



SUDDEN VALLEY COMMUNITY ASSOCIATION

SUDDEN VALLEY VIEWS

August 2024

WWW.SUDDENVALLEY.COM

Sudden Valley board schedules Aug. 17 Town Hall meeting

Board members discuss proposed 2025 budget, also approve Phase I of Barn 8 project

By Bill Helm
Editor

SUDDEN VALLEY — On July 25, the Sudden Valley Community Association's board of directors discussed the proposed 2025 budget at a special budget meeting with the association's finance committee.

The proposed budget includes a dues increase of 7%. Sudden Valley General Manager Jo Anne Jensen told *The Views* that the increased funds will be distributed to both the operating and capital budgets.

According to the proposed budget, monthly dues for a developed lot in 2025 would be \$156.28, whereas monthly dues for an undeveloped lot would be \$148.41.

In 2025, no additional use fees are planned for the parks, pools or the fitness center.

The proposed budget also states that Sudden Valley's operating budget for 2025 balances \$4,720,780 in revenues with \$4,720,780 in expenditures.

A complete breakdown of the proposed 2025 budget can be found at suddenvalley.com/wp-content/uploads/SVCA-2025-Budget-Presentation-2024-0725.pdf.

At 1:30 p.m. Saturday, Aug. 17, Sudden Valley Community Association will hold a Town Hall meeting at the Dance Barn, 8 Barn View Court. Discussion topics include the proposed 2025 budget as well as vari-

See **Budget** on 12

Having much more than a Fair time



This youngster had himself a fun time at this year's Valley Fair. Story and photos on page 8. (Phoenix Walker/SVCA)

Voting information for Annual General Meeting

By Rob Gibbs
Chair, Nominations & Elections

We are slightly more than two months

out from Sudden Valley's Annual General Meeting on Nov. 2. Four open Board positions will be filled, along with six openings on the Architectural Control Committee,

and three on Nominations & Elections.

Through this process the community sets its priorities by electing representatives whose views and values they favor. Members will also vote on the 2025 budget and possibly Bylaw amendments.

Participation ensures your input on decisions and leadership choices.

Applications for open Board, ACC and N&E positions are available in the Welcome Center.

Hard copies must be completed, signed, and returned to the Welcome Center in a sealed envelope, addressed to the N&E Chair, no later than 4:30 p.m. Tuesday, Sept. 3.

Applications cannot be submitted via email.

All members in good standing can vote. Historically fewer than half the eligible voters in the Valley submit ballots.

At Nominations & Elections, we are trying to make voting as straightforward as possible. Ballots will be mailed on Sept. 25, and two days earlier for members who are out-of-country.

Start by reading the instructions on the back of your Official Ballot and on the last two pages of the Voter Booklet.

Then place your marked ballot into the secrecy envelope and place both into the return envelope.

Seal and sign the return envelope. If you mistakenly seal your envelope without

See **AGM** on 5

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SUDDEN VALLEY COMMUNITY NEWS

Bylaw amendment to Section 7: Leasing

By **Linda Bradley**
SVCA Board Secretary

The current Bylaw amendment being discussed has to do with enforcing the current Bylaw on those owners who choose to lease or rent their properties. The Bylaw requiring information on tenants has always been part of the Bylaws.

It is how the Association can identify who is occupying a residence. Owners, if occupying

the residence, have information provided when they first purchase the property.

Closing documents provide the basic information on the new owner.

Owners are expected to complete and submit to Administration a form with information on the individuals leasing a property.

Unfortunately, over time this Bylaw has not been adhered to by those leasing or renting their

property until, for whatever reason, the Association becomes aware of the fact that the owner is not occupying the residence.

The new Bylaw will enforce stricter fines for those individuals failing to provide the form.

Over the years long term leases have existed. A newer form of rental has recently gained popularity in the Valley.

Short term rentals or vacation rentals. These rentals have been having an effect nationwide.

Laws are being formulated to see that governing agencies have the ability to track and regulate how these rentals are operated.

Closer to home the City of Bellingham has an active program regarding Short Term Rentals (STR). The County is currently in the process of developing a plan that the County Council voted in July of 2023 Ordinance 2023-041 to have developed:

- Section 1. Amendments to

the Whatcom County Code related to defining vacation rentals and specifying in what zones vacation rentals are allowed by what permit, as shown in Exhibit A, are hereby adopted and shall become effective 10 days after the County Executive signs the ordinance.

• Section 2. Planning and Development Services and the Finance Department are requested to work together to engage a vendor to develop and administer a vacation rental registration system, public outreach strategy, and a fee structure for said registry. Said fee structure to be added to the County's Unified Fee Schedule, shall be presented to the Council for consideration and potential adoption as soon as is practicable.

The Sudden Valley proposed Bylaw regarding STRs reads:

Any member or owner leasing or renting property for less than 30 days is considered a Short Term Rental (STR) under Washington law and shall be required to meet all Federal, County and State regulations applicable to STRs for such activity. Failure to meet all Short Term Rental regu-

See **Leasing** on 9

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MOVEMENT MORTGAGE

Sudden Valley Community Association

Town Hall Meeting

SATURDAY, AUGUST 17TH

1:30 pm @ The Dance Barn, 8 Barn View Court

Discussion Topics



**PROPOSED 2025 BUDGET
OTHER BALLOT MEASURES**

VIEWS

SUBMISSIONS

SV Views
P.O. Box 153
Lynden, WA 98264
Fax to: (360) 354-4445
Email: bill@lyndentribune.com

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.

