



SUDDEN VALLEY COMMUNITY ASSOCIATION

# SUDDEN VALLEY VIEWS

July 2024

WWW.SUDDENVALLEY.COM

## SVCA Board approves GM job description, search expenses

By Bill Helm  
Editor

**SUDDEN VALLEY**  
— On June 27, the Sudden Valley Community Association Board of Directors approved a general manager job description.

According to a June 27 memo from SVCA General Manager Jo Anne Jensen, the charter of the GM Search Committee requires

that the committee develop a GM job description with a leadership profile for review and approval by the board.

“In collaboration with Prothman consultant Cliff Moore, the committee has revised the job description,” Jensen wrote. “The development of the leadership profile will take place after the consultant completes the di-

rector interviews, and planned focus groups with staff and community members.”

As SVCA’s chief operating officer, the general manager oversees all aspects of the day-to-day operations of the Association. The SVCA general manager implements the board’s decisions, strategies and policies. The general manager also works in partner-

ship with the management team to ensure collaboration and co-operation between all aspects of the association.

With a salary range of \$150-\$200K annually, the general manager reports directly to the collective SVCA Board.

A complete breakdown of responsibilities, duties, demands and working condi-

tions is available in the board’s June 27 agenda packet at [suddenvalley.com/board](http://suddenvalley.com/board).

On June 13, the Sudden Valley Board approved \$32,850 of estimated expenses in its search for a general manager to replace Jo Anne Jensen, who will retire when her contract expires on Oct. 31. In a June 13 memo from Jensen and GM Search Com-

mittee Chair Rick Asai, the primary cost — \$18,500 — is a consultant fee to Prothman, the search facilitator.

Other costs connected to the search are advertising and announcements, consultant travel, background checks and candidate travel expenses.

The \$32,850 will come from the UDR.

Also on June 13, the SVCA Board approved

proposed easements for 8 and 10 Valley View Circle, as well as the proposed fee of \$1,500 per property or per lot to cover the recorded administrative cost.

Board Member Sonia Voldt was not present at the meeting. All other board members voted to approve the measure.

See **Search** on 12

## Annual general meeting (AGM) is coming up

By Rob Gibbs

The Sudden Valley Community Association is preparing for its annual general meeting (AGM) election, a crucial event that will determine the future leadership and direction of the community.

This year’s election, scheduled for Saturday, Nov. 2, will fill open seats on the Board of Directors, the Nominations and Elections Committee, and the Architectural Control Committee.

Additionally, members will vote on the proposed budget and any changes to the bylaws.

All members are strongly encouraged to complete and submit their ballots and carefully follow the instructions noted in the ballot materials.

An overview of the voting instructions will be provided in an upcoming article next month.

To make informed decisions, members are encouraged to attend candidate forums and town halls. Review our finances and attend, if possible, board and committee meetings.

Ask questions of leadership either via email, or in person.

By voting, you are not only taking part in the process, but providing your input in the direction of our community.

-- Rob Gibbs is Sudden Valley’s Nominations and Elections chair.

## Electrofishing: Surveying Fish in Sudden Valley



**On June 14, a group of students from Bellingham Technical College experienced hands-on electrofishing training at Sudden Valley’s very own Austin Creek when they surveyed the water system for all kinds of aquatic inhabitants.** (Photo courtesy Maxx Robinson)

By Maxx Robinson  
SVCA Staff

Sudden Valley is home to many natural water systems, and now one is being put to the test.

On June 14, a group of students from Bellingham Technical College experienced hands-on electrofishing training at Sudden Valley’s very own Austin Creek when they

See **Electrofishing** on 10

## Join us at the Valley Fair!



**Cirque Cadia will be at the Valley Fair with an interactive play area for children. To learn more, see page 6**

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# Tips for water safety on Lake Whatcom



By Ted Wang

Between exercising my dogs at the Marina Dog Park and kayaking, I'm frequently down at the lake, and I all too frequently see people in canoes and kayaks and on stand up paddle boards (SUP) not wearing appropriate clothing and not having or wearing life jackets (personal flotation device or PFD).

First of all, Washington State Law requires all boaters, including SUP users, to have a PFD while on the water.

While it's not a requirement to wear the PFD, it's tempting fate not to.

Attempting to put on a life jacket after falling or capsizing in deep water will be extremely difficult, if not futile, and exhausting.

The US Coast Guard says, "If you're not wearing it, you may as well not have it at all."

Lake Whatcom is a very deep body of water. Even if surface temperatures may feel comfortable, subsurface water, which can be brought to the surface by waves, can be very cold.

The US Coast Guard classifies water 70 degree Fahrenheit or less as cold, and Lake Whatcom water can be 50 degrees or colder.

Most have heard of hypothermia, but the most immediate danger to someone who suddenly falls off their SUP or is capsized is cold water shock.

This can trigger what's known as the gasp reflex, a quick inhalation that can fill the lungs with water and result in drowning.

Even if that isn't the result of unplanned immersion, the shock to the body can result in panic, and panic can be deadly.

Wearing proper clothing can make all the difference. Cotton clothes will absorb water, become very heavy, and impede one's ability to get back aboard.

Without wearing a PFD, that weight can drag one underwater.



In addition, cotton will chill the body and bring on hypothermia much faster than wearing wool or synthetic clothes.

Safely enjoying the beauty of

Lake Whatcom and Puget Sound requires understanding the dynamics of cold water. It doesn't take a lot of effort to treat these waters with respect and avoid tragedy.

-- Ted Wang is a member of the Sudden Valley Safety Committee and the owner of Salish Sea Kayak School.

Washington State Law requires all boaters, including SUP users, to have a PFD while on the water. While it's not a requirement to wear the PFD, it's tempting fate not to.

# Remember the embers, not just the flames



By Judy White

As more and more communities like Sudden Valley are at risk of wildfire, researchers are learning more about why some homes are destroyed and others are not.

According to a story in the *Seattle Times*, 90% of homes are damaged by embers that are windblown from a wildfire that could be miles away.

The good news is that homeowners can do a lot to help pro-

tect our homes from these embers. For example:

- Screen all attic and crawl space vents with 1/8" (not 1/4") corrosion resistant metal mesh to minimize the entry of embers.
- Create and maintain a five-foot noncombustible zone around the exterior walls and decks (as well as underneath decks and porches).

Remove anything flammable - all wood chips, grass, weeds, debris, shrubs and trees, wood décor, wood fencing, wood/wicker furniture - from this five-foot zone.

Replace these items with gravel, decorative rocks, etc.

- Learn more about how to protect your porch and decks.

