bank is the busiest food bank in Washington State. Over the last two years the number of weekly household visits has nearly doubled. It serves about 20% of Whatcom County households, some of those families live right here in Sudden Valley. Unfortunately, the access to low cost and free food has decreased by 20% across Washington State.

On May 18, the Sudden Valley Golf Club held an event to help the Bellingham Food Bank. Donations were collected and the participants generously gave \$2,800 to the food bank. The money will be used to provide food and supplies to families and individuals in need. Stephanie Sisson, the BFB communication and outreach coordinator said, "donations help us source quality nutritious food that people need, in wholesale quantities."

"We often serve up to 1,200 families in a day and we couldn't keep up without you," Sisson said. "The SVGC hopes to continue to raise awareness and to raise funds for food insecurity and the BFB through an annual golf event."

If you would like to give, please visit bellinghamfoodbank.org.



Golf Course Walking Times Begin June 9th!

Non-Golfers are permitted to walk the front (lower) nine holes every Sunday evening after 6:00pm.

Please begin your walk at the first hole as there may still be some golf play on the last few front nine holes until 7:00pm.

Call the golf shop at 360-734-6435 with any questions.

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Tough trees and shrubs for tough times

Gardeners continue to seek out woody plants that can successfully grow and even thrive in our changing Pacific Northwest climate.

Learn about some wonderful woody plants that can fit the bill as we garden into the future. Bess

Bronstein is an educator, horticultural consultant, and ISA Certified Arborist Kitsap Peninsula.

Bronstein has more than 35 years of experience in arboriculture, landscape management and garden design.

Bronstein holds an A.T.A. de-

gree in Ornamental Horticulture and a Master of Education (M.Ed.) degree from the University of Washington.

This Garden Talk & Lecture will be at 7:30 p.m. Thursday, June 13 at Whatcom Museum, 121 Prospect St., Bellingham.

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FINANCIALS

Sudden Valley Community Association
Operations - By Department
March 1, 2024 to March 31, 2024
CURRENT MONTH

Whole \$

UNAUDITED Department	Actual Revenue	Revenue B / (W)	Actual Salary Benefits	Salary & Benefits B / (W)	Actual Other Expense *	Other Exp B / (W)*	Net Income / (Loss) *	Net B / (W)*
ACC / Security	3,500	(1,467)	-	10,245	37,710	(4,329)	(34,210)	4,449
Accounting	1,754	521	45,126	(4,478)	4,404	(1,898)	(47,776)	(5,855)
Administration	102	22	54,960	(2,769)	9,424	(2,045)	(64,282)	(4,792)
Common Costs	3,901	643	-	-	54,363	2,347	(50,462)	2,990
Facilities	5,911	1,765	5,919	19	12,633	9,064	(12,641)	10,848
Maintenance	-	-	47,005	(2,239)	3,323	6,115	(50,328)	3,876
Subtotal	15,168	1,484	153,010	778	121,857	9,254	(259,699)	11,516
Golf	77,363	14,401	85,994	(2,416)	48,823	1,743	(57,454)	13,728
Marina	32,713	449	-	-	842	1,248	31,871	1,697
Rec/ Pools/ Parks	1,958	(2,257)	21,963	(1,989)	4,590	2,676	(24,595)	(1,570)
Subtotal	112,034	12,593	107,957	(4,405)	54,255	5,667	(50,178)	13,855
Subtotal Operations before Ops Dues	127,202	14,077	260,967	(3,627)	176,112	14,921	(309,877)	25,371
Ops Dues Earned	223,428	-	-	-	-	-	223,428	-
Curr Yr Bad Debts Activity	(4,645)	-	-	-	-	-	(4,645)	-
Net Ops Dues	218,783	7,499	-	-	-	-	218,783	7,499
Net Operations	345,985	21,576	260,967	(3,627)	176,112	14,921	(91,094)	32,870
Net BOD Approved UDR Activity for Operations								
Hazardous Tree Removal	-	-	-	-	3,258	-	(3,258)	-
Net Operations with Board Approved UDR	345,985	21,576	260,967	(3,627)	179,370	14,921	(94,352)	32,870
Other Operating Activity								
UDR Activity	(345)	-	-	-	4,445	-	(4,790)	-
AR Accrual - Prior Year Reversal	-	-	-	-	-	-	-	-
AR Accrual - Current Year	-	-	-	-	-	-	-	-
Vacation Liability Accrual	-	-	-	-	11,077	-	(11,077)	-
Total Other Operating Activity	(345)				15,522		(15,867)	
Grand Total Operations Activity	345,640	21,576	260,967	(3,627)	194,892	14,921	(110,219)	32,870

