



SUDDEN VALLEY COMMUNITY ASSOCIATION

SUDDEN VALLEY VIEWS

September 2024

WWW.SUDDENVALLEY.COM

Sudden Valley board approves 2025 budget

By Bill Helm
Editor

SUDDEN VALLEY — In a special meeting on Sept. 5, the Sudden Valley Community Association's board of directors approved the proposed 2025 budget.

Balanced in operational revenues and expenditures, the

2025 operating budget is \$4,720,780.

The association's budget is a calendar year, meaning from Jan. 1 through Dec. 31.

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

The proposed budget includes 7% dues increase.

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.

According to the approved budget, monthly dues cover the following:

- \$77.21 Operations Fund: Annual revenue and expenses for all amenities and HOA services.
- \$39.73 Roads Reserve Fund: Fund-

ing for major roads, bridges, and culvert work.

- \$38.63 Capital Repair & Replacement Reserve Fund: Funds for major repair, replacement, and restoration of common area components and equipment.
- \$71 Mailboxes Reserve Fund: An-

anticipated expenses for cluster mailboxes and parcel boxes.

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

According to the budgeting process explained in the approved budget:

- SVCA's operating and capital budgets

are prepared annually.

• Anticipated revenues and expenses, as well as necessary repair and replacement of assets are considered.

• Each year, SVCA department managers conduct asset inventory and inspection.

See **Budget** on 6

SVCA rules about political signs

SVCA Administration

Sudden Valley Community Association's architectural control policies state that political signs can be displayed no earlier than 45 days before election day.

This year, signs should not be displayed until Sept. 20.

The specific rule can be found on page 33 of the architectural control policies:

15.7 Display of political signs: Political signs which are defined as signs supporting or opposing any candidate, proposition, measure, or resolution to be voted on at a special or annual meeting of the SVCA or primary or general municipal, state or

national election may be displayed within Sudden Valley Community Association as follows:

- 15.7.1 Period of Display: Political signs may be displayed no more than 45 days before the election to which they refer and shall be removed within 48 hours after the election.
- 15.7.2 Display of Political Signs: Maximum size for any such sign is 18"X 24" with an aggregate total area of no more than 18 square feet per lot. Signs may not be lighted, animated in any way or adorned with reflective ribbons, streamers, banners, balloons, or similar devices to attract attention.
- 15.7.3 Location of Political Signs: Political

signs may be placed only on the owner's private lot. Signs may not be placed on Association property, the property of others, or within the road right-of-way. Signs must not be placed in such a manner as to create a vision restriction for persons entering or leaving a driveway or traveling on Association roadways.

• 15.7.4 Removal of Signs: Any signs placed within the Association's road right-of-way or on Association property will be removed and disposed of without notice.

These restrictions only apply to SVCA property; political signs may be displayed in the right-of-way alongside Whatcom County roads.

SVCA elections through the years



Pulling the names from the bucket to establish name order on the ballot. Since the Sudden Valley Community Association was formed in 1973, members have been voting to elect representatives to the Board of Directors and Committees. At least once each year, members vote on the dues and assessments for the following year at the annual general meeting (AGM), held on the first Saturday in November. (SVCA photo)

SVCA Administration

Since the Sudden Valley Community Association was formed in 1973, members have been voting to elect representatives to the Board of Directors and Committees. At least once each year, members vote on the dues and assessments for the following year at the annual general meeting (AGM), held on the first Saturday in November.

Some years there are Bylaw measures on the ballot or a special assessment; advisory votes can also be included. Each year there are vacancies on the three groups that are elected by the membership: the Board of Directors, the Architectural Control Committee, and the Nominations & Elections Committee.

Originally, this voting was done by proxy with elected committee candidates voted on by absentee ballot. It was the only recognized way for voting to occur. The absentee voting was on slips of paper enclosed in a small envelope with the returned proxy or from the floor of the AGM.

It was a very long and tedious process to register and record the voting.

For years, SVCA prepared and mailed the ballots to members, and all counting and tallying of results were completed by community volunteers led by a master counter.

Initially there was only a Common Proxy form for members to use. In 1996 a second proxy option was developed, the Designated Agent Proxy where a member indicated on the proxy how they wanted to vote on an issue.

All proxies were assigned a unique number to be certain no duplicate votes were cast. Under this system, volunteers again were responsible for tallying the results. Because of how long the process took to complete, the N&E Committee often began processing returned proxies a week before the election if there was a large response from the membership.

Not until 2008 was a measure submitted.

See **SVCA Elections** on 7

Fitness Center and Dance Barn closed for construction

SVCA Administration

SVCA's Fitness Center and Dance Barn will be closed from Monday, Sept. 16 through Friday, Sept. 20. During this time, no one will be able to use those facilities.

The closure is needed to allow work-

ers to remove sections of interior finishes from walls, floors, and ceilings, so that a structural engineer can examine and document the underlying structure of the building.

The SVCA Board authorized this work on May 9. A recording of this meeting is available on SVCA's YouTube channel.

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Managing Sudden Valley road closures

By SVCA Administration

Recently, you may have noticed the number of road closures listed in the weekly eBlast has grown significantly.

There are two primary reasons for this: first, builders, landscapers and other contractors work hard to complete projects that involve disturbing the soil before Sept. 30, Whatcom County's deadline for ending those activities.

Second, many of SVCA's roads are narrow, curvy and steep, which makes it a challenge for trucks to pull over when making a delivery.

SVCA Administration works closely with builders to communicate potential road closures to the community. A list is available on suddenvalley.com/road-updates and is updated as new information is available.

This list is also included in the Friday eBlast.

But administration is not always made aware of road closures caused by activities other than new construction.

For example, moving or delivery companies, tree-removal contractors, and landscapers often park large trucks at the side of the road while they are working, effectively causing a partial road closure.

To keep our roads safe, please give notice to Adminis-

See **Managing** on 5

Pickleball has arrived in Sudden Valley

By Maxx Robinson
SVCA Staff

Pickleball is one of the fastest growing sports in the United States, and Sudden Valley is happy to now have pickleball courts of its own. The three tennis courts at the Rec Corridor have been completely resurfaced and are now painted to support both tennis and pickleball.

For those who haven't played pickleball, think of it as a midpoint between table tennis and tennis. Pickleball is played using paddles and a plastic, whiffleball-like ball. Pickleball courts are also much smaller than their tennis counterparts, giving the game a more interpersonal feel. Doubles is a popular format, but playing singles is also a lot of fun, although it requires more movement.

What helped pickleball grow so quickly is its wide accessibility. It's a quick to learn sport that is immensely popular with older players, although it is common to see pickleball in school physical education programs, too.

Pickleball was invented here in Washington State, so the new courts are right at home in Sudden Valley.