These issues include fire re-

See **Remember** on 7



According to a story in the *Seattle Times*, 90% of homes are damaged by embers that are windblown from a wildfire that could be miles away.

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BEFORE AFTER



**AROUND THE VALLEY**

# Summer is here, SVCA programs are in full swing

**Administration**

**Activity Summary**

- Continued work to organize 2024 Valley Fair.
- Supported meetings for Architectural Control, Finance, LRPC, Nominations & Elections, Document Review and Safety Committees.
- Held community meeting to gather input on proposed AC Policy changes.
- Supported very high volume of new construction submissions.

**Successes**

- Swim lessons are completely filled.

**Planned Work**

- Organize additional volunteer trail clearing events.
- Finalize Valley Fair preparations and host the fair.

**Accounting**

**Activity Summary**

- Completed routine work to maintain monthly financial schedule; April financials completed.
- Continued work on the 2023 Financial Audit.
- Continued work on the 2025 Reserve Study.
- Continued work on the 2024 capital budget.

**Successes**

- SVCA's year-to-date collection rate is 96.8%, which is an improvement over last year.

**Planned Work**

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

**Maintenance**

**Activity Summary**

- Road shoulder mowing.
- Mowed SVCA Parks and Rec Areas and trimmed vegetation at Marina boat launch.
- Opened overflow parking at the Marina and AM/PM Park, marked areas too wet to open.
- Painted parking spaces at multiple locations including Rec Center and Dance Barn.
- Serviced and repaired mowers, replaced blades, and serviced other equipment.
- Cleaned catch basins, storm debris, and removed downed trees on Lake Louise Trail.
- Repaired various items: stop signs, parking signs, street signs, and doors.
- Installed swim boundary lines at Marina and AM/PM Park, repaired swim line at Marina.
- Secured picnic tables, cleaned up graffiti, and repaired playground equipment.

**Successes**

- A candidate accepted the seasonal custodian position and has started the on-boarding process.

**Planned Work**

- Routine and road shoulder mowing.
- Switch the printer circuit at the Welcome Center.
- Install a new control panel on the HVAC at the Clubhouse.
- Prepare for the Valley Fair.
- Clean stormwater catch basins and replace a substandard catch basin.
- Paint parking spaces, stop bars, and the loading zone, and replace flail blades on the road-

side mower.

**Recreation**

**Activity Summary**

- 1-on-1 Check-ins with life-guards, reviewing expectations, pool rules, and guide to enforcing our pool rules.
- New mirrors installed in Multi-Purpose Room A & Fitness Center.
- Hit max capacity in the pool area three days this month.
- Shared rec staff key + use rules implemented with staff.

**Successes**

- Recreation department staff are working well together.

**Planned Work**

- Recreational Soccer program for adults.

**Golf**

**Activity Summary**

- Completed Men's Club brackets for the Club Championship and held a successful WJGA event with 118 players.
- Worked with Staff on Junior Golf Camp planning and final logistics for July 1-4.
- Coordinated the 6-6-6 tournament with 78 players and managed several small outings.
- Foot golf started June 9th.
- Discussed "Stay and Play" golf packages with local hotels and event details with Aslan Restaurant for August.
- Worked with Turfcare Superintendent and the paving crew on cart path repairs and held daily meetings on course issues and junior camp preparation.
- Scheduled fleet staff and turf

crew for weed pulling around the clubhouse.

**Successes**

- Record revenue for May.

**Planned Work**

- Host Junior Golf Camp.
- Prepare for several outings and Ladies Invitational July 12-13.

**Turf Care**

**Activity Summary**

- Repair and maintenance on equipment.
- Aggressive cultural practices on all the putting greens Verti-cutting (thinning the turf canopy) sand topdressing and overseeding.
- Cart path repairs are well underway.
- Replaced a four-inch main-

line pipe that burst on No. 7 hole. Wrapping up all the little projects that have been in the background.

- Wrapping up all the little projects that have been in the background.

**Successes**

- We have an effective team this season.

**Planned Work**

- Turf equipment preventative maintenance is ongoing.
- Sand Trap topping up scheduled.
- Mowing all areas of the golf course on a steady schedule.
- Prep for Kids camp.
- Mid-season vegetation cleanup and line trimming around Lake Louise dam headworks.

## AA Right- Steve Kure

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**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)**



# VIEWS

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SV 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.

## Cease and desist?

*Editor,*

As a follow-up to Adam Phillips letter to the editor in the June 2024 Issue of Sudden Valley Views, "Renting your home 'not a form of community service,'" I think it is of the utmost importance to be proactive and not reactive in the enforcement of the bylaws that already apply to all, which were created to maintain a safe and peaceful neighborhood for all in Sudden Valley.

It would be sad if this is a case of closing the barn door after the horse is already out. What recourse do we have if a house has already been established as an Airbnb? Do we have the power to tell the owner of the house to cease and desist?

As Adam stated, the owner of the house living elsewhere, other than in Sudden Valley, is a definite possibility.

I live in gate 13 and sometimes walk to the mailboxes at the entrance to Western Lane.

Last week, at about 4 p.m. I was walking to the mailboxes and on my return, I walked up Western Lane to Polo Park Drive. There is an Airbnb house on Western.

As I passed this house, I counted seven cars that were obviously connected to this house. Four were parked in the driveway.

Two were parked on the lawns on either side of the driveway. One was parked in the street. What caught my eye first was not the number of cars, but that five of

them were white SUVs.

Summer is just beginning. I feel bad for the homes adjacent to this house.

I do not know how many of the car occupants were actually staying in that particular house, but if I had to guess, the cars were mostly rental cars so the bet would be that most of the folks were not local.

This is a situation that I believe should again be discussed at a future board meeting and action taken to prevent Sudden Valley suffering the same fate as Priest Valley, Idaho.

*Barbara Michelson-Harder  
 Sudden Valley*

## Tree canopy plans for new construction

*Editor,*

It would be helpful if the new construction items listed on Architectural Control Committee (ACC) meeting agendas include a copy of the county approved Tree Canopy Plan in their agenda.

Including the Tree Canopy Plan with the posted ACC agenda packet does not cost Sudden Valley anything and helps neighborhood homeowners. It gives the homeowners a chance to see what is planned and to react before it is too late.

The Tree Canopy Plan plat shows which trees County Planning and Development Services (PDS) requires to be retained and which trees the builder is allowed to cut.

If a neighbor sees all trees on the lot are ribboned for cutting, but the Tree Canopy Plan shows some trees are to be retained, then the Tree Canopy Plan is not being followed. Anyone can take pictures of the improperly ribboned trees and, along with a copy of the Tree Canopy Plan, alert PDS and SVCA to the problem.