* Excludes Depreciation
B / (W) = Better / (Worse) Than Budget

Sudden Valley Community Association
Operations - By Department
January 1, 2024 to March 31, 2024
YEAR TO DATE

Whole \$

UNAUDITED Department	Actual Revenue	Revenue B / (W)	Actual Salary Benefits	Salary & Benefits B / (W)	Actual Other Expense *	Other Exp B / (W)*	Net Income / (Loss) *	Net B / (W)*
ACC / Security	25,160	19,860	-	21,297	146,654	(56,091)	(121,504)	(14,934)
Accounting	5,234	1,535	85,813	(1,293)	10,668	(3,145)	(91,247)	(2,903)
Administration	370	74	108,117	293	23,880	2,405	(131,627)	2,772
Common Costs	14,623	4,848	-	-	113,095	(5,967)	(98,472)	(1,119)
Facilities	21,527	3,329	11,312	1,370	41,509	12,560	(31,294)	17,259
Maintenance	-	-	100,111	(1,155)	10,519	20,650	(110,630)	19,495
Subtotal	66,914	29,646	305,353	20,512	346,335	(29,588)	(584,774)	20,570
Golf	301,354	17,726	161,871	5,436	98,736	11,321	40,747	34,483
Marina	33,458	1,194	-	-	2,278	2,273	31,180	3,467
Rec/ Pools/ Parks	3,564	(1,580)	38,424	1,740	13,581	5,206	(48,441)	5,366
Subtotal	338,376	17,340	200,295	7,176	114,595	18,800	23,486	43,316
Subtotal Operations before Ops Dues	405,290	46,986	505,648	27,688	460,930	(10,788)	(561,288)	63,886
Ops Dues Earned	668,599	-	-	-	-	-	668,599	-
Curr Yr Bad Debts Activity	(26,806)	-	-	-	-	-	(26,806)	-
Net Ops Dues	641,793	7,942	-	-	-	-	641,793	7,942
Net Operations	1,047,083	54,928	505,648	27,688	460,930	(10,788)	80,505	71,828
Net BOD Approved UDR Activity for Operations								
Hazardous Tree Removal	-	-	-	-	3,258	-	(3,258)	-
Net Operations with Board Approved UDR	1,047,083	54,928	505,648	27,688	464,188	(10,788)	77,247	71,828
Other Operating Activity								
UDR Activity	23,768	-	-	-	5,069	-	18,699	-
AR Accrual - Prior Year Reversal	(43,985)	-	-	-	-	-	(43,985)	-
AR Accrual - Current Year	-	-	-	-	-	-	-	-
Vacation Liability Accrual	-	-	-	-	11,630	-	(11,630)	-
Total Other Operating Activity	(20,217)				16,699		(36,916)	
Grand Total Operations Activity	1,026,866	54,928	505,648	27,688	480,887	(10,788)	40,331	71,828

* Excludes Depreciation
B / (W) = Better / (Worse) Than Budget

SVCA Capital Projects

Active Projects

Area Z Maintenance Shop

- Construction began in January and is on track to be completed in June/July.

Tennis Court Resurfacing

- Work is expected to begin in June and be completed in September.

Turf Care Cart Paths

- Construction is scheduled for mid-June, weather permitting.

Turf Care Building Design & Permitting

- Design is underway and is expected to be complete at the end of June. Construction is planned for winter of 2025.

2024 Road & Drainage Project

- Work began on May 29th and is expected to continue through August. Residents should expect minor delays as construction proceeds.

Cold Spring Drainage Repairs

- Design is complete and waiting for WDFW's permit to be issued. Construction is planned to be completed this summer.

Adult Center HVAC & Tankless Hot Water Heater Replacement

- Work is expected to take place in May/June.

Projects On Hold

Barn 8 Siding

- This project is on hold until a structural report is completed.

Completed Projects

Marina Boat Launch Dock

- Construction is complete and the boat launch dock is now open.