‘Inexcusable’ disregard for SV residents

Editor,

Sudden Valley’s greed and disregard for residents has been on appalling display since it sold a patch of land on my street for development which evidently requires jackhammering bedrock 10 hours per day for five weeks and counting before anything can be built.

All the surrounding homes are more than two decades old and occupied by full time residents. It is inexcusable and disgraceful that this land was sold for development when there are so many other places to build in SV that wouldn’t involve such extreme disruption to the peace and quiet of the neighborhood.

Inexcusable, though perhaps unsurprising: considering the amount of our HOA dues against the neglect of infrastructure such as the roads and of amenities such as the tennis courts, greed and disregard for residents is actually very on brand.

*Genevieve Millar
Sudden Valley*

Quiet Pool rules

Editor,

According to the Quiet Pool rules (see below) only five kids are allowed in the Quiet Pool area at one time.

One adult is allowed to bring two kids. I just watched a woman bring six kids with all their gear, so I had to leave. Rules for use are clearly posted on site and our website.

There is no excuse for adults

violating the rules and discourteous to residents who want to enjoy a peaceful experience and enjoy the facility. The main pool is available for large groups of children. The rules need to be enforced.

Rules are as follows: Maximum occupancy of the Quiet Pool is 30. Pool occupancy is set at 25 adults and five children.

If you don’t follow the rules, you may be removed from the premises. In an emergency, call 9-1-1. An emergency phone is located within the designated pool area.

Child safety requirements: Due to lack of lifeguards, all children under the age of 18 (minor) shall be accompanied by an authorized adult to ensure the safety of the minor around water hazards.

There is a maximum of two children that one adult may bring to the pool. Children who are not potty trained may not use the Quiet Pool.

*Mira Kamada
Sudden Valley*

SVCA policies give contractors, builders preference over residents

Editor,

My wife and I moved to Sudden Valley 10 years ago as we planned for our retirement. While amenities like a gym and pool were a bonus, we don’t golf or boat and were drawn to SV by the peaceful, wooded neighborhoods.

We were told when we looked

at our property that the lot next to ours would most likely never be built upon due to its narrow size, and about 18 months after we moved in we received an offer to us – and only us – from the SVCA to purchase that lot at a cost well below normal lots. The offer specifically stated it was being made because the lot was, in fact, too small to be built upon.

However, it was later sold to developer who logged it last fall and is, in fact, building a house on it. The SVCA Rules and Regulations (1.7) state “Actions or activities by members... which may be or may become an annoyance, nuisance or hazard to adjacent property owners or unreasonably affect the quiet enjoyment of any individual, household or the neighborhood, are prohibited and subject to a Notice of Violation.” Similarly, (1.11.1) requires “The termination of activities ... that are unreasonably loud, obnoxious, unruly offensive or disruptive to the public peace...or inconsistent with the...peaceful enjoyment of neighbors.

Section 1.11.2(b) adds. “Any property owner...who engages in behavior, action, or acts that are unreasonably loud, obnoxious, unruly, or disruptive to the peace, tranquility, or that are inconsistent with the health, safety, order, or peaceful enjoyment of neighbors” must terminate those actions immediately upon notice from the SVCA.

However, we have been subjected to jackhammering noise for 6-10 hours daily, Mon-Fri, for nearly a month, with the expectation that it will continue for weeks to come, which is permitted from 8 a .m. until 7 p.m., per ACC rule 2018.03.

We live on North Summit Drive, and the noise is so loud I

heard it down at the main pool, and my wife hears it when she hikes the trail at the Stimpson Family Preserve.

So, while could effectively complain about neighbors mowing their lawns or using chain saws in the evening (which has never happened), we have no recourse regarding the developers much greater disruption to our peaceful enjoyment.

The bottom line cause of this issue is allowing building on a lot that required the removal via jackhammering of massive amounts of solid rock – over 10 feet deep.

The land belonged to SV and could have been added to the small green space adjacent to it (on the other side) instead of ignoring the very considerable negative impact of forcing neighbors to endure the torture of this racket

SVAC gains little from their decision, while the developer will no doubt walk away with a six-figure profit from the logging and house sale.

Enough is enough. I believe residents deserve far more consideration from the committees who receive our dues and should be prioritizing us instead of realtors and developers.

*Terry B. Hall
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)
9 a.m. - 4 p.m. for in-person assistance, Monday through Friday

Administration Offices/ Member Services: 360-734-6430
General Manager: JoAnne Jensen, jjensen@suddenvalley.com, Ext. 321
Accounting Manager: Joel Heverling, CPA, acctmgr@suddenvalley.com, Ext. 212
Accounts Receivable: Gil Martinez, ar@suddenvalley.com, Ext. 214
Accounts Payable: Davey Higashi, ap@suddenvalley.com, Ext. 215
Collections Specialist: Angie Huggins, acctclerk@suddenvalley.com, Ext. 243
Recreation Center Front Desk: 360-366-8450
Director of Golf: Kevin LeDuc, kleduc@suddenvalley.com, Ext. 331

BOARD OF DIRECTORS

President: Keith McLean; Vice President: Taimi Van De Polder; Secretary: Linda Bradley; Treasurer: Laurie Robinson; Members: Rick Asai, Rob Gibbs, Ray Meador, Stu Mitchell, Daniel Rodriguez, Andrew Tischleder, Sonia Voldt.