The Tree Canopy Plans are public records. Members can get copies by filing a public record request with the county. However, public record requests take time -- usually one or two weeks. By then it may be too late for the trees. It is easy for SVCA to add Tree Canopy Plans for new construction to the posted ACC agenda package so neighborhood members can see the tree plan in a timely manner.

Members care about their neighborhood. Trees are a part of that neighborhood.  
*Nancy Alyanak  
 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 newspaper, 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.

## 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

LWWSO - Lake Whatcom Water & Sewer District

MOU – Memorandum of Understanding

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 VIEWS  
 Sudden Valley Community Association  
 4 Clubhouse Circle, Bellingham, WA 98229  
 www.suddenvalley.com

Administration Offices / Member Services are in the Welcome Center, just inside the Gate 2 entrance

Hours: 8 a.m. - 4:30 p.m. for remote assistance (phone or email)  
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# Can't see the trees for the forest?



Above: Willows, acrylic. By Peggy Sullivan. At right: Magical Tree, silk painting. By Stephanie Strong.



By Lee Langdon  
Valley Arts Group

Because we live in a forest, we are surrounded by trees every single day.

We are the envy of much of the country, with our year-round green, tall and beautiful hemlock, cedars and firs, not to mention cottonwoods, dogwoods and big leaf maples.

The Valley Arts Group chal-

lenged its members to produce art — any kind, any media — that features trees.

What do you focus on?

The trees or the forest? Come to the featured artists' reception from 4-6 p.m. Saturday, July 29 in the community room at the barn.

You will see the results of the challenge on display at our community center, so you can discuss your perspective on the age-old question with the participating artists.

In addition, you will meet Keri Trine, whose enhanced acrylics will be featured in the barn, and Kristy Carrico-Smith whose luminous oils capturing our natural surroundings are displayed on the way into El Agave.

Full descriptions of both are in last month's issue on the featured artists.

This reception is a celebration of the talent residing in Sudden Valley. The whole community is welcome.

Light snacks will be served.

Members are also hard at work preparing the 2025 calendar. Sales of the calendar help fund our scholarship for a WWU art student. We sold out last year, so keep an eye out for the October on-sale date.

For more info about the Valley Arts Group, visit valleyartsgroup.org or facebook.com/ValleyArts-Group.

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## ANNOUNCEMENT

### NEW BRANCH MANAGER

# Carmen Andrew

"I have been involved in Sudden Valley real estate over 23 years, beginning in the year 2000. I started as an admin and worked my way up to licensed Buyer's agent, then The Weitzel Home Team's manager to Managing Broker & Team Owner. My goal, and the goal of our branch, is to provide high-quality, knowledgeable real estate services to the local community throughout the home buying and selling process."

Check out what's available!

SCAN ME! >>>

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# THE WALLEY FAIR

**Saturday, July 13th, 10-3**



**Sudden Valley Gate 2 Recreation Corridor**

Free Admission

Join us for a fun packed day of games, food, and entertainment, perfect for the whole family

10:00	10:30	11:00	11:30	12:00	12:30	1:00	1:30	2:00	2:30	3:00
Music Stage 10:30 to 3:00 Jon Elton, Gary Bara, Russel Harris, Thermal Blues Express, Flashback										
Food Trucks & Concessions 10:00 to 3:00										
Beer Garden 11:00 to 3:00										
Bounce House and Childrens' Games 10:00 to 3:00										
Valley Car Show 10:00 to 3:00										
Dino Races 10:30 - 11:00		Cornhole Tournament 11:00 - 12:00		Potato Sack Races 12:00 - 1:00		Limbo Contest 1:00 - 2:00		Water Balloon Toss 2:00 - 3:00		

## Craft & Vintage Vendors

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Honey Drew Topicals  
Headwaters Farm  
Pacific Pebbles NW  
Simply Crafted By Sasha  
Rusty Watermelon  
Bethany Rogers Art  
StuStu Studio  
Rustic Star Candle

Mystically Gemini  
Chapter and Craft Studio  
Storm Lust Soundbath  
Elton Media  
Dragonfly Glass  
Crochet Crafts By Emily  
Sew Much More Embroidery & Crafts  
RJKU Ceramic  
Owings Jewelry  
Sharper by Parker- Knife Sharpening  
Ari Appel Art

Dex Turns Wood  
Nancy Moore  
Songi Creations  
Elementails  
Wild Little Gherkin  
Dandy Dannies  
Kym George Plants and Things  
Little Green House  
Phoenix Butterfly Designs

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**FINANCIALS**

Sudden Valley Community Association Operations - By Department April 1, 2024 to April 30, 2024 CURRENT MONTH								
UNAUDITED	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)*
<b>Department</b>								
ACC / Security	37,742	34,213	-	7,098	50,071	(19,566)	(12,329)	21,745
Accounting	1,644	411	27,995	174	6,834	(4,326)	(33,185)	(3,741)
Administration	124	(45)	35,543	588	12,666	(8,141)	(48,085)	(7,598)
Common Costs	2,935	(324)	-	-	37,459	(12,250)	(34,524)	(12,574)
Facilities	9,568	(98)	3,720	506	18,024	8,156	(12,176)	8,564
Maintenance	-	-	31,918	(772)	3,575	3,650	(35,493)	2,878
<b>Subtotal</b>	<b>52,013</b>	<b>34,157</b>	<b>99,176</b>	<b>7,594</b>	<b>128,629</b>	<b>(32,477)</b>	<b>(175,792)</b>	<b>9,274</b>
Golf	69,809	4,883	73,162	(10,298)	49,913	(14,397)	(53,266)	(19,812)
Marina	81,177	15,247	-	-	1,151	1,222	80,026	16,469
Rec/ Pools/ Parks	1,610	1,442	14,441	(1,669)	12,406	2,945	(25,237)	2,718
<b>Subtotal</b>	<b>152,596</b>	<b>21,572</b>	<b>87,603</b>	<b>(11,967)</b>	<b>63,470</b>	<b>(10,230)</b>	<b>1,523</b>	<b>(625)</b>
<b>Subtotal Operations before Ops Dues</b>	<b>204,609</b>	<b>55,729</b>	<b>186,779</b>	<b>(4,373)</b>	<b>192,099</b>	<b>(42,707)</b>	<b>(174,269)</b>	<b>8,649</b>
Ops Dues Earned	222,585	-	-	-	-	-	222,585	-
Curr Yr Bad Debts Activity	(1,436)	-	-	-	-	-	(1,436)	-
<b>Net Ops Dues</b>	<b>221,149</b>	<b>9,866</b>	-	-	-	-	<b>221,149</b>	<b>9,866</b>
<b>Net Operations</b>	<b>425,758</b>	<b>65,595</b>	<b>186,779</b>	<b>(4,373)</b>	<b>192,099</b>	<b>(42,707)</b>	<b>46,880</b>	<b>18,515</b>
<b>Net BOD Approved UDR Activity for Operations</b>								
Hazardous Tree Removal	-	-	-	-	6,862	-	(6,862)	-
<b>Net Operations with Board Approved UDR</b>	<b>425,758</b>	<b>65,595</b>	<b>186,779</b>	<b>(4,373)</b>	<b>198,961</b>	<b>(42,707)</b>	<b>40,018</b>	<b>18,515</b>
<b>Other Operating Activity</b>								
UDR Activity	10,137	-	-	-	433	-	9,704	-
AR Accrual - Prior Year Reversal	-	-	-	-	-	-	-	-
AR Accrual - Current Year	-	-	-	-	-	-	-	-
Vacation Liability Accrual	-	-	-	-	(900)	-	900	-
<b>Total Other Operating Activity</b>	<b>10,137</b>				<b>(467)</b>		<b>10,604</b>	
<b>Grand Total Operations Activity</b>	<b>435,895</b>	<b>65,595</b>	<b>186,779</b>	<b>(4,373)</b>	<b>198,494</b>	<b>(42,707)</b>	<b>50,622</b>	<b>18,515</b>