Whether you've played pickleball before or are looking to try it out, the newly resurfaced courts offer a great opportunity to pick up a paddle and play a few sets.

Equipment for both tennis and pickleball can now be checked out at the Rec Center. Additionally, pick-up pickleball games are currently being organized, so stay tuned for further announcements.



Plenty of ways to protect your deck from wildfire



By Judy White
SVCA Member

Many homes in Sudden Valley have attached porches or decks which can spread fire to the house during a wildfire, igniting combustible siding or breaking the

glass in doors or windows.

Recommendations to reduce the deck's risk include the selection of materials and design features as well as creating a noncombustible zone around and under the deck. The following information is from Firewise USA and the FireSafe Marin (CA) website:

Never keep anything that is combustible near or beneath a deck. This not only includes firewood or other wood, but also plants, weeds, wood chips, debris, tools, furniture, etc.

Regularly clean out debris from between deck boards and also between the deck boards and the exterior walls, for example using a long screwdriver and a shop vac.

Are the materials used to build your deck combustible? In California, deck boards on new homes now must meet a minimum performance requirement (based on energy release when burning) to be used in wildfire-prone areas. Flame spread information is usually also available for decking products. A listing of most of the decking products that comply

See **Wildfire** on 12

We offer a variety of house maintenance services such as:

- Window washing
- Gutter cleaning
- Roof cleaning & moss treatments
- Pressure washing
- Dryer vent cleaning

Nick's Nice and Neat Windows was started in 2019 with the desire to serve Whatcom County with unbeatable service and unmatched care for our clients.

We will also be partnering with Whatcom Handyman and Painting for any small projects and interior paint work you might need done!

NICK

-Recommended and endorsed by local Sudden Valley business owner and resident, Chris Weitzel

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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.

Your vote is important

Editor,

With the extraordinary friction in politics this year, come November, people are either going to be so motivated to vote that nothing will stop them from voicing their opinion, or so weary from all the negativity that they refuse to vote or pay attention to what's going on.

So, what's going to happen in November when SVCA's AGM arrives, and people are asked to vote on the HOA budget? Will members just throw up their hands and not participate? Please don't.

Your vote in the SVCA AGM is extremely important. Why? The budget, on which people will be asked to approve, will affect how much our dues will be next year. If the budget is approved in November, dues will go up by about \$120/year.

What happens if you don't vote in November at the AGM?

For those who remember 2019, approximately 1,600 people (out of about 3,200 total members) voted. The results are below:

Measure No. 1 SVCA 2020: Shall the SVCA's 2020 Annual Consolidated Budget, which provides for assessment revenue of \$4,958,832, be approved or rejected? 409 approved the budget, 1,263 rejected the budget. This measure was approved.

It takes a 50%-plus-one of all SVCA members to reject the budget, or it automatically passes. Although the majority of votes cast rejected the budget, it was still approved. Please let that sink in ... the majority of the votes rejected the measure, but it still passed because not enough of the members voted.

Here's the link to Washington Uniform Common Interest Ownership Act (WUCIOA), the law that now governs how this works. app.leg.wa.gov/RCW/default.aspx?cite=64.90&full=true

Now our budget is quite critical. It pays for our roads and the maintenance of our infrastructure because the County doesn't want to. Why? Because it would be too costly for them to bring this community up to safety code. We have no sidewalks. Some areas have only one road for ingress/egress.

We have no commercial support here that generate tax revenue. The two businesses that do financially support the HOA cater to a very small, elite group of people. The golf course, after several decades of being subsidized by our dues, is finally making a profit. The Marina, who's funds had been used to support everything else (for those same decades), has now fallen into disrepair. Minimal lease income comes in from our restaurant, the library, a church, the disk golf club, or other space rentals, such as picnic areas,

but does not cover the expense of maintaining those spaces.

As members of this HOA, we are obliged to maintain our current assets. We have to provide for their maintenance and repair. But how do we pay for these things? With our dues. How do we prioritize these things? By getting involved. By getting informed. By voting.

I know our schedules are full and attending a boring meeting is not on the top of anyone's want-to-do list. But don't let voter's fatigue get in the way. Whatever you do, make sure you vote, by mail or in person, in November at the SVCA AGM.

This is your community. Get involved, get informed, make sure to vote in the SVCA AGM on Nov. 2.

For more information, see suddenvalley.com/2024-annual-general-meeting.
Cheryl Taylor
Sudden Valley

On STRs

Editor,

As discussed in the August 2024 edition of the Sudden Valley Views, the Bylaw amendment to Section 7; Leasing is a welcome addition to the requirements that apply to short term rentals (STRs) to help protect the Lake Whatcom Watershed.

However, to ensure the safety and peaceful enjoyment in our neighborhood, the existing requirements affecting STRs in the Association Restrictive Covenants, Bylaws, and Rules and Regulations (R&R) must be enforced.

A search of the Airbnb site for a mid-October weekend in Sudden Valley reveals 34 homes available, only one is owner-occupied.

A random review of these shows that most advertise room for 6-8 guests in at least three bedrooms with prices ranging from \$253 to \$425 per night. Average cleaning fees, service charges, and taxes add \$650 and up. With no owner present, all involve self-check-in. In none of detailed descriptions do they inform the renters of the owner's need to collect and provide certain information in order to comply with Association requirements.

Most of these requirements were summarized in the April 2024 edition of the Views. Article VI, Section 7 of the Bylaws requires that the owner of the property must file with the Association a copy of the rental agreement and ensure that no more than "one couple with their dependents, or not more than three unrelated adults" can be tenants in the home. Per R&R 2.7, the owner "must provide or cause to be provided to the Association information on their tenants pertaining to the total number of occupants, their names, mailing address, and emergency contact number."

If there is an agent, this same information must be provided. These reporting re-

quirements apply to every STR regardless of its duration, e.g., every weekend rental. Failure to comply subjects the owner to notices of violation, fines and penalties. (See, Bylaws Article III, Section 22 and R&R 1.11.4)

These reporting requirements alone impose a huge administrative burden on the Association; but only the Association can enforce them.

Unfortunately, with no owners present, other problems presented by STRs fall on each of us to address. As Association members we owe it to each other to avoid activities or behavior that is "unreasonably loud, obnoxious, unruly, or disruptive to the peace, tranquility, or that are inconsistent with the health, safety, order, or peaceful enjoyment of neighbors, residents or the Sudden Valley Community." (R&R 1.11; see also 1.7)

With no owner to talk with, we are left to deal with the problems ourselves; or calling security, which apparently only conducts a drive-by and writes a report.