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The acceptance of an ad in the Views does not constitute approval of the Sudden Valley Community Association. Comments expressed in the Views are not necessarily the opinions of the SVCA, its officers or Board of Directors, but are solely those of the writers. No non-advertising portion of the Views is subject to pre-publication review by anyone but the editor.

AROUND THE VALLEY

Pool reaches capacity during July heat wave

Sudden Valley experienced the first summer heat wave in July and the pool reached capacity on the hottest days.

Residents have been enjoying the marina, beaches, parks, trails, and annual Valley Fair in larger numbers than last year.

Staff has settled into the summer routine and all programs are moving forward successfully.

Administration

Activity Summary

- Organized and supported the 2024 Valley Fair.
- Worked with N&E Committee to prepare for the 2024 election, preparing communications and revising materials.
- Supported meetings for Architectural Control, Finance, and Nominations & Elections Committees.
- Supported budget and presentation development.
- Continuing to support a very high volume of new construction submissions.

Successes

- Participated in a successful Valley Fair.

Planned Work

- Organize additional volunteer events.
- Plan for the Aug. 17 Town Hall Meeting.

Accounting

Activity Summary

- Completed routine work to maintain monthly financial schedule; May financials completed.

pleted.

- Finalized and presented the proposed 2025 Capital and Operating Budgets.

- Continued work on the 2023 Financial Audit.

- Continued work on the 2025 Reserve Study.

Successes

- SVCA's year-to-date collection rate is 97.4%, which is an improvement over last year.

Planned Work

- Continue work on 2023 Financial Audit.

- Continue work on annual Reserve Study.

Maintenance

Activity Summary

- Repaired fence and gate at main pool.

- Replaced pump at Main Pool.

- Cleared vegetation around Rec Center.

- Cleared vegetation around Lake Louise Trail.

- Cleaned Rotunda Area and installed new post.

- Replaced brakes on SP-6 and serviced SP-5.

- Repaired boards in sauna and pool handrail.

- Installed door stops and repaired drywall in Multi-Purpose Room A.

- Replaced flail blades and clutch on mowers.

- Installed permanent parking signs at the Marina.

- Set up and cleaned up for Valley Fair.



Successes

- Seasonal custodian onboarded and working.

Planned Work

- Routine mowing of parks and gate entrances.

- Hazard tree removals that can be completed by SVCA staff.

- Clean storm water catch-basins with Vac-Trailer.

- Replace substandard catch basin at Sudden Valley Dr and Indian Ridge Ct.

- Evaluate building garbage can containers with internal staff.

- Paint parking spaces at the Marina.

- Painting of stop bars.

- Repair door latch on UTV.

- Install two more no parking signs at the Marina.

Recreation

Activity Summary

- Lifeguards participated in a training & fitness check session with Aquatic Instruction.

- Revised Rec Staff opening and closing task list.

- Rec Staff helped with the Valley Fair.

- New uniforms implemented for Rec staff.

Successes

- Received multiple compliments recently from patrons about the professionalism of our lifeguard staff.

- Promoted two lifeguards to lead lifeguards.

- Hold second summer skills training session for lifeguards on Aug. 9.

- Begin promoting Fall Soccer Pick-Up Sessions.

Golf

Activity Summary

- Completed a very successful Ladies Invitational.

- Submitted rounds and revenue reports to accounting for the golf audit.

- Working with the organizer and preparing for the BIAWC golf tournament - 148 players.

- Completed the Mid-Summer Best Ball tournament.

Successes

- Ladies Invitational was great.

- Run a successful BIAWC event.

- Promote the Bucks and Does.

- Plan several group outings scheduled for the rest of the month.

Turf Care

Activity Summary

- Regular daily course conditioning and scheduled Turfcare equipment maintenance are ongoing.

- Topping up sand traps with fresh bunker sand.

- Weeding and edging sand traps.

- Replacing permanent yardage markers in the fairways.

- Repainting yardages on cart paths.

- Hazardous tree removed from the No. 7 hole.

- Replaced worn turf areas on the No. 14 and No. 17 Gold tee boxes.

Planned Work

- Turf equipment preventative maintenance is ongoing.

- Sand Trap topping up will be wrapped up.

- Cart path repairs to be completed soon.

- Start No. 2 bridge remedial work.



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Summer word search



- | | | | |
|--------|----------|----------|------------|
| TRAVEL | SUN | CAMPING | HOT |
| POOL | PICNIC | SANDALS | SUNGLASSES |
| HAT | BALL | PARK | ICE CREAM |
| BEACH | VACATION | CAMPFIRE | SHELL |



AGM: Information for meeting

Continued from 1

the ballot inside, open your envelope, insert the ballot, and tape the envelope shut.

If you are voting multiple properties, be sure to sign each return envelope. Each ballot must be cast separately in its own return envelope.