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

# Remember: The embers

Continued from 2

Assistant decking materials, metal flashing, spacing between boards and between joists, etc.

Routinely remove debris that accumulates between deck boards and where the deck attaches to the house.

A series of very informative fire prevention fact sheets from FireWise are now available on the Safety Committee page on the SVCA website.

Topics include fire spread on ember-ignited decks, attics and crawl space vents, and skylights.

At least one local hardware store sells 1/8" galvanized metal mesh in various widths as well as stainless steel heavy duty staples as one option to attach the mesh to vents, under decks/porches, etc.

If you haven't already, please watch the 13-minute YouTube video "Your Home Can Survive Wildfire" that was shown by Whatcom Conservation District at our May 15 Wildfire Prep workshop to understand more about why this issue is so very important for your home's safety.

See it at [youtube.com/watch?v=vL\\_syp1ZScM](https://www.youtube.com/watch?v=vL_syp1ZScM).

Please also read a very important *Seattle Times* article published on June 15 that is available on the *Seattle Times* website titled "How to stop the biggest wildfire threat to your home: Windblown embers."

Remember the embers.

-- Judy White is a member of the SVCA Safety Committee.



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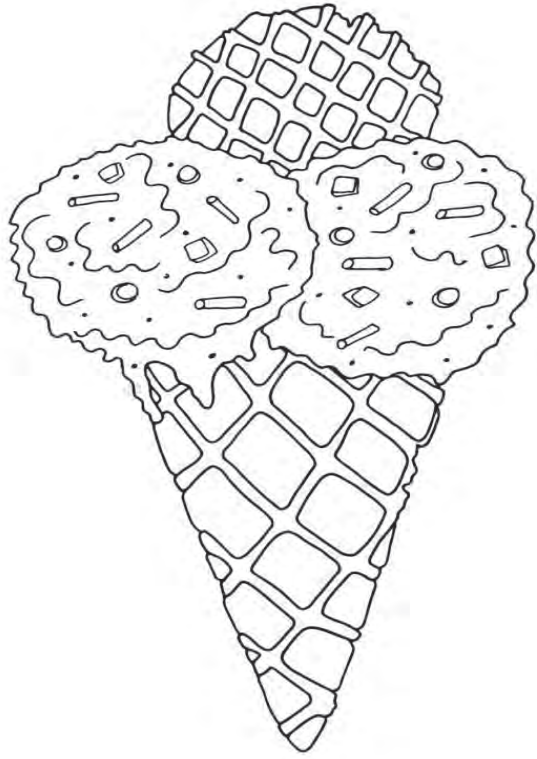
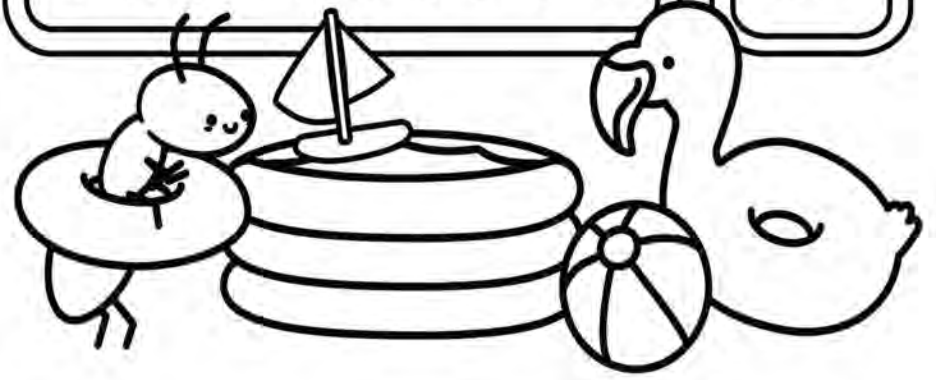


# SUMMER

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L	N	K	M	A	A	T	A	O	N
T	P	L	S	U	N	B	U	G	S
H	P	O	O	L	D	H	S	A	T
O	T	R	I	P	X	F	I	S	H
T	I	Z	F	G	G	E	X	X	M
X	J	D	B	S	W	I	M	K	T
B	K	T	O	U	U	A	L	U	Q
Y	S	E	A	C	A	M	P	K	Y
X	A	Y	T	M	H	X	P	O	Z