With owner-absent STRs, the Association has in effect allowed profit-driven hotels in our community zoned and regulated as single-family homes. And this without the protections for safety and tranquility afforded by hotels through their check-in, identification of guests, and staff presence to address issues, complaints and enforcement of rules.

The Association must devote considerable resources to enforce its rules on owner-absent STRs, including a system to receive each rental report (for any duration), check that occupancy restrictions are met and respond to any violations. This is a huge undertaking.

Alternatively, the Association could adopt the Bellingham regulations that allow STRs only in owner-occupied dwellings that are the owner's primary residence.

David Dabroski
Sudden Valley

Representation on Whatcom County Council

Editor,

To the members of SVCA, do you want to receive a benefit for paying Whatcom County taxes?

If you do, we need to get representation on the County Council that reflects our needs and wants.

In the meantime, I strongly recommend that SVCA and the BOD's individually join the Bellingham Whatcom County Tourism. I also recommend All SVCA residents doing business here, also join.

Also, to the current board members, I strongly encourage you to form a com-

mittee to investigate the possibilities as the deadline to run for County Council in early May 2025.

Chris Weitzel
Sudden Valley

Comments on the Sept. 3 N&E meeting

Editor,

The Chair opened one sealed envelope at a time, handed the application to the GM, who verified the applicant was in good standing, handed the application back to the chair who then announced the name and position applied for by the member.

The other N&E members then performed their function, recorded the names/positions applied for, and another wrote the name on a slip of paper and folded it up into a tiny sliver ensuring the name was not viewable.

The meeting was professionally run, it followed the N&E Manual and our Bylaws. It was transparent. It had members in attendance watching the process. After the names were announced, the paper slips were placed into a bowl, and the GM pulled one slip of paper out of a bowl at a time, conscientious to look away each time her hand went into the bowl, and then the names were announced which determined the order in which names would appear on the ballot.

Start to finish some 20 minutes. Followed the process, conducted in an honest, unbiased, and impartial manner.

Well done N&E Committee.

Hearing Nancy Alyanak's name being read as an applicant for the board was the only uncomfortable point to the meeting. Please allow me to explain my personal perspective.

Nancy has been a prior Chair of the N&E, and a member of our Board. While chair of N&E, and being a board candidate standing for election, Nancy carried the ballot box, and I am told, spare ballots, soliciting people to vote during the AGM.

A nasty argument broke out when a fellow N&E member asked her to stop and return the box (and presumably the ballots) and she loudly refused. As the Chair of N&E, she had direct access to the ongoing vote tallies, and she won that seat by a margin of 11 votes.

While chair of N&E, Nancy did not follow the N&E manual on a recall of the board executives. Nancy worked in a vacuum with a small group refusing numerous petitioners requests to participate or monitor her review of the petitions.

Nancy's evaluation resulted in deleting

See **Letters** on 9



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

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Layout and design: Bill Helm, 360-354-4444; bill@lyndentribune.com
Reporter: TBD, 360-354-4444, ext. 23; email@lyndentribune.com
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FINANCIALS

Sudden Valley Community Association Balance Sheet June 30, 2024 and December 31, 2023			
	Unaudited** Jun 30, 2024	Unaudited** Dec 31, 2023	Inc / (Dec)
OPERATIONS			
Current Assets			
Operating Cash	\$ 696,661	\$ 678,244	\$ 18,417
Building Completion Deposit Fund	679,480	506,408	173,072
Member Receivables - Operations*	-	43,985	(43,985)
Other Receivables	17,800	16,560	1,240
Prepaid Expenses	166,081	70,215	95,866
Operating Lease ROU Assets	7,399	10,631	(3,232)
Inventory	5,845	5,659	187
Total Current Assets	1,573,266	1,331,702	241,565
Current Liabilities			
Accounts Payable	(92,778)	(226,676)	133,898
Accrued Vacation Liability	(77,588)	(64,195)	(13,393)
Accrued Payroll	-	(64,114)	64,114
Prepaid Assessments	(282,370)	(224,404)	(57,966)
Building Completion Deposits	(679,480)	(506,408)	(173,072)
Other Refundable Deposits	(8,796)	(5,896)	(2,900)
Operating Lease Liability	(7,399)	(10,631)	3,232
Prepaid Golf Memberships	-	(112,089)	112,089
Total Current Liabilities	(1,148,411)	(1,214,413)	66,002
Operating Reserve Funds			
Emergency Operating Cash	363,065	362,252	813
Undesignated Reserves Cash	315,224	306,265	8,959
Total Operating Reserve Funds	678,289	668,517	9,772
Net Operating Assets	\$ 1,103,144	\$ 785,806	\$ 317,338
CAPITAL			
Capital Current Assets			
CRRRF (Capital Repair & Replacement) Cash Fund	3,662,708	3,627,018	35,690
Roads Reserve Cash Fund	2,488,864	2,034,275	454,589
Board Density Reduction Cash Fund	87,797	87,688	109
Mailbox Cash Fund	139,157	126,445	12,712
CRRRF Capital Reserve Holding Cash	220,177	222,019	(1,842)
Mitigation Assignment of Savings Cash	49,760	49,688	72
LWWSO Assignment of Savings Cash	14,931	101,840	(86,909)
Member Receivables - Capital**	-	16,112	(16,112)
Total Capital Current Assets	6,663,394	6,265,085	398,309
Capital Fixed Assets			
Fixed Assets	15,611,464	15,373,162	238,302
Finance ROU Assets	97,563	136,464	(38,901)
Lots Held for Sale	236,456	236,456	-
Total Capital Assets	15,945,483	15,746,082	199,401
Long Term Liabilities			
CRRRF Loan 2022	(1,669,079)	(1,799,425)	130,345
Finance Leases	(75,736)	(106,596)	30,860
Total Long Term Liabilities	(1,744,815)	(1,906,021)	161,205
NET ASSETS	\$ 21,967,205	\$ 20,890,952	\$ 1,076,253
MEMBER EQUITY			
Member Equity			
Current Year Net Income: Operations	412,234	463,239	(51,005)
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**	666,357	1,471,336	(804,979)
Transfers Into Capital from Operations	105,600	32,799	72,801
Retained Earnings**	5,232,892	4,950,121	282,771
Capital**	15,655,722	14,186,724	1,468,998
TOTAL MEMBER EQUITY	\$ 21,967,205	\$ 20,890,952	\$ 1,076,253

* 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 June 30, 2024, and December 31, 2023, the balances of receivables written off were \$739,217 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 resiliency 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).

AROUND THE VALLEY

Parks, beaches, pools and trails

Sudden Valley residents continued to enjoy the parks, beaches, pools and trails while staff focused on getting ready for fall.

The annual town hall meeting was very successful, and staff appreciated the opportunity to answer members' questions and listen to their feedback.