Completed ballots must be received no later than 4:30 p.m. Fri-

day, Nov. 1. However, last-minute participants who miss this deadline can vote from the floor at the AGM the next day.

Members can also designate a proxy to cast their vote. Instructions for this can be found at suddenvalley.com under the AGM tab on the upper left of the home page.

The goal of Nominations & Elections is to strengthen Sudden

Valley's democratic processes by making sure everyone votes and that every vote counts.

Questions can be addressed to N&E Chair Rob Gibbs at BODG-ibbs@suddenvalley.com.



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There's wildlife at the Welcome Center

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WEEKDAYS

SATURDAYS NEXT PAGE SUNDAYS NEXT PAGE

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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	Bus Continues as Route
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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 Lakeway		
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	Bus Continues as Route											
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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													
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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 Lakeway													
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.

SUNDAYS

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	Bus Continues as Route											
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15											
-	-	-	-	-	-	7:57	8:04	8:13	8:16	8:18	8:22	8:30	512 Sudden Valley												
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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													

KEEP INFORMED

To learn about SVCA's boards and committees,, visit: suddenvalley.com/committee-information

- Board of Directors
- Architectural Control Committee (ACC)
- Document Review Committee
- Finance Committee
- Long-Range Planning Committee
- Nominations & Elections Committee
- Appeals Committee

Looking for Sudden Valley news and updates? Learn more through the following outlets:

Online: SuddenValley.com
This website is updated regularly with news, SVCA staff reports, and announcements as well as current meeting minutes, rules and regulations, and much more.

Social Media: Facebook & YouTube
Find the Sudden Valley Community Association on YouTube, where SVCA meetings of the Board of Directors and Committees are regularly posted, and Facebook for weekly announcements.

E-Mail: SVCA e-Blast
Sign up for our e-blast to receive community event and other important updates delivered directly to your inbox.

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.

2024 SUDDEN VALLEY ELECTION DATES TO REMEMBER

8/17
TOWN HALL
2025 Budget Presentation and other Member input



8/23
N&E ANNOUNCES DATES FOR CANDIDATE FORUMS



9/03
CANDIDATE APPLICATIONS DUE BY 4:30PM IN PERSON TO THE WELCOME CENTER



9/23 - 9/24
ELECTION MATERIAL MAILED
Instructions on the ballot will include due date



11/02/2024
ANNUAL GENERAL MEETING
Announce the results of the Election including the new Board and Elected Committee Members



Highlights from this year's Valley Fair

By Maxx Robinson
SVCA Staff

On July 13, Sudden Valley celebrated its second Valley Fair event to great success.

Despite the sweltering heat, friends and families gathered to make this community-focused event a lively and busy one.

From musical acts to a classic car show, here are some highlights of the 2024 Valley Fair.

Nearly 40 vendors, 38 in all, attended the fair, selling handmade goods, art, plants, candles and more.

One vendor, RJKU Ceramics, reported the Valley Fair was their highest grossing event in 2024. The Whatcom County Storm Water Program outreach booth signed up more ambassadors than at any previous event. StreetDogz left early because they sold through their entire stock of hot dogs.

Many vendors saw success and already asked to be notified when Holiday Fair registration goes live.

The Valley Fair had plenty of activities for kids, with one of the highlights being the dinosaur races. Kids and their parents donned inflatable dinosaur costumes and dashed across the soccer field in the awkward, bumbling outfits. Kids also enjoyed the activities at the Cirque Cadia booth, where the energetic circus siblings demonstrated balancing acts and how to perform them.

Adults had their own fun, too. The car show had 28 cars ranging from domestic to imported. Beautiful cars such as a 1929 Model A Ford Coupe and 1966 Mustang 2+2 Fastback pulled into the fair, and many of the owners were happy to speak with guests about the cars.

Another popular spot for adults was the beer garden hosted by Menace Brewing.

Of course, it wouldn't be a summertime fair without live music performances. Five local musicians played at the Valley fair, ranging from acoustic to blues. Gary Bara, Thermal Blues Express, Russel Harris, Jon Elton and Flashback all provided hours of entertainment for fair attendees.

It was also a great spot for guests to enjoy a bite to eat and



These are a few of the many special moments captured at this year's Valley Fair, July 13. (Maxx Robinson/SVCA)



Rent A Pavilion!

Have the fireplace all to yourself, chill at picnic tables, and take a stroll to the beach - with restrooms conveniently nearby



The Marina Beach shelter is close to the off leash dog park.



Swim In Lake Whatcom at AM/PM beach, hike the nearby trails



360.734.6430
www.SuddenValley.com

listen to the sounds of Sudden Valley.

Whether you attended the fair or missed it, there are more community events to look forward to in 2024.

Near Halloween, Sudden Valley will be hosting its annual Trunk or Treat event, and the Holiday Market will be held later this year. Stay tuned for updates on these events you won't want to miss.