- BOAT
- BUGS
- CAMP
- FISH
- HOT
- POOL
- SAND
- SUN
- SWIM
- TRIP



### FINANCIALS

#### Sudden Valley Community Association Reserve Cash Balance & Activity 4 Months Actual, 8 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
<b>Net Available Cash 12/31/2023</b>	3,627,018	2,034,275	222,019	87,688	126,445	151,528	\$ 6,248,973	362,252	306,265	\$ 668,517
Dues Received	445,059	460,603			8,291		913,953		38,211	38,211
Storm Water Mitigation Plan Fee		2,000					2,000			
Investment Income	9,297	5,776	330	72	191	59	15,725	540	474	1,014
Sale of Assets	1,368						1,368			
Board Approved Transfers	105,600						105,600			
Mitigation Release		86,923				(86,923)				
2024 Expenditures	(632,352)	(50,695)	(2,338)				(685,385)		(15,426)	(15,426)
<b>Net Available Cash at 4/30/2024</b>	3,555,990	2,538,882	220,012	87,760	134,927	64,664	\$ 6,602,235	362,792	329,524	\$ 692,316
<b>8 Month Outlook</b>										
Outlook - 2024 Dues (95% collections)	856,277	880,709			15,892		\$ 1,752,878			\$ -
Outlook - Prior Year Collections	33,263	13,642			246		27,152		26,182	26,182
CRRRF Loan Payments for year 2024	(222,026)						(222,026)			
Obligated Expenses/Holdings	(1,696,764)	(1,469,399)	(220,012)			(64,664)	(3,450,839)		(59,948)	(59,948)
<b>Net Usable Cash Balance 12/31/2024</b>	2,506,740	1,963,834	-	87,760	151,065	-	\$ 4,709,399	362,792	295,757	\$ 658,550
Board Recommended Carryover Balance	(600,000)	(500,000)					\$ (1,100,000)			\$ -
<b>Net Usable Cash 12/31/2024, After Recommendation</b>	\$ 1,906,740	\$ 1,463,834	\$ -	\$ 87,760	\$ 151,065	\$ -	\$ 3,609,399	\$ 362,792	\$ 295,757	\$ 658,550
<b>Net Current Year Cash Increase (Decrease)</b>	(1,120,278)	(70,441)	(222,019)	72	24,620	(151,528)	\$ (1,539,574)	540	(10,508)	\$ (9,967)

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

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**FINANCIALS**

Sudden Valley Community Association  
Balance Sheet  
April 30, 2024 and December 31, 2023

	Unaudited** Apr 30, 2024	Unaudited** Dec 31, 2023	Inc / (Dec)
<b>OPERATIONS</b>			
<b>Current Assets</b>			
Operating Cash	\$ 562,942	\$ 603,958	\$ (121,016)
Building Completion Deposit Fund	451,525	501,445	(49,920)
Member Receivables - Operations*	-	43,985	(43,985)
Other Receivables	17,980	17,562	418
Prepaid Expenses	14,995	70,215	(55,220)
Operating Lease ROU Assets	8,083	10,631	(2,548)
Inventory	6,189	5,659	530
<b>Total Current Assets</b>	<b>1,061,714</b>	<b>1,333,455</b>	<b>(271,741)</b>
<b>Current Liabilities</b>			
Accounts Payable	(80,380)	(224,980)	144,600
Accrued Vacation Liability	(74,926)	(64,195)	(10,731)
Accrued Payroll	-	(64,114)	64,114
Prepaid Assessments	(353,767)	(230,966)	(122,801)
Building Completion Deposits	(451,525)	(501,445)	49,920
Other Refundable Deposits	(6,596)	(5,796)	(800)
Operating Lease Liability	(8,083)	(10,631)	2,548
Prepaid Golf Memberships	-	(112,089)	112,089
<b>Total Current Liabilities</b>	<b>(975,277)</b>	<b>(1,214,216)</b>	<b>238,939</b>
<b>Operating Reserve Funds</b>			
Emergency Operating Cash	362,792	362,252	540
Undesignated Reserves Cash	329,524	306,265	23,259
<b>Total Operating Reserve Funds</b>	<b>692,316</b>	<b>668,517</b>	<b>23,799</b>
<b>Net Operating Assets</b>	<b>\$ 778,753</b>	<b>\$ 787,756</b>	<b>\$ (9,003)</b>
<b>CAPITAL</b>			
<b>Capital Current Assets</b>			
CRRRF (Capital Repair & Replacement) Cash Fund	3,555,990	3,627,018	(71,028)
Roads Reserve Cash Fund	2,538,882	2,034,275	504,607
Board Density Reduction Cash Fund	87,760	87,688	72
Mailbox Cash Fund	134,927	126,445	8,482
CRRRF Capital Reserve Holding Cash	220,012	222,019	(2,007)
Mitigation Assignment of Savings Cash	49,737	49,688	49
LWUSD Assignment of Savings Cash	14,927	101,840	(86,913)
Member Receivables - Capital**	-	16,112	(16,112)
<b>Total Capital Current Assets</b>	<b>6,602,235</b>	<b>6,265,085</b>	<b>337,150</b>
<b>Capital Fixed Assets</b>			
Fixed Assets	15,565,716	15,373,162	192,554
Finance ROU Assets	110,530	136,464	(25,934)
Lots Held for Sale	236,456	236,456	-
<b>Total Capital Assets</b>	<b>15,912,702</b>	<b>15,746,082</b>	<b>166,620</b>
<b>Long Term Liabilities</b>			
CRRRF Loan 2022	(1,712,468)	(1,799,425)	86,957
Finance Leases	(86,097)	(106,596)	20,499
<b>Total Long Term Liabilities</b>	<b>(1,798,565)</b>	<b>(1,906,021)</b>	<b>107,456</b>
<b>NET ASSETS</b>	<b>\$ 21,495,125</b>	<b>\$ 20,892,902</b>	<b>\$ 602,223</b>
<b>MEMBER EQUITY</b>			
<b>Member Equity</b>			
Current Year Net Income: Operations	91,026	465,189	(374,163)
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**	513,535	1,471,336	(957,801)
Transfers into Capital from Operations	105,600	32,799	72,801
Retained Earnings**	5,234,842	4,950,121	284,721
Capital**	15,655,722	14,186,724	1,468,998
<b>TOTAL MEMBER EQUITY</b>	<b>\$ 21,495,125</b>	<b>\$ 20,892,902</b>	<b>\$ 602,223</b>

\* 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 April 30, 2024, and December 31, 2023, the balances of receivables written off were \$732,001 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).