Administration

Activity Summary

- Supported the annual Town Hall community meeting.
- Finalized 2024 updates to the Architectural Control Policies.
- Continued work with N&E Committee to prepare materials for the 2024 election.
- 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 and exterior alteration requests.

Successes

- Achieved board approval of extensive revisions to Architectural Control policies.

Planned Work

- Organize additional volunteer events.
- Plan for the upcoming Candidate Forums.

Accounting

Activity Summary

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

- Prepared and delivered a presentation of the proposed 2025 Capital and Operating Budgets at the Community Town Hall meeting on Aug. 17.

- Finalized the 2025 Reserve Study.

- Continued work on the 2023 Financial Audit.

Successes

- The 2025 Reserve Study was completed earlier this year than in previous years.

- The collection rate continues to meet or exceed last year's performance.

Planned Work

- Continue work on 2023 Financial Audit.

Maintenance

Activity Summary

- Repaired clogged sink drain, shower handle, and leaking faucet at Rec Center

- Replaced lights in Hole 14 Bathroom

- Installed bollards at AM/PM Park Gate and Area Z

- Installed no overnight parking sign at Park & Ride

- Installed no parking signs at the Marina

- Repaired chain at Marina pavilion access

- Cleared ditches on Highwood Circle and Canyon Ct

- Replaced tires on 906 Loader and OP-26

- Replaced missing pool tiles at main pool

- Repaired swim line at the Marina

- Re-painted overflow parking lines

- Painted two interior doors at the Clubhouse

- Repaired door latch on UTV

- Trimmed overhead branches on

Louise View Dr, Honeycomb Ln, Loganberry LN, and Huckleberry Ct

- Cleared brush at Marina Park

- Replaced ballast on two light fixtures at the Rec Center

- Cleared vegetation on keyway off Louise View Dr.

- Replaced light fixture at Rec Center

- Repaired gate to Marina Pavilion

- Repaired lock on display case at the Welcome Center

- Removed one tree and numerous limbs from SVCA roadways following storm

- Limbed branches from several trees that were obstructing view of traffic

- Repaired baseboard at the Rec Center

- Repaired two keyways

- Installed several street signs

- Adjusted gate at main pool

- Repaired playground equipment at Rec Center

- Replaced outdoor light at Adult Center

- Repaired gym equipment

- Road shoulder mowing at various locations

- Routine mowing of Parks, Gate Entrances, and Facilities

- Re-installed bulletin board at the Clubhouse

- Replaced batteries in OP-22

- Replaced photocell on outdoor lights at Dance Barn

- Repaired potholes at various locations

- Painting project at Clubhouse & Adult Center is nearly complete

- Area Z Maintenance shop is nearing completion

- Routine mowing of parks and gate entrances

- Keyway repair off Sudden Valley Dr.

- Start moving items back to Maintenance Shop

- Clean storm water catch-basins with Vac- Trailer

- Evaluate building garbage can containers with internal staff

- Paint parking spaces at the Marina

- Painting of stop bars

- Pothole repairs at various locations

- Routine mowing of parks and gate entrances

- Install "Stop Ahead" sign on Marigold

- Move items back to Maintenance Shop

- RV Storage area refurbishment preparation

- Assess school zones

- Painting of stop bars

- Replace broken window at Turf-care Maintenance shop

- Install window screen at Guard Shack

- Repair outlet at Guard Shack

- Replace opener on main pool gate (part on order)

- Replace cork on message boards (supplies ordered).

Recreation

Activity Summary

- Ended our main pool season on Labor Day, cleaned pool area the next day.

- Set 2025 dates for pre-season lifeguard trainings & mid-season trainings with Aquatic Instruction.

- Pick-Up Soccer began on Sept. 5.

- The 2024 pool season saw a re-

- cord number of patrons enjoy the pools.

Planned Work

- Storing away pool furniture.
- Completing pool items inventory.

- Prepare to close the quiet pool on Sept. 16.

- Planning cleaning tasks for our fitness center closure week (Sept. 16-20).

Golf

Activity Summary

- Hosted a very successful BIAWC event with 148 players.

- Submitted proposed 2025 golf rates to Jo Anne for Board approval.

- Hosted the annual Bucks and Does tournament.

- Organized a sand & seed party in preparation of the Men's Invitational this weekend.

- Worked closely with staff in preparation and logistics for the Men's Invitational.

- Hosted a very successful Men's Invitational.

- Met with Golf Club board to discuss budget, remaining events, and recap this season.

- Hosted several outside events.

- Preparing for the Aslan tournament - Full Field 144 players.

- Completed the Ladies Club Championship.

- Sent out promotional information for the Bellingham Amateur at the end of September.

- Purchased and installed a new drum for our range picker.

- July was a solid month with - \$40K over budget.

- Completed our biggest event of the season - The Men's Invitational.

- Run a successful Men's Invitational event.

- Prepare for the Ladies Club Championship, Aslan event, and several smaller outside events in the next two weeks.

- Run a successful Aslan event.

- Work closely with tournament organizers of several outside events coming up.

- Turf equipment preventative maintenance is ongoing.

- Finish bridge No. 2 remedial work as recommended by report.

- Preparations for fall aerating program

- Hiring crew members to replace seasonal departures

- Planning sod nursery rebuild as well as chipping green rebuild this fall.

- The 2024 pool season saw a re-

- cord number of patrons enjoy the pools.

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FINANCIALS

**Sudden Valley Community Association
Reserve Cash Balance & Activity
6 Months Actual, 6 Months Projected**

UNAUDITED

	Capital Reserve Funds						Operating Reserve Funds			
	CRRRF	Roads	CRRRF Capital Reserve Holding Cash	Board Density Reduction	Mailbox	Mitigation Assignment of Savings*	Total Capital Reserve Funds	Emergency Ops	UDR	Total Operating Reserve Funds
Net Available Cash 12/31/2023	3,627,018	2,034,275	222,019	87,688	126,445	151,528	\$ 6,248,973	362,252	306,265	\$ 668,517
Dues Received	666,210	690,577		-	12,421		1,369,207	-	55,533	55,533
Storm Water Mitigation Plan Fee		2,500					2,500			-
Investment Income	13,907	9,172	496	109	291	87	24,062	813	720	1,533
Sale of Assets	1,368						1,368			-
Board Approved Transfers	105,600						105,600			-
Mitigation Release	-	86,923				(86,923)	-			-
2024 Expenditures	(751,395)	(334,583)	(2,338)	-	-	-	(1,088,316)		(47,294)	(47,294)
Net Available Cash at 6/30/2024	3,662,708	2,488,864	220,177	87,797	139,157	64,691	\$ 6,663,394	363,065	315,224	\$ 678,289
6 Month Outlook										
Outlook - 2024 Dues (95% collections)	642,208	660,532			11,919		\$ 1,314,659			\$ -
Outlook - Prior Year Collections	9,948	10,231			185		20,364		19,636	19,636
CRRRF Loan Payments for year 2024	(166,520)						(166,520)			-
Obligated Expenses/Holdings	(1,675,304)	(1,185,512)	(220,177)			(64,691)	(3,145,685)		(112,975)	(112,975)
Net Usable Cash Balance 12/31/2024	2,473,040	1,974,115	-	87,797	151,261	-	\$ 4,686,213	363,065	221,886	\$ 584,951
Board Recommended Carryover Balance	(600,000)	(500,000)					\$ (1,100,000)			\$ -
Net Usable Cash 12/31/2024, After Recommendation	\$ 1,873,040	\$ 1,474,115	\$ -	\$ 87,797	\$ 151,261	\$ -	\$ 3,586,213	\$ 363,065	\$ 221,886	\$ 584,951
Net Current Year Cash Increase (Decrease)	(1,153,978)	(60,160)	(222,019)	109	24,816	(151,528)	\$ (1,562,760)	813	(84,379)	\$ (83,566)