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FINANCIALS

Sudden Valley Community Association Operations - By Department May 1, 2024 to May 31, 2024 CURRENT MONTH								Whole \$
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)*
Department								
ACC / Security	64,208	42,896	-	7,099	31,931	(6,496)	32,277	43,499
Accounting	3,082	1,849	28,588	(418)	3,900	3,188	(29,406)	4,619
Administration	159	(494)	33,119	3,012	11,944	(4,247)	(44,904)	(1,729)
Common Costs	4,458	1,199	-	-	38,583	(13,373)	(34,125)	(12,174)
Facilities	7,044	2,737	3,677	550	4,390	13,078	(1,023)	16,365
Maintenance	-	-	31,136	1,065	9,744	(6,065)	(40,880)	(5,000)
Subtotal	78,951	48,187	96,520	11,308	100,492	(13,915)	(118,061)	45,580
Golf	146,572	20,546	65,029	1,718	39,033	(10,681)	42,510	11,583
Marina	104,523	6,997	-	-	2,050	38	102,473	7,035
Rec/ Pools/ Parks	5,822	3,188	18,993	(998)	22,292	(9,290)	(35,463)	(7,100)
Subtotal	256,917	30,731	84,022	720	63,375	(19,933)	109,520	11,518
Subtotal Operations before Ops Dues	335,868	78,918	180,542	12,028	163,867	(33,848)	(8,541)	57,098
Ops Dues Earned	222,585	-	-	-	-	-	222,585	-
Curr Yr Bad Debts Activity	(1,087)	-	-	-	-	-	(1,087)	-
Net Ops Dues	221,498	10,216	-	-	-	-	221,498	10,216
Net Operations	557,366	89,134	180,542	12,028	163,867	(33,848)	212,957	67,314
Net BOD Approved UDR Activity for Operations								
Hazardous Tree Removal	-	-	-	-	-	-	-	-
Net Operations with Board Approved UDR	557,366	89,134	180,542	12,028	163,867	(33,848)	212,957	67,314
Other Operating Activity								
UDR Activity	7,716	-	-	-	6,314	-	1,402	-
AR Accrual - Prior Year Reversal	-	-	-	-	-	-	-	-
AR Accrual - Current Year	-	-	-	-	20	-	(20)	-
Vacation Liability Accrual	-	-	-	-	-	-	-	-
Total Other Operating Activity	7,716				6,334		1,382	
Grand Total Operations Activity	565,082	89,134	180,542	12,028	170,201	(33,848)	214,339	67,314

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

Sudden Valley Community Association Operations - By Department January 1, 2024 to May 31, 2024 YEAR TO DATE								Whole \$
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)*
Department								
ACC / Security	127,110	96,781	-	35,494	228,666	(82,153)	(101,556)	50,122
Accounting	9,960	3,795	142,396	(1,537)	21,402	(4,284)	(153,838)	(2,026)
Administration	653	(465)	176,779	3,893	47,186	(9,849)	(223,312)	(6,421)
Common Costs	22,015	5,724	-	-	189,137	(31,590)	(167,122)	(25,866)
Facilities	38,139	5,968	18,709	2,426	63,923	33,794	(44,493)	42,188
Maintenance	-	-	163,165	(862)	24,006	18,067	(187,171)	17,205
Subtotal	197,877	111,803	501,049	39,414	574,320	(76,015)	(877,492)	75,202
Golf	517,735	43,155	300,187	(3,269)	187,557	(13,632)	29,991	26,254
Marina	219,295	23,575	-	-	5,479	3,533	213,816	27,108
Rec/ Pools/ Parks	10,996	3,050	71,858	(927)	48,279	(1,139)	(109,141)	984
Subtotal	748,026	69,780	372,045	(4,196)	241,315	(11,238)	134,666	54,346
Subtotal Operations before Ops Dues	945,903	181,583	873,094	35,218	815,635	(87,253)	(742,826)	129,548
Ops Dues Earned	1,113,770	-	-	-	-	-	1,113,770	-
Curr Yr Bad Debts Activity	(29,329)	-	-	-	-	-	(29,329)	-
Net Ops Dues	1,084,441	28,024	-	-	-	-	1,084,441	28,024
Net Operations	2,030,344	209,607	873,094	35,218	815,635	(87,253)	341,615	157,572
Net BOD Approved UDR Activity for Operations								
Hazardous Tree Removal	-	-	-	-	10,120	-	(10,120)	-
Net Operations with Board Approved UDR	2,030,344	209,607	873,094	35,218	825,755	(87,253)	331,495	157,572
Other Operating Activity								
UDR Activity	41,620	-	-	-	11,815	-	29,805	-
AR Accrual - Prior Year Reversal	(43,985)	-	-	-	-	-	(43,985)	-
AR Accrual - Current Year	-	-	-	-	-	-	-	-
Vacation Liability Accrual	-	-	-	-	10,750	-	(10,750)	-
Total Other Operating Activity	(2,365)				22,565		(24,930)	
Grand Total Operations Activity	2,027,979	209,607	873,094	35,218	848,320	(87,253)	306,565	157,572

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

Leasing

Continued from 2

lations shall result in a fine against the property owner. Currently STRs are a required conditional use in the Lake Whatcom Watershed. Owners providing such lodgings shall possess a valid conditional use permit.

STR owners shall be required to supply information to the Association with the address of the property and any contact information for said property. Failure to do so will result in a fine for the owner of the property. A member in good standing who leases or rents his/her residential unit may not assign membership privileges to the renting on a short term basis as assigning membership privileges requires the names of the tenants assigned the privilege.