Sudden Valley Community Association  
Income Statement Summary

UNAUDITED	Current Month - April 2024			Year to Date - 4 Months Ending 4/30/2024			
	Operations & Operating Reserves	Operations Better / (Worse) Budget	Capital Reserves**	Operations & Operating Reserves	Operations Better / (Worse) Budget	Coll %	Capital Reserves**
<b>REVENUE</b>							
Current Year Dues & Assessments Income							
Dues & Assessments Income	222,585	-	230,752	891,184	-	-	923,971
Bad Debt Reserve	(1,436)	-	(1,370)	(28,242)	-	-	(23,370)
Net Current Year Assessment Income	221,149	9,866	229,382	862,942	17,808	96.8%	900,601
Bad Debt Recoveries - Prior Years							
	-	-	1,520	-	-	-	15,697
Golf Income	69,809	4,883	-	371,163	22,609	-	-
Marina Income	80,177	14,913	-	113,573	16,712	-	-
Rec Center & Pools Income	459	459	-	2,407	(1,643)	-	-
Legal & Collections Income	-	-	-	-	-	-	-
Other Income	5,820	355	-	42,376	22,062	-	-
Rental Income - Other	1,151	983	-	2,766	1,504	-	-
Area Z Rental Income	4,138	(1,382)	-	9,376	(1,904)	-	-
Lease Income	5,430	1,284	-	21,719	5,135	-	-
New Home Construction Fees	37,150	33,850	2,000	44,150	36,050	-	2,000
Capital Gain (Loss) on Sale of Assets	-	-	1,368	-	-	-	1,368
Investment Income	476	384	4,030	2,506	2,139	-	15,725
<b>Total Revenue</b>	<b>425,759</b>	<b>65,595</b>	<b>238,300</b>	<b>1,472,978</b>	<b>120,472</b>	-	<b>935,391</b>
<b>EXPENSES</b>							
Salaries & Benefits	186,779	(4,373)	-	692,552	23,190	-	-
Contracted & Professional Services	38,117	(26,448)	-	74,857	(33,225)	-	-
CC&Rs/ Mandates	46,184	(10,147)	-	158,672	(10,612)	-	-
Maintenance & Landscaping	50,438	(2,707)	-	135,091	41,634	-	-
Utilities	23,957	(930)	-	71,161	(4,319)	-	-
Administrative	11,082	124	-	54,807	(4,185)	-	-
Regulatory Compliance	7,634	(2,225)	-	99,626	(41,233)	-	-
Insurance Premiums	14,688	(457)	-	58,754	(1,827)	-	-
Other Expenses	-	83	-	-	333	-	-
Depreciation Expense	-	-	96,162	-	-	-	384,648
Interest expense	-	-	6,073	-	-	-	21,096
<b>Total Expenses</b>	<b>378,879</b>	<b>(47,080)</b>	<b>102,235</b>	<b>1,345,520</b>	<b>(30,244)</b>	-	<b>405,744</b>
<b>Net Income (Loss)</b>	<b>46,880</b>	<b>18,515</b>	<b>136,065</b>	<b>127,458</b>	<b>90,228</b>	-	<b>529,647</b>
<b>Net UDR Activity for Operations</b>							
Hazardous Tree Removal	(6,862)	-	-	(10,120)	-	-	-
<b>Net Income (Loss) with Board Approved UDR</b>	<b>40,018</b>	<b>18,515</b>	<b>136,065</b>	<b>117,338</b>	<b>90,228</b>	-	<b>529,647</b>
<b>Other Activity</b>							
Net Other UDR Activity*	9,704	-	-	28,404	-	-	-
AR Accrual - Prior Year Reversal	-	-	-	(43,985)	-	-	(16,112)
AR Accrual - Current Year	-	-	-	-	-	-	-
Vacation Liability Accrual	900	-	-	(10,731)	-	-	-
<b>Total Other Activity</b>	<b>10,604</b>	<b>-</b>	<b>-</b>	<b>(26,312)</b>	<b>-</b>	<b>-</b>	<b>(16,112)</b>
<b>Grand Total Activity</b>	<b>50,622</b>	<b>18,515</b>	<b>136,065</b>	<b>91,026</b>	<b>90,228</b>	-	<b>513,535</b>

\*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

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- Finance Committee
- Long-Range Planning Committee
- Nominations & Elections Committee
- Appeals Committee

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**Print Media: Sudden Valley Views**  
Published each month and delivered by mail to property owners. Also available for pick up in various community locations including the administration building, community center, and at the market. Please contact us if you wish to start or stop mail delivery.

**Gate Signs**  
Meetings and events are also posted one-to-two weeks before they occur.



**FINANCIALS**

**Sudden Valley Community Association  
Operations - By Department  
January 1, 2024 to April 30, 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	62,902	53,885	-	28,395	196,735	(75,657)	(133,833)	6,623
Accounting	6,878	1,946	113,808	(1,119)	17,501	(7,472)	(124,431)	(6,645)
Administration	494	29	143,660	881	36,442	(5,632)	(179,608)	(4,722)
Common Costs	17,557	4,524	-	-	150,555	(18,216)	(132,998)	(13,692)
Facilities	31,095	3,231	15,032	1,876	59,532	20,716	(43,469)	25,823
Maintenance	-	-	132,029	(1,927)	14,262	24,132	(146,291)	22,205
<b>Subtotal</b>	<b>118,926</b>	<b>63,615</b>	<b>404,529</b>	<b>28,106</b>	<b>475,027</b>	<b>(62,129)</b>	<b>(760,630)</b>	<b>29,592</b>
Golf	371,163	22,609	235,158	(4,987)	148,523	(2,950)	(12,518)	14,672
Marina	114,773	16,579	-	-	3,430	3,494	111,343	20,073
Rec/ Pools/ Parks	5,174	(138)	52,865	71	25,988	8,150	(73,679)	8,083
<b>Subtotal</b>	<b>491,110</b>	<b>39,050</b>	<b>288,023</b>	<b>(4,916)</b>	<b>177,941</b>	<b>8,694</b>	<b>25,146</b>	<b>42,828</b>
<b>Subtotal Operations before Ops Dues</b>	<b>610,036</b>	<b>102,665</b>	<b>692,552</b>	<b>23,190</b>	<b>652,968</b>	<b>(53,435)</b>	<b>(735,484)</b>	<b>72,420</b>
Ops Dues Earned	891,184	-	-	-	-	-	891,184	-
Curr Yr Bad Debts Activity	(28,242)	-	-	-	-	-	(28,242)	-
Net Ops Dues	862,942	17,808	-	-	-	-	862,942	17,808
<b>Net Operations</b>	<b>1,472,978</b>	<b>120,473</b>	<b>692,552</b>	<b>23,190</b>	<b>652,968</b>	<b>(53,435)</b>	<b>127,458</b>	<b>90,228</b>
<b>Net BOD Approved UDR Activity for Operations</b>								
Hazardous Tree Removal	-	-	-	-	10,120	-	(10,120)	-
<b>Net Operations with Board Approved UDR</b>	<b>1,472,978</b>	<b>120,473</b>	<b>692,552</b>	<b>23,190</b>	<b>663,088</b>	<b>(53,435)</b>	<b>117,338</b>	<b>90,228</b>
<b>Other Operating Activity</b>								
UDR Activity	33,904	-	-	-	5,500	-	28,404	-
AR Accrual - Prior Year Reversal	(43,985)	-	-	-	-	-	(43,985)	-
AR Accrual - Current Year	-	-	-	-	-	-	-	-
Vacation Liability Accrual	-	-	-	-	10,731	-	(10,731)	-
<b>Total Other Operating Activity</b>	<b>(10,081)</b>				<b>16,231</b>		<b>(26,312)</b>	
<b>Grand Total Operations Activity</b>	<b>1,462,897</b>	<b>120,473</b>	<b>692,552</b>	<b>23,190</b>	<b>679,319</b>	<b>(53,435)</b>	<b>91,026</b>	<b>90,228</b>