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

Managing: Sudden Valley road closures

Continued from 2

tration when you anticipate a potential road closure. If the closure is expected to take 15 minutes or less, no notice is required. But, if you expect multiple short-term closures throughout the day, or if the closure will last for more than 15 minutes, please report it by sending an email to Office@SuddenValley.com.

SVCA's Rules & Regulations require that notice of road closures be given at least 24 hours in advance and the fine for failing to give notice is \$1,000. Following is an excerpt from SVCA's Rules & Regulations:

• 3.7 Except in emergencies affecting life, health, or essential utility function, SVCA must be advised at least 24 hours in advance of any complete road blockage ex-

ceeding 15 minutes duration.

• 3.7.1 Wherever partial or complete blockage occurs, traffic control flaggers, signs, or adequate safety devices shall be employed to sufficiently warn oncoming traffic of the blockage or detour. Such devices or methods must meet Federal, State, and local workplace safety standards.

• 3.7.2 Safety violations may be subject to SVCA Notice of Violation and reporting to appropriate government agencies.

• 3.7.3 Drivers who ignore warning signs, or who in any way endanger work crews, are subject to Notice of Violation and reporting to the County Sheriff for possible further action.

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L	A	T	B	O	V	U	K	E
L	I	E	L	M	I	M	I	A
V	N	W	E	L	X	P	B	T
Y	G	B	A	J	S	K	A	E
A	X	G	V	W	X	I	C	R
I	L	I	E	D	D	N	O	A
V	J	T	S	V	R	V	R	Y
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Budget: SVCA approved operational expenditures, revenues for 2025

Continued from 1

tion, then submit input on the scope and schedule of repairs/replacements.

- The treasurer, finance director and general manager consolidate this input with other information and prepare a draft budget.
- The finance committee reviews the draft budget and gives their recommendation to the Board of Directors.
- The board then reviews and approves the budget, which is presented for a vote of the membership during the annual election.
- This process ensures the budget presented to the membership is a consolidated picture of Association finances.

In Sudden Valley news from Aug. 8:

- The board approved the addition of stormwater lines to the existing sanitary sewer easements for 8 and 10 Valley View Circle, and directed Jo Anne Jensen, the association's general manager, to execute the agreements on behalf of the Association.

In a July 25 memo to the board, Jensen wrote that to add stormwater to the sanitary sewer easements for the two address "adds no risk to SVCA but does add significant value to the properties themselves."

"Importantly," she continued, "allowing a gravity system to be installed removes the threat that stormwater could overflow the collection tank needed for a pumped system, potentially damaging downhill properties."

• The board also approved an easement for 8 Thunder Peak way to allow a sanitary sewer line to be installed across SVCA owned parcel 30592 and direct Jensen to execute the agreement on behalf of the Association.

In an Aug. 8 memo to the board, Jensen wrote that because of the "small size of the parcel and its location, there is little to no risk to SVCA to approve an easement."

"Similarly," Jensen wrote, "this easement would not affect other property owners in that area."

Sudden Valley Community Association's board of directors has meetings scheduled on Sept. 12 and again on Sept. 26. 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.

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Alice Healy and Kerri Trine, Valley Arts' October featured artists



Stephanie Strong's 'The Magical Tree'



Karen McCormick's 'Trees at Sunset'



Annika Sheck's 'How the Light Gets In'

By Greg Martin
Valley Arts Group

Are you bursting with creative talent but have no way to share your creations?

Wanting to explore how to get into art but need encouragement and ideas?

Are you interested in the artistic process and want to support a growing arts community in Sud-

den Valley? Then come join the Valley Arts Group for its upcoming quarterly meeting, Saturday, Oct. 12 at 10 a.m. in the Sudden Valley Community Center lobby.

Each quarter, the Valley Arts Group meets to discuss community art events, field trips, where to find opportunities to display and sell art, individual members' art practice, and group activities.

Members bring one or two pieces of their most recent work to the meeting to showcase what they have been working on, and to hang in the community center space set aside for the Valley Arts Group members to display their work.

For anyone interested in our organization's activities as prospec-

tive new members, you can have a chance to learn more about what we do and to meet members.

Supporting New Artists

One important activity of the Valley Arts Group is to support a local art student at Western Washington University with a \$1,000 scholarship that is awarded during the school year. We have been supporting this scholarship since 2018 and our organization works through the Western Washington University Foundation.

The primary source of fund raising for the scholarship is through the sales of the Valley Arts Group annual calendar. We also receive a generous bequest from family of Charles (Chuck) Addicott from the

sales of Chuck's art a secondary source funding.

For more information about purchasing a 2025 Valley Arts calendar, please contact Vicki Tenpas at vicbick@comcast.net.

Upcoming Featured Artists

Our Sudden Valley arts organization also supports featured artist exhibitions, primarily in two locations in Sudden Valley, in the Community Center in the Barn and in the Sudden Valley Clubhouse.

Display of additional art from Valley Arts Group members, including featured artists, are on display in the South Whatcom Li-

See **Valley Arts** on 10



Candidates for the Board of Directors are:

Rick Asai ★ Ray Meador

Nancy Alyanak ★ Taimi Van de Polder

Tom Henning

Candidates for the ACC Committee are:

Allen Helvajian ★ Daniel Vink

Candidate Forums

Wed, Oct 2, 5:30-7:30

Sun Oct 13, 3:00 - 5:00

Sat Oct 19, 3:00 - 5:00



All Candidate Forums will be held at the
Dance Barn, 8 Barn View Circle

SVCA Elections: Through the years

Continued from 1

ted to the membership to go to a mail-in ballot system; it was overwhelmingly approved by the membership to provide an easier way of voting. Ballot counting was still handled by volunteers registering and counting ballots for the election.