All the Association is proposing in the Bylaw is that owners operating an STR fill out a form and submit to the Administration basic information on the property.

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**Golf Course Walking Times
Will Continue Through
Labor Day!**



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.

FINANCIALS

**Sudden Valley Community Association
Reserve Cash Balance & Activity
5 Months Actual, 7 Months Projected**

UNAUDITED

Capital Reserve Funds

Operating Reserve Funds

	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	3,627,018	2,034,275	222,019	87,688	126,445	151,528	\$ 6,248,973	362,252	306,265	\$ 668,517
Dues Received	557,164	576,063		-	10,374		1,143,601	-	47,105	47,105
Storm Water Mitigation Plan Fee		2,500					2,500			
Investment Income	11,628	7,476	-414	91	242	71	19,921	679	600	1,279
Sale of Assets	1,368						1,368			
Board Approved Transfers	105,600						105,600			
Mitigation Release	-	86,923				(86,923)	(0)			
2024 Expenditures	(683,362)	(74,776)	(2,338)	-	-	-	(760,476)		(21,656)	(21,656)
Net Available Cash at 5/31/2024	3,619,416	2,632,461	220,096	87,779	137,061	64,675	\$ 6,761,488	362,931	332,314	\$ 695,245
7 Month Outlook										
Outlook - 2024 Dues (95% collections)	749,243	770,620			13,906		\$ 1,533,769			\$ -
Outlook - Prior Year Collections	11,606	11,937			215		23,758		22,909	22,909
CRRRF Loan Payments for year 2024	(194,273)						(194,273)			
Obligated Expenses/Holdings	(1,715,585)	(1,445,317)	(220,096)			(64,675)	(3,445,673)		(104,948)	(104,948)
Net Usable Cash Balance 12/31/2024	2,470,406	1,969,701	-	87,779	151,182	-	\$ 4,679,068	362,931	250,275	\$ 613,206
Board Recommended Carryover Balance	(600,000)	(500,000)					\$ (1,100,000)			\$ -
Net Usable Cash 12/31/2024, After Recommendation	\$ 1,870,406	\$ 1,469,701	\$ -	\$ 87,779	\$ 151,182	\$ -	\$ 3,579,068	\$ 362,931	\$ 250,275	\$ 613,206
Net Current Year Cash Increase (Decrease)	(1,156,612)	(64,574)	(222,019)	91	24,737	(151,528)	\$ (1,569,905)	679	(55,990)	\$ (55,311)

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

Escort boats needed



By Maxx Robinson
SVCA Staff

Each summer, the Bellingham Bay Outrigger Paddlers host a race event as part of the Pacific Northwest Outrigger Racing Canoe Association series.

On Saturday, Aug. 24 at Bloedel-Donovan Park, BBOP will host world-class paddlers as they compete in one of three race formats on Lake Whatcom.

The 18-mile water-changeout relay race down the length of the lake and back requires one escort boat per canoe. To host a successful race event, BBOP must receive a commitment from at least 10 local escort boats. This will be the first of its kind on our Lake Whatcom, so please consider being

part of this brag-worthy event.

The time commitment for each escort boat is roughly 8 a.m. until noon, but festivities on shore will extend into the evening, including a free Hawaiian plate lunch, vendors area, games and a beer garden.

If you are interested or know someone who is, please call, text or email for more information or to discuss your participation.

BBOP is a federally recognized 501(c) (3) nonprofit organization, and all donations are 100% tax deductible.

We are 100% volunteer and member run, and we look forward to hearing from you.

For more information, email janice@sqelch.net or call 360-739-5776. Or visit bbop.us.

**Sudden Valley Community Association
Income Statement Summary**

UNAUDITED

Current Month - May 2024

Year to Date - 5 Months Ending 5/31/2024

	Current Month - May 2024		Year to Date - 5 Months Ending 5/31/2024				
	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	222,585		230,752	1,113,770			1,154,725
Bad Debt Reserve	(1,087)		(2,156)	(29,329)			(25,525)
Net Current Year Assessment Income	221,498	10,216	228,596	1,084,441	28,024	97.4%	1,129,200
Bad Debt Recoveries - Prior Years			1,586				17,320
Golf Income	146,572	20,546		517,735	43,155		
Marina Income	101,715	4,856		215,287	21,567		
Rec Center & Pools Income	2,207	206		4,615	(1,436)		
Legal & Collections Income							
Other Income	18,146	12,197		60,521	34,259		
Rental Income - Other	3,615	2,982		6,381	4,486		
Area Z Rental Income	1,614	1,453		10,991	(450)		
Lease Income	5,430	1,284		27,149	6,419		
New Home Construction Fees	56,000	34,917	500	100,150	70,967		2,500
Capital Gain (Loss) on Sale of Assets							1,368
Investment Income	569	477	4,196	3,075	2,616		19,921
Total Revenue	557,366	89,134	234,878	2,030,345	209,607		1,170,309
EXPENSES							
Salaries & Benefits	180,542	12,028		873,094	35,218		
Contracted & Professional Services	27,273	(10,499)		100,929	(42,523)		
CC&R's/ Mandates	47,333	(11,294)		206,006	(23,077)		
Maintenance & Landscaping	41,362	(12,790)		176,453	28,844		
Utilities	8,895	1,606		80,056	(2,713)		
Administrative	19,436	(3,428)		74,244	(7,614)		
Regulatory Compliance	4,511	3,299		104,137	(37,934)		
Insurance Premiums	15,057	(826)		73,811	(2,653)		
Other Expenses		84			417		
Depreciation Expense			96,162				480,810
Interest expense			6,194				27,290
Total Expenses	344,409	(21,820)	102,356	1,688,730	(52,035)		508,100
Net Income (Loss)	212,957	67,314	132,522	341,615	157,572		662,209
Net UDR Activity for Operations							
Hazardous Tree Removal				(10,120)			
Net Income (Loss) with Board Approved UDR	212,957	67,314	132,522	331,495	157,572		662,209
Other Activity							
Net Other UDR Activity*	1,402			29,805			
AR Accrual - Prior Year Reversal				(43,985)			(16,112)
AR Accrual - Current Year							
Vacation Liability Accrual	(20)			(10,750)			
Total Other Activity	1,382			(24,930)			(16,112)
Grand Total Activity	214,339	67,314	132,522	306,565	157,572		646,097