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

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# Electrofishing: Surveying Fish in Sudden Valley

Continued from 1

surveyed the water system for all kinds of aquatic inhabitants. "How electrofishing works is that it sends out a very low, gentle electrical field into the system," said Brittany Palm, a Sudden Valley

resident and also the faculty and hatchery manager for the college's fisheries and aquaculture sciences program. "It really doesn't have any impact on any larger animals — or humans for that case — because we're looking for just enough of a gentle

voltage to temporarily stun small juvenile fish."

As part of her job, Palm takes students to local water systems for training, data collection and population monitoring. Part of the data collection process includes electrofishing, which is an efficient way to catch all the fish within a designated area.

Once stunned, the fish's muscles tense up, causing them to float to the surface. The electrical field is stopped, and the fish are netted out of the creek, put into a water-filled bucket, and transported to a recovery tote on shore.

"They instantly right themselves and they're fine," said Palm. "But what's great about having them on shore and in our big recovery totes is then we can ID them, numerate them, and figure out what kind of different size classes we have."

All of this is done in collaboration with the Washington Department of Fish and Wildlife. "Part of our scientific collecting and training permit that we have through the state is that we report all our catches with all their habitat characteristics, and that goes into a big state-wide data collection system," said Palm. "To manage our natural and aquatic resources, we have to know what's out there, where they are, who's out there, and how their populations are doing."

Austin Creek has proved to be a reliable survey location for fisheries and aquaculture sciences students, being a convenient drive and a safe testing site.

"The resources and amenities here in Sudden Valley are great, so if a student needs to use the restroom, needs cellphone reception, or a ten-minute break to grab a snack and drink some water, that's all here," said Palm. "We can be here a long time, making sure all the students get all the training that they need to be eligible to do this as a full-time job."

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





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**Visage and Vessel:** Aug. 2-31, Allied Arts will showcase Visage & Vessel, a diverse collection of artistic works. Allied Arts is at 1418 Cornwall, Bellingham. For more information, visit [alliedarts.org](http://alliedarts.org) or contact Xandra Blackburn at 360-676-8548 x102 or [galler@alliedarts.org](mailto:galler@alliedarts.org).

**WEEKDAYS**

512 Sudden Valley					512 Downtown								
LEAVE	B'ham Station	Lakeway & Lincoln	Lakeway & Woburn	Lakeway & Electric	Cable & Austin	Sudden Valley Gate 13	Sudden Valley Gate 1	Cable & Austin	Lakeway & Electric	Lakeway & Woburn	Lakeway & Lincoln	ARRIVE	B'ham Station
6:40	6:44	6:46	6:48	6:51	6:57	7:04	7:13	7:16	7:18	7:22	7:30	512 Sudden Valley	
7:40	7:44	7:46	7:48	7:51	7:57	8:04	8:13	8:16	8:18	8:22	8:30	512 Sudden Valley	
8:40	8:44	8:46	8:48	8:51	8:57	9:04	9:13	9:16	9:18	9:22	9:30	512 Sudden Valley	
9:40	9:44	9:46	9:48	9:51	9:57	10:04	10:13	10:16	10:18	10:22	10:30	512 Sudden Valley	
10:40	10:44	10:46	10:48	10:51	10:57	11:04	11:13	11:16	11:18	11:22	11:30	512 Sudden Valley	
11:40	11:44	11:46	11:48	11:51	11:57	12:04	12:13	12:16	12:18	12:22	12:30	512 Sudden Valley	
12:40	12:44	12:46	12:48	12:51	12:57	1:04	1:13	1:16	1:18	1:22	1:30	512 Sudden Valley	
1:40	1:44	1:46	1:48	1:51	1:57	2:04	2:13	2:16	2:18	2:22	2:30	512 Sudden Valley	
2:40	2:44	2:46	2:48	2:51	2:57	3:04	3:13	3:16	3:18	3:22	3:30	512 Sudden Valley	
3:40	3:44	3:46	3:48	3:51	3:57	4:04	4:13	4:16	4:18	4:22	4:30	512 Sudden Valley	
4:40	4:44	4:46	4:48	4:51	4:57	5:04	5:13	5:16	5:18	5:22	5:30	512 Sudden Valley	
5:40	5:44	5:46	5:48	5:51	5:57	6:04	6:13	6:16	6:18	6:22	6:30	512 Sudden Valley	
6:40	6:44	6:46	6:48	6:51	6:57	7:04	7:13	7:16	7:18	7:22	7:30	512 Sudden Valley	
7:40	7:44	7:46	7:48	7:51	7:57	8:04	8:13	8:16	8:18	8:22	8:30	512 Sudden Valley	
8:40	8:44	8:46	8:48	8:51	8:57	9:04	9:13	9:16	9:18	9:22	9:30	512 Sudden Valley	
9:40*	9:44	9:46	9:48	-	-	-	-	9:48	9:50	9:53	10:00	Out of Service	

\* Weekdays and Saturdays, the 9:40 pm trip turns around at Electric Ave and is called 512 Lakeway.

**512 SUDDEN VALLEY DOWNTOWN**

Rt 512 is part of the **PLUMLINE**

This route uses gate 2 at B'ham Station.