Counting usually began in a separate area the Friday before the Election. Usually, the counters were paired together in twos and about twenty volunteers were required to count. Mail-in ballots also allowed for more secrecy in voting as each ballot included a security envelope that was separated from the signed return envelope before any ballots were tabulated.

Besides absentee or mail-in voting members were also allowed to vote in-person on the day of the election. The morning before the AGM, members could come to the

Community Center, register, and receive a proxy or ballot to vote. This practice continues to the present day.

In 2020, the first third-party election vendor was hired to manage the SVCA election process. The printing of booklets and ballots as well as mailing were all managed by UniLect. The company has been providing this service ever since. The security and professional process has led to greater confidence that accurate tabulation occurs.

The future of SVCA voting can only progress with looking at an online voting option in addition to mail in ballots. This has been looked at once before, but the climate in the community was not ready to undertake such a change. Could we once again look to provide another option for the community? We will need to see what the future brings.

SVCA announces candidates for 2024 election

The Nominations & Elections Committee met on Tuesday, Sept. 3 to open the candidate application for the 2024 election. This meeting was recorded and is available on SVCA's YouTube channel. Five candidates applied for the Board of Directors. This year, the Board has four open positions for the election: three directors will have a three-year term, and one director will have a two-year term based on cumulative votes for each. Two candidates applied for the Architectural Control Committee. The Architectural Control Committee has six open positions for the election, each elected member will have a three-year term based on cumulative votes for each. No candidates applied for the Nominations & Elections Committee. When there are fewer candidates than openings, the Board of Directors may appoint members to the committee. Candidate bios are across the next two pages:

Rick Asai



I was born and raised in Albany, Oregon and graduated from Oregon State University (with a Bachelor of Science in pharmacy) and the University of Oregon School of Dentistry.

Betsy and I have been married 48 years and have two children and two grandchildren.

I have taught dental courses at two community colleges for dental assistants and dental hygienists.

I owned and operated a general dental practice in a suburban location of Portland, Oregon. I am retired.

I held leadership positions at the county, state and national levels of dentistry as well as other church and civic boards.

Ray Meador



My wife Anne and I have been married 43 years and have three adult children. We moved to Sudden Valley seven years ago.

I was a painting contractor for both residential and commercial properties for 10 years. I then worked for the Sherwin-Williams Company specializing in coating specifications in the marine division. I retired from Sherwin-Williams after 35 years.

Presently I maintain and manage three real estate properties in Washington. I have served on five non-profit boards. Currently, I serve on the Friends of South Whatcom Library Membership Committee.

I am presently on the SVCA Board of Directors filling a vacancy position.

2024 SUDDEN VALLEY ELECTION DATES TO REMEMBER

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



CANDIDATES HAVE BEEN ANNOUNCED

THREE FORUM DATES HAVE BEEN SCHEDULED
WED, OCT 2, 5:30 - 7:30
SUN, OCT 13, 3:00 - 5:00
SAT, OCT 19, 3:00 - 5:00



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



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
- LWUSD - 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
- WCOS - 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



Nancy Alyanak

When Jim and I retired to Sudden Valley in 2006, dues increases were ratified by a super majority of voting members. Now dues increases are determined by board of directors. It's frightening to realize your financial stability lies in the hands of five directors.

At least members can vote for directors and for advisory vote measures if any are on the ballot. Last year's ballot had two advisory vote measures. The current board ignored the results, increased dues and will require a future special assessment.

If elected, I will honor members choice on how their money is spent.



Taimi Van de Polder

Our family purchased our first home here in Sudden Valley in the spring of 1998, when our kids were still young. Since that time, our daughter also purchased her home here, and lives nearby with her three children.

While mostly retired, I still work part-time in the successful vehicle import/export business that my husband and I started in 1996.

I have been on the SVCA Board of Directors since November 2021 and have had the privilege of serving as vice president this past year. I hope to be able to continue to serve the community using what I have learned both in business and being on the board.



Tom Henning

My wife and myself moved into our home in the Valley on Dec. 24, 2014.

Unfortunately, I lost my wife and best friend on my birthday in June 2022 after a very brief illness.

I am the proud father of two successful daughters, the eldest is a wildlife biologist and the other is a nurse.

I joined the SMW Union in 1974 and remain a member in good standing. Most of my career was a senior construction manager building Class 1 cleanrooms for the computer chip industry.

This gave us the opportunity to live in some beautiful parts of the country.



Allen Helvajian

It has been my privilege and pleasure to be an appointed member of the Architectural Control Committee for these past five months.

I have learned much about our beautiful community and tried to provide guidance and sensibility when approving or denying applications from homeowners and developers.

I enjoy being part of the change process and try to live up to the mission and vision of the Sudden Valley Community Association. I ask for your support and vote during this coming committee election period.



Daniel Vink

My wife and I moved to Sudden Valley in the spring of 2022 from California and continue to split time, going back occasionally for both work and to see our three children there.

We fell in love with this area after visiting and staying with family in the Glen Haven area. We love the sense of community in Sudden Valley and look forward to being part of that long term.

When we are not just breathing and enjoying the smell of the trees we like to hike, bike, explore the wonderful creation of the area and play a little pickleball.

Letters: Comments on the Sept. 3 N&E meeting

Continued from 3

dozens of members names from the petitions which removed Josh Bowens name from recall. Nancy spent no effort in reaching out to confirm any signatures, not even a sub-set.

When the recall election votes were to be counted, she did not allow petition members to monitor the vote count. The recall failed. Since it was not transparent, we will never know if it was fair. During the 2022 voting period, from her position on the board, Nancy used her position as a bully pulpit advocating for votes for some directors, and demeaning those who she opposed.

Our SVCA N&E Chair is designed to be impartial, unbiased, ethical, and provide for a transparent election. Nancy failed in each of these essential performance metrics.

Considering Nancy as a viable candidate, whichever side of the coin you may favor, is nonsense. Her actions, all recorded on video, speak for themselves.

Anyone but Nancy, but that's just one person's opinion.
*Mitch Waterman
Sudden Valley*

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.

Submitting letters to the editor

The Sudden Valley Views encourages letters to the edi-

tor. 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.

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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.