*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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Beat the heat with the annual Friends of the South Whatcom Library Ice Cream Social. Build your own sundae, blow giant bubbles and get creative with sidewalk chalk drawing. Be sure to stop by the book sale to find your next read. All ages are welcome. Dairy-free ice cream options will be provided.



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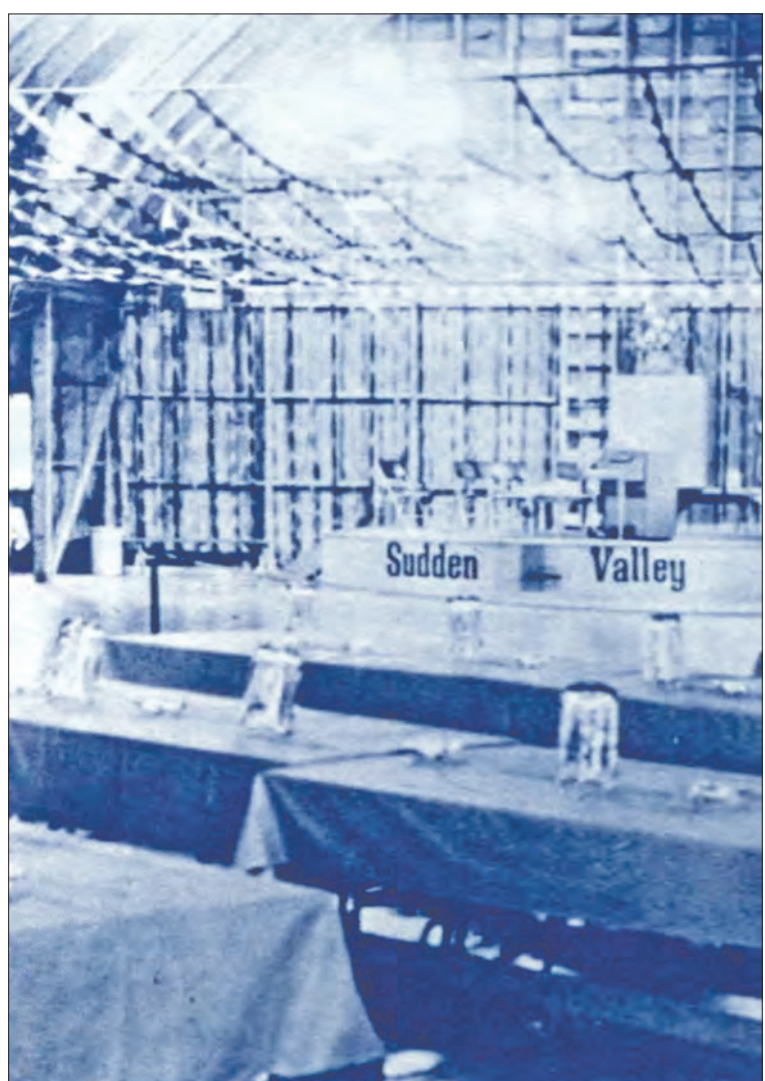
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Barn 8 and the Bellingham earthquake of 1964



A photograph of the inside of Barn 8 in 1970. Above: In 2001, an earthquake centered in Nisqually struck Sudden Valley with a Modified Mercalli Intensity of V. Barn 8 was not damaged. (SVCA photo)

shows a decorated Barn 8 that would later host the 1970 Homecoming Dinner & Dance for Western Washington State College (now WWU).*

In July 1964, the Bellingham earthquake struck Sudden Valley with a Modified Mercalli Intensity of V. In 1964, Barn 8 would have been about to be built, being built, or built.

The Bellingham earthquake happened less than four months after the largest recorded earthquake in US history struck Alaska. In 1964, the danger of earthquakes in Whatcom County was apparent to all.

Given the major earthquake activity in 1964, it is reasonable to expect the Barn 8 cable system to have been in Barn 8 before Glen Corning, owner of Corning Ranch and Barn 8, hosted a very large party on Sunday, June 19, 1966 to cel-

brate his Whatcom County Cattleman of the Year award.