**SATURDAYS**

512 Sudden Valley					512 Downtown								
LEAVE	B'ham Station	Lakeway & Lincoln	Lakeway & Woburn	Lakeway & Electric	Cable & Austin	Sudden Valley Gate 13	Sudden Valley Gate 1	Cable & Austin	Lakeway & Electric	Lakeway & Woburn	Lakeway & Lincoln	ARRIVE	B'ham Station
-	-	-	-	-	7:57	8:04	8:13	8:16	8:18	8:22	8:30	512 Sudden Valley	
8:40	8:44	8:46	8:48	8:51	8:57	9:04	9:13	9:16	9:18	9:22	9:30	512 Sudden Valley	
9:40	9:44	9:46	9:48	9:51	9:57	10:04	10:13	10:16	10:18	10:22	10:30	512 Sudden Valley	
10:40	10:44	10:46	10:48	10:51	10:57	11:04	11:13	11:16	11:18	11:22	11:30	512 Sudden Valley	
11:40	11:44	11:46	11:48	11:51	11:57	12:04	12:13	12:16	12:18	12:22	12:30	512 Sudden Valley	
12:40	12:44	12:46	12:48	12:51	12:57	1:04	1:13	1:16	1:18	1:22	1:30	512 Sudden Valley	
1:40	1:44	1:46	1:48	1:51	1:57	2:04	2:13	2:16	2:18	2:22	2:30	512 Sudden Valley	
2:40	2:44	2:46	2:48	2:51	2:57	3:04	3:13	3:16	3:18	3:22	3:30	512 Sudden Valley	
3:40	3:44	3:46	3:48	3:51	3:57	4:04	4:13	4:16	4:18	4:22	4:30	512 Sudden Valley	
4:40	4:44	4:46	4:48	4:51	4:57	5:04	5:13	5:16	5:18	5:22	5:30	512 Sudden Valley	
5:40	5:44	5:46	5:48	5:51	5:57	6:04	6:13	6:16	6:18	6:22	6:30	512 Sudden Valley	
6:40	6:44	6:46	6:48	6:51	6:57	7:04	7:13	7:16	7:18	7:22	7:30	512 Sudden Valley	
7:40	7:44	7:46	7:48	7:51	7:57	8:04	8:13	8:16	8:18	8:22	8:30	512 Sudden Valley	
8:40	8:44	8:46	8:48	8:51	8:57	9:04	9:13	9:16	9:18	9:22	9:30	512 Sudden Valley	
9:40*	9:44	9:46	9:48	-	-	-	-	9:48	9:50	9:53	10:00	Out of Service	

\* Saturdays, the 9:40 pm trip turns around at Electric Ave and is called 512 Lakeway.

**Valley Book Club:**  
**Friday, July 5**  
**from 2-3 p.m.**

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# Best hikes near Sudden Valley



with Skagit Audubon Society for 10 years. During this time, Alyanak experienced various trails Washington State has to offer, and many she recommends are a short drive from Sudden Valley.

Here are a few trails and parks Sudden Valley residents should explore.

Clayton Beach Trail is a newer trail, having been completed in 2023. It is 1.2 miles round trip and leads directly to Clayton Beach, which is a great place for children

to wander and collect sand dollars.

"It's a really fascinating beach with some interesting rock formations," Alyanak said. It is about a 30-minute drive from Sudden Valley and is considered an easy hike by the Washington Trails Association.

Blanchard Mountain provides multiple more challenging hikes with excellent views of Mt. Baker. There's also an overlook commonly used as a launching pad



**A rock formation at Clayton Beach. The 1.2 mile Clayton Beach Trail was completed in 2023.** (Photo courtesy Nancy Alyanak)

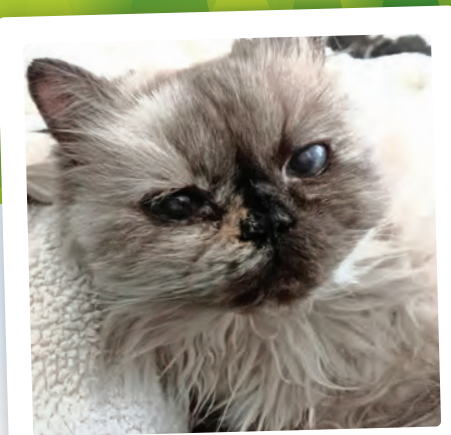
By Maxx Robinson  
SVCA Staff

Nancy Alyanak is a Sudden Valley resident who has hiked

## SUDDEN VALLEY Pet of the MONTH

This month's pet of the month is Gigi, submitted by Robin Robertson.

This is Gigi. She lives in Gate 1. An indoor cat her entire life. She is a twin. She is 21 yrs old. Her twin brother passed away last week from a stroke. Gigi is a very, very happy, sweet girl. She loves to sleep on the bed and run as fast as she can up and down the stairs every day. Her most favorite thing is laying in the sun by the window.



Gigi

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](mailto:office@suddenvalley.com)

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## Search: Board approves GM job description

Continued from 1

In a June 13 memo to the board, Jensen explained that the owner of 8 and 10 Valley View Circle had requested an easement to install sewer connections across SVCA-owned park space.

"SVCA's attorney, Richard Davis, advised that, in his opinion, SVCA is not legally obligated to provide such as easement," Jensen wrote. "In this situation, however, the requested sewer connection is shown on the original sewer design recorded with the Whatcom County Auditor's Office."

According to the memo, Jensen recommended the board approve the proposed easements and establish a fee for drafting and recording the agreements "because it is the Association's re-

Other closer hikes, such as Lookout Mountain Preserve, do allow on-leash dogs. Lookout Mountain Preserve is right across the street from Gate 9 and has about 6.9 miles of trails.

For waterfall views, try hiking the Waterfall Loop trail, which is a 0.4-mile moderate hike according to the Washington Trails Association. This trail begins about 0.8 miles from the parking lot, making a round-trip of about two miles.

For more information on local trails, visit [wta.org](http://wta.org).

sponsibility to follow through on expectations reasonably created by recorded documents and also because it is in the Association's best interest to facilitate the most efficient connections to sewers and to avoid conflicts with LW-WSD."

According to the easement agreement, which is also included in the board's June 13 agenda packet, the lot owner "shall limit any and all work on the burdened property to daylight hours between 8 a.m. and 7 p.m."

The Sudden Valley Board of Directors meets at 7 p.m. the second and fourth Thursdays of each month at the Dance Barn, 8 Barn View Drive. Agendas and minutes are available at [suddenvalley.com](http://suddenvalley.com).

The SVCA board next meets on July 11 and July 25.



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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.

**Lake Whatcom waterfront:** Far Summit Place. 3 bedroom, 3 bath, 2-car garage. Gate 1. Rent \$4300

**43 Grand View Lane:** Lake View Home, 4 bedroom, 3 bath. Available August 1. Rent \$3200

**1 bedroom loft condo:** On Sudden Valley golf course. Rent \$1650

**Polo Park Drive:** 3 bedroom, 2 baths, 3-car garage. Rent \$2500

## SUDDEN VALLEY VACANT LOTS

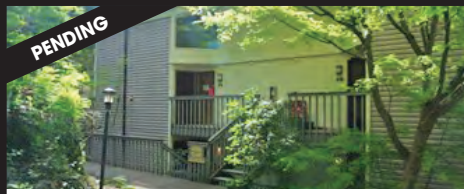
20 Sparrow Ct. (Gate 2).....\$89,000



**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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