FINANCIALS

Sudden Valley Community Association
Operations - By Department
January 1, 2024 to June 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	184,510	115,447	-	42,591	254,011	(80,194)	(69,501)	77,844
Accounting	13,395	(2,895)	170,726	(1,699)	28,879	(6,053)	(186,210)	(10,647)
Administration	2,089	711	214,657	2,146	62,139	(18,276)	(274,707)	(15,419)
Common Costs	25,577	6,027	-	-	229,344	(46,586)	(208,767)	(40,559)
Facilities	43,608	7,188	22,481	2,881	79,500	34,939	(58,373)	45,008
Maintenance	-	-	190,997	1,286	37,352	9,057	(228,349)	10,343
Subtotal	269,179	126,478	598,861	47,205	691,225	(107,113)	(1,020,907)	66,570
Golf	709,555	71,813	366,656	2,157	224,147	(5,843)	118,752	68,127
Marina	235,254	38,867	-	-	9,528	857	225,726	39,724
Rec/ Pools/ Parks	19,903	4,646	104,310	(566)	69,103	(4,593)	(153,510)	(513)
Subtotal	964,712	115,326	470,966	1,591	302,778	(9,579)	190,968	107,338
Subtotal Operations before Ops Dues	1,233,891	241,804	1,069,827	48,796	994,003	(116,692)	(829,939)	173,908
Ops Dues Earned	1,336,463	-	-	-	-	-	1,336,463	-
Curr Yr Bad Debts Activity	(38,876)	-	-	-	-	-	(38,876)	-
Net Ops Dues	1,297,587	29,886	-	-	-	-	1,297,587	29,886
Net Operations	2,531,478	271,690	1,069,827	48,796	994,003	(116,692)	467,648	203,794
Net BOD Approved UDR Activity for Operations	-	-	-	-	5,734	-	(5,734)	-
Firewise	-	-	-	-	23,042	-	(23,042)	-
Hazardous Tree Removal	-	-	-	-	6,167	-	(6,167)	-
GM Recruiting Search	-	-	-	-	-	-	-	-
Net Operations with Board Approved UDR	2,531,478	271,690	1,069,827	48,796	1,028,946	(116,692)	432,705	203,794
Other Operating Activity	-	-	-	-	17,596	-	36,907	-
UDR Activity	49,503	-	-	-	-	-	(43,985)	-
AR Accrual - Prior Year Reversal	(43,985)	-	-	-	-	-	-	-
AR Accrual - Current Year	-	-	-	-	13,393	-	(13,393)	-
Vacation Liability Accrual	-	-	-	-	-	-	-	-
Total Other Operating Activity	5,518	-	-	-	25,989	-	(20,471)	-
Grand Total Operations Activity	2,536,996	271,690	1,069,827	48,796	1,054,935	(116,692)	412,234	203,794

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



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Valley Arts: October artists

Continued from 7

brary. The featured artist for this past quarter was Kristy Carrico-Smith, whose spellbinding imagery can still be viewed in the Sudden Valley Clubhouse and El Agave restaurant.

Our upcoming featured artists in October are Alice Healy and Kerri Trine. More information on these artists will be published in the next issue of the Valley View.

We hold a quarterly featured artist reception, and the reception for October will be from 4-6 p.m. Saturday, Oct. 19 in the Community Center lobby.

Art Challenges

This year we encouraged members to develop their creative talents with two art challenges. The first challenge, in April, was to incorporate windows into a composition. The second challenge, for the July meeting, was to submit a work that included trees. The results in both cases were amazing!

Art Sales

On the practical side, Valley Arts Group supports its members by participating in local art, craft, and community events. Valley Arts Group sponsored a booth at the recent Sudden Valley Festival in July.

We also plan on participating in the Sudden Valley Holiday Market in November. Several members are also active in the Whatcom Art Market and the Whatcom Art Guild. Opportunities to exhibit art around Bellingham come up from time to time and our members get regular updates via the Valley Arts Group website and selected email blasts.

Valley Arts Group Website

Information about our members, the art they create, art blog, and other resources is at valley-artsgroup.com.

Sudden Valley Golf Club

2024 Memberships Are On Sale Now!

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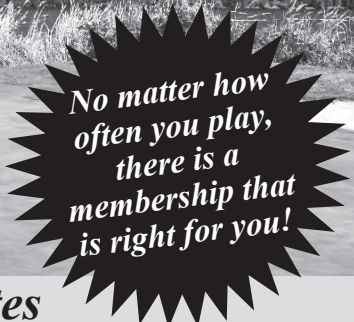
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Property Owners	Annual	Monthly	Non-Property Owners	Annual	Monthly
Single	\$2,200	\$185	Single	\$2,400	\$200
Couple	\$3,300	\$275	Couple	\$3,650	\$305
Family of 3+	\$3,500	\$295	Family of 3+	\$3,850	\$325
Young Family (children 15 or younger)	-	-	Young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

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

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



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Social Hour at So. Whatcom Library

Come to the library, 10 Barn View Circle, on Thursday, Sept. 19 from 10:30 a.m. until noon to connect with others in the community. Strike up a conversation, enjoy some coffee or tea, or play one of the games provided.

KEEP INFORMED

The following are the Sudden Valley Community Association's various boards and committees. To learn more about each, visit: <https://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: Sudden Valley Community Association e-Blast

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

Print Media: The 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 Income Statement Summary

UNAUDITED	Current Month - June 2024			Year to Date - 6 Months Ending 6/30/2024		
	Operations & Operating Reserves	Operations Better / (Worse) Budget	Capital Reserves**	Operations & Operating Reserves	Operations Better / (Worse) Budget	Coil % Capital Reserves**
REVENUE						
Current Year Dues & Assessments Income			230,828	1,336,463		1,385,553
Dues & Assessments Income	222,694		(5,397)	(38,876)		(30,922)
Bad Debt Reserve	(9,548)					
Net Current Year Assessment Income	213,146	1,862	225,431	1,297,587	29,886	97.1%
Bad Debt Recoveries - Prior Years			3,486			20,842
Golf Income	191,820	28,658		709,555	71,813	
Marina Income	14,959	14,959		230,246	36,526	
Rec Center & Pools Income	7,289	3,893		11,903	2,456	
Legal & Collections Income						
Other Income	8,912	(5,536)		69,434	28,724	
Rental Income - Other	1,619	(2,296)		8,000	2,190	
Area Z Rental Income	139	36		11,129	(415)	
Lease Income	5,330	1,184		32,478	7,802	
New Home Construction Fees	57,200	18,695		157,350	89,662	2,500
Capital Gain (Loss) on Sale of Assets						1,368
Investment Income	721	629	4,140	3,796	3,246	24,062
Total Revenue	501,135	62,084	233,057	2,531,478	271,690	1,403,403
EXPENSES						
Salaries & Benefits	196,734	13,577		1,069,827	48,796	
Contracted & Professional Services	24,050	(7,300)		124,980	(49,824)	
CC&Rs/ Mandates	48,351	(12,301)		254,256	(35,377)	
Maintenance & Landscaping	37,016	3,514		213,470	32,353	
Utilities	27,169	(1,818)		107,225	(4,531)	
Administrative	18,711	(6,796)		92,954	(14,409)	
Regulatory Compliance	6,816	(2,797)		110,952	(40,728)	
Insurance Premiums	16,255	(2,024)		90,066	(4,676)	
Other Expenses		83			500	
Depreciation Expense			206,910			687,720
Interest expense			5,925			33,214
Total Expenses	375,102	(15,862)	212,835	2,063,830	(67,896)	720,934
Net Income (Loss)	126,033	46,222	20,222	467,648	203,794	682,469
Net UDR Activity for Operations						
Firewise	(5,734)			(5,734)		
Hazardous Tree Removal	(12,922)			(23,042)		
GM Recruiting Search	(6,167)			(6,167)		
Net Income (Loss) with Board Approved UDR	101,210	46,222	20,222	432,705	203,794	682,469
Other Activity						
Net Other UDR Activity*	7,101			36,907		
AR Accrual - Prior Year Reversal				(43,985)		(16,112)
AR Accrual - Current Year						
Vacation Liability Accrual	(2,642)			(13,393)		
Total Other Activity	4,459			(20,471)		(16,112)
Grand Total Activity	105,669	46,222	20,222	412,234	203,794	666,357