The Barn 8 cable support system was most likely either installed soon after the Barn 8 was completed or as part of the original building. Either way, it was in place before fall 1970.

In 2001, an earthquake centered in Nisqually struck Sudden Valley with a Modified Mercalli Intensity

of V. Barn 8 was not damaged, so we know the cable support system works. Perhaps it has already worked twice. That makes Barn 8 an attractive candidate for repairs, renovation and refurbishment.

-- Alumni Association, WWSC, "Résumé, September, 1970, Volume 01, Issue 12" (1970). *Western Reports and Résumé*. 61.



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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
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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)**

just support pretty strings of light bulbs or decorations. The steel cables help support the Barn's timber frame structure in the event of a natural disaster like an earthquake.

We know Barn 8, also called the Dance Barn/Community Center, was built between 1961 and 1966 thanks to the Whatcom County Historical Aerial Image Collection (SV Views, June 2024). We also know the Barn 8 steel cables were in place by Fall, 1970.

Four of the cables are visible in the attached photograph of the Barn 8 interior. The photograph

MEMBER FEATURE

*Member submitted article

By Nancy Alyanak
SVCA Member

The steel cables strung across the Barn 8 interior are not there to

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Budget: SVCA board announces Aug. 17 Town Hall meeting

Continued from 1

ous ballot measures. This is an opportunity for SVCA members to provide their feedback.

Also on July 25, the SVCA Board unanimously approved the use of \$116,904.48 from funds currently obligated to project 9722.09, Barn 8 Refurbishment, to pay for the proposed Phase I structural analysis.

On July 25, the board held a special meeting with the association's finance committee

to decide on several capital requests. Regarding refurbishment of Barn 8, the board directed General Manager Jo Anne Jensen on May 9 to commission a structural evaluation of Barn 8. According to a July 25 memo from Jensen to the SVCA Board, PNW Services has worked with Kingworks Structural Engineers and Cool Runnings to develop a plan for the first phase of a structural evaluation of Barn 8.

According to the project's analysis, which is also included

in the memo, Kingworks recommends using a two-phase approach "to avoid completing unnecessary work."

The analysis explains that Phase I "will focus on the building framing, including an analysis of the building's gravity support framing and lateral system. This analysis will determine whether the structural elements of the barn are adequate for the intended use. To complete this analysis, Kingworks has identified specific areas in which fin-



Barn 8. (SVCA Photo)

ishes (flooring, siding, drywall, ceilings, etc.) will be removed so that they can directly observe the structural elements. A floor plan (attached) indicates in red where finishes will be removed. The removal and restoration of finishes will be completed by Cool Runnings. When the analysis is complete, Kingworks will prepare a report for SVCA and will also give a presentation to the Board."

The project's \$116,904.48 budget includes: Kingworks Structural Engineer (\$19,200); Aerial lift rental (\$9,800); Cool Runnings: finish demo and repair (\$43,084.80); Disposal and patching materials (\$14,144); Concrete sawcutting (\$3,808); Electrical (\$5,440) and PNW Project Oversight (\$10,800). A complete breakdown of the project's Phase I, which includes a structural evaluation of Barn 8, is in the board's July 25 agenda, at suddenvalley.com.

Also on July 25, the SVCA Board unanimously approved a capital request to install new fencing at the Adult Center, the Area Z RV Storage Area and Turf-care Maintenance Shop. The board also approved refurbishing the Area Z RV Storage Area.

The SVCA Board approved two other motions connected with the project. One is a standard construction contract with C&P Fencing for \$62,089.13, the other is for the association to use its "on-call contractor list in conjunction with SVCA staff to refurbish the Area Z RV Storage site with a not-to-exceed amount of \$9,761.87.

To cover the cost, the board approved the allocation of \$71,851 from its Capital Repair and Replacement Reserve Fund (CRRRF).

The SVCA board also approved the allocation of \$52,093.44 from CRRRF (Capital Repair and Replacement Reserve Fund) to purchase a new John Deere ProGator 2030A.

"After reviewing the quotes, we recommend the John Deere Pro-Gator, since it is the only model that will work with our current implements," Sudden Valley Turfcare Superintendent Greg Wadden wrote to the SVCA board in a July 25 memo. "Additionally, SVCA owns other John Deere ProGators and Gators, which makes maintenance easier and more efficient."

On July 11, the SVCA Board ratified an executive team decision to approve an additional \$27,401.28 for tennis court resurfacing. On June 27, the board approved the general manager's job description with changes.

Sudden Valley Community Association's board of directors has meetings scheduled on Aug. 8 and again on Aug. 22. Both will be held in the Dance Barn at 7 p.m.

The board's agendas and minutes, past and present, as well as video recordings of its meetings, are at suddenvalley.com.

Pet of the MONTH



This month's pet of the month is Ollie, submitted by Candace Davis and Paul Johansen.

This is Ollie. He is a 4 month old Havanese. Ollie is a sweet puppy who enjoys short walks in the neighborhood and learning to navigate the stairs at home. He loves to chew on computer cables, shoes and wood furniture when his parents aren't looking. In his spare time you can find him playing with the other family pups or taking a snooze.

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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