Turf Care HVAC Repairs

- The new equipment has been installed and this project is complete.

Rekey Facilities

- All locks have been replaced and this project is now complete.

SUDDEN VALLEY Pet of the MONTH



Roxy

This month's pet of the month is Roxy, submitted by Kjelene Manning.

This is Roxy, our 13 year old schnoodle (schnauzer/poodle)! She loves to cuddle, give kisses and go for walks. Her favorite walk is Lake Louise. Despite her age, she is still quite chipper!

Do you have a pet of the month?

If you think that your pet is ready for prime time, please send a high resolution photo with your pet's name, your name, and a brief description to office@suddenvalley.com

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SVCA acronyms

ACC - Architectural Control Committee

AGM - Annual General Meeting

BOD - Board of Directors

BMP - Best Management Practices

CC&Rs - Covenants, Conditions & Restrictions

CIP - Capital Improvement Plan

CRRRF - Capital Repair and Replacement

Reserve Fund

CTK - Christ the King Church

DNR - Washington State Department of Natural Resources

DOE - Washington State Department of Ecology

DRC - Document Review Committee

EIS - Emergency Information System

FTE - Full Time Employees

GIS - Geographic Information System

GM - Sudden Valley's General Manager

GMA - Growth Management Act

HOA - Homeowner's Association

LAMIRD - Limited Areas of More Intensive Rural Development

LRPC - Long Range Planning Committee

LWPG - Lake Whatcom Policy Group

LWSD - Lake Whatcom Water & Sewer District

MOU - Memorandum of Under-

standing

MPR - Multi-Purpose Room

N&E - Nominations and Elections

NPDES - National Pollutant Discharge Elimination System

OPS - Operations

PSE - Puget Sound Energy

PUD - Planned Unit Development

RCW - Revised Code of Washington

REC - Parks & Recreation Department

RFP - Request for Proposals

RFQ - Request for Qualifications

ROW - Right-of-Way

SGM - Special General Meeting

SOP - Standard Operating Procedure

SVCA - Sudden Valley Community Association

UDR - Undesignated Reserves

WCLS - Whatcom County Library System

WCOG - Whatcom Council of Governments

WCSO - Whatcom County Sheriff's Office

WDFW - Washington State Department of Fish and Wildlife

WTA - Whatcom Transportation Authority

WUCIOA - RCW 64.90 - The WA Uniform Common Interest Ownership Act

SUDDEN VALLEY VACANT LOTS

20 Sparrow Ct. (Gate 2).....\$109,000



148 Polo Park Drive #A Priced to sell! Great lot in Gate 13, ULID has been paid on lot 55. A lovely and private lot to build your next home, this could be the one! All Sudden valley amenities include golf course, marina, hiking trails, swimming pool, tennis courts, beaches, boat launch and 24/7 security. **\$14,900**



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2 Marigold Drive #50 Private end unit overlooking the 18th fairway of the Sudden Valley golf course. Loft bedroom with 2 full baths, recessed lighting, tile floors plus a private covered balcony. Vaulted ceilings provide lots of natural light. The condo is within walking distance of the golf course, restaurants and trails. Area amenities include 24/7 security, swimming pool, library, marina, tennis courts and more. **\$274,000**



Build your dream home on this fabulous million dollar view home overlooking Drayton Harbor, while also enjoying the views of Semiahmoo Resort, White Rock, B.C., and coastal mountains. This lot, located in a gated community, has an unobstructed water view and abuts a community nature trail. Includes tree survey map. Just minutes from the US/Canadian Border. Priced to sell. **\$357,500**



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SUDDEN VALLEY HOUSES & CONDOS Rental Listings

No smoking of any kind, no drugs. Applicants must have good credit. Call for application. Application fee - \$35 single, \$45 married.

Sudden Valley

2 Marigold Drive: Loft condo on Sudden Valley golf course. Rent \$1650

Fully Furnished Waterfront: 8 Far Summit Place. 3 bedroom, 3 bath, 2-car garage. Gate 1. Rent \$3850

43 Grand View Lane: 4 bedroom, 3 bath. Gate 2. Rent \$3200

Bellingham

3094 Mt Baker Hwy: Studio ADU. Rent \$1200

Blaine

5059 Fir Street: 1 bedroom house. Rent \$1650

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