*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 collection.

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FINANCIALS

Sudden Valley Community Association Operations - By Department June 1, 2024 to June 30, 2024 CURRENT MONTH								Whole \$
UNAUDITED Department	Actual Revenue	Revenue B / (W)	Actual Salary Benefits	Salary & Benefits B / (W)	Actual Other Expense +	Other Exp B / (W)+	Net Income / (Loss) +	Net B / (W)+
ACC / Security	57,400	18,666	-	7,097	25,345	1,959	32,055	27,222
Accounting	3,435	(6,690)	28,330	(162)	7,478	(1,770)	(32,373)	(8,622)
Administration	1,436	1,176	37,879	(1,748)	14,953	(8,427)	(51,396)	(8,999)
Common Costs	3,562	304	-	-	40,206	(14,997)	(36,644)	(14,693)
Facilities	5,468	1,219	3,772	455	15,577	1,145	(13,881)	7,819
Maintenance	-	-	27,832	2,148	13,346	(9,009)	(41,178)	(6,861)
Subtotal	71,301	14,675	97,813	7,790	116,905	(31,099)	(143,417)	(8,634)
Golf	191,820	28,658	66,469	5,426	36,590	7,789	88,761	41,873
Marina	15,959	15,292	-	-	4,049	(2,676)	11,910	12,616
Rec/ Pools/ Parks	8,908	1,597	32,452	361	20,823	(3,453)	(44,367)	(1,495)
Subtotal	216,687	45,547	98,921	5,787	61,462	1,660	56,304	52,994
Subtotal Operations before Ops Dues	287,988	60,222	196,734	13,577	178,367	(29,439)	(87,113)	44,360
Ops Dues Earned	222,694	-	-	-	-	-	222,694	-
Curr Yr Bad Debts Activity	(9,548)	-	-	-	-	-	(9,548)	-
Net Ops Dues	213,146	1,862	-	-	-	-	213,146	1,862
Net Operations	501,134	62,084	196,734	13,577	178,367	(29,439)	126,033	46,222
Net BOD Approved UDR Activity for Operations	-	-	-	-	-	-	-	-
Firewise	-	-	-	-	5,734	-	(5,734)	-
Hazardous Tree Removal	-	-	-	-	(2,922)	-	(2,922)	-
GM Recruiting Search	-	-	-	-	6,167	-	(6,167)	-
Net Operations with Board Approved UDR	501,134	62,084	196,734	13,577	203,190	(29,439)	101,210	46,222
Other Operating Activity	-	-	-	-	-	-	-	-
UDR Activity	7,883	-	-	-	782	-	7,101	-
AR Accrual - Prior Year Reversal	-	-	-	-	-	-	-	-
AR Accrual - Current Year	-	-	-	-	-	-	-	-
Vacation Liability Accrual	-	-	-	-	2,642	-	(2,642)	-
Total Other Operating Activity	7,883	-	-	-	3,424	-	4,459	-
Grand Total Operations Activity	509,017	62,084	196,734	13,577	206,614	(29,439)	105,669	46,222

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



SUDDEN VALLEY
Pet of the
MONTH

This month's pet of the month is Latte, submitted by Jeremy Cranford.

Our cat's name is "Latte". She is a one year old Siamese.

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

Latte

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Wildfire: Protect your deck

Continued from 2

with the California requirements is maintained in this Building Materials Listing at the Office of the State Fire Marshal (OSFM) website.

For example, some of TimberTech's decking products, available locally, hold a Class A fire spread rating which means that in a fire, flames will spread slower across the deck surface.

Increase the gap between deck boards to one-quarter inch.

Increase joist spacing from 16-24 inches.

If using wood joists, cover the top and part of the sides with a foil-faced self-adhering adhesive tape (foil-faced bitumen tape).

Metal flashing can be applied

to the lower 18 inches of the wall to protect combustible siding from the embers that may accumulate during a wildfire. It is important that the metal flashing be tucked in behind the lap-joint where it terminates.

Decayed wood (rotted wood) is more readily ignited, so periodically inspect for decayed members and replace them.

More in-depth info about ways to protect your deck and home is now located on the SVCA website.

On the home page, select the Committee Information tab, then Safety Committee, then scroll down to the new Safety Committee Information and Fact Sheet Library to download FireWise USA info sheets on various important topics.

Medicare Open Enrollment begins Oct. 15!

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Loft Condo: On Sudden Valley Golf Course. Rent \$1600

Lincoln Street: 2 bedroom, 1 bath. Rent \$1750

22 Marigold Drive: 6 months. Fully furnished 1 bedroom 1.5 bath condo all on one level. Available Oct. 1st. Rent \$2000

SUDDEN VALLEY VACANT LOTS

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

NEW PRICE



8 Far Summit Place Beautiful contemporary home situated on 88 feet of Lake Whatcom waterfront. Architectural style bathed in light w/vaulted ceilings, skylights and includes stunning views of mountains. Terraced decking leads past a fire pit to the beach. 3 bdrm, 3 ba, family room w/gas fireplace and includes stone wood-burning fireplace in living room, dining room w/eat-in kitchen, 2-car garage with workshop, and extra parking. **\$1,275,000**

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2 Marigold Affordable living in a cozy and private studio condo overlooking the 18th fairway with sweeping views of Sudden Valley golf course and surrounding mountains. The large picture windows provide ample natural light and outside is an open corner deck. **\$219,000**



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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