



SUDDEN VALLEY COMMUNITY ASSOCIATION

# SUDDEN VALLEY VIEWS

December 2022

WWW.SUDDENVALLEY.COM

## Parliamentary procedures on Sudden Valley agenda

### Board meets at 6 p.m. Dec. 15 in dance barn

SUDDEN VALLEY — The next meeting of the Sudden Valley Board of Directors is at 6 p.m. Thursday, Dec. 15 in the dance barn, 8 Barn View Circle.

This special meeting will include an orientation on parliamentary procedures for the new board.

The parliamentarian, John Berg, will participate via teleconference. Members will be able to watch the meeting via live stream on YouTube.

Not counting special meetings, the Sudden Valley Board of Directors normally meet on the

second and fourth Thursday of the month. Meetings regularly begin at 7 p.m., however it is best to check the agenda to confirm times.

Because the governor ended the State of Emergency on Oct. 31, meetings must now be conducted in-person.

Check [suddenvalley.com/calendar](http://suddenvalley.com/calendar) for up-to-date location information and for special meet-

ings as scheduled.

You can watch live sessions or recordings of board meetings at the Sudden Valley YouTube Channel, [youtube.com/channel/UCsXVIymWuw6-Y\\_ZDk38Dacw](https://youtube.com/channel/UCsXVIymWuw6-Y_ZDk38Dacw) to watch previously recorded meetings.

Sudden Valley posts its meeting agendas and minutes at [suddenvalley.com](http://suddenvalley.com).

Board meeting minutes, re-

cordings, and other files from previous years are available in the Board of Directors Media Archive, accessible at the Sudden Valley website.

To contact the entire Board of Directors, email [BOD@suddenvalley.com](mailto:BOD@suddenvalley.com). To contact specific Directors, email "BOD[Last Name]@suddenvalley.com."

-- Bill Helm

## First round of property transfer fee refund checks mailed Nov. 30

By Joel Heverling  
SVCA Finance Director

SVCA's Property Transfer Fee Refund Program Administrator (Epiq) has concluded processing of all completed applications and began mailing out the first round of refund checks on Nov. 30.

Epiq received and processed for payment a total of 755 completed refund applications, and a total of \$526,417 was initially reimbursed by means of 630 mailed checks and 125 direct deposits.

Moreover, Epiq also provided SVCA with an additional listing of 476 incomplete applications that could not be fully processed due to exceptions.

However, SVCA's Accounting Department internally reviewed these exceptions and cleared 335 of these applications for payment.

As a result, Epiq also distributed an additional \$309,278 of refund payments on Dec. 7. The remaining refund applications that couldn't be paid were due to reasons that couldn't be promptly resolved, such as applications that were missing title closing statements, and SVCA will begin reaching out to these individuals shortly to resolve these exceptions.

For those who have not yet applied for their refunds, SVCA will soon be conducting a second round of property transfer fee refunds, which will be advertised to the community and posted on SVCA's website.

In summary, the response rate for this first round of reimbursements was very good. During the duration of the time

See **Checks** on 5



From the Sudden Valley Community Association  
Management and Staff.

## 2022-2023 snow removal plan

By Mike Brock  
SVCA Maintenance Superintendent

Snow removal is a high priority for SVCA. The goal of snow removal is to clear the most significant roads giving access to the majority of residents.

This also ensures that emergency vehicles have access.

### Snow removal challenges

- Weather is unpredictable and can change quickly
- The appropriate snow removal tactics

change based on the weather forecast and conditions

- Snow removal can be difficult or even dangerous, given the conditions
- Snow removal is costly; we want to keep the roads safe, but not to overspend

### Communication:

- Throughout a weather event, updates on conditions will be posted to SuddenValley.com in the announcements section. These announcements also push to the Sudden Valley Facebook page.
- In an extended snow event, updates on conditions and plowing progress will be posted to the homepage of the website.
- A weather alert hotline has been established to make updates available to members without internet access; When we post a weather alert to the website, we will also record the update as a phone message on the Weather Alert Hotline.
- eBlasts will be sent when a serious weather event is predicted.

### What should you do in severe weather?

- If you are having an emergency, call

911.

• If you become aware of an issue on the roads that SVCA staff can address, let us know:

• After hours: report issues to security: 360-319-8200

• During the business day (M-F, 9-4) call administration at 360-734-6430

• One big challenge is abandoned cars on the road; they are a serious impact to safety and must be towed. If you find yourself stuck on the road in your car, tell security the location, make and model of your car and your contact information. You must make your own arrangements for towing.

• Make preparations to clear your driveway; keep in mind that plowing could affect your driveway entrance

• If you can't clear all the snow off your driveway, plain sand is the best substance to put down for traction; if you use de-icers, be aware they can melt and then refreeze.

### Snow Removal Plan

- Main (Primary), Secondary, and Resi-

See **Snow Removal** on 8

PRST STD  
US Postage Paid  
Lynden, WA  
Permit #20

\*\*\*\*\*ECRWSS\*\*

RESIDENTIAL CUSTOMER



**VALLEY ARTS GROUP**

# Start the New Year artfully

**By Lee Langdon**  
Valley Arts Group

When the new year starts, the Valley Arts Group will be with you.

Not only will there be 2 Featured Artists, a Members' Wall, but the challenge of the quarter is Underwater.

It is sure to warm you up, thinking of sunny oceans in the middle of winter.

This issue of Valley Views will arrive in the middle of December, so this column is a just a heads up for January activities.

The time after the holidays is often quiet here, so make plans now for our Community Reception, and-or our quarterly meeting.

Or take a stroll any day and see the exhibit of wonderful watercolors on the main wall in the Community Center.

Alice Healy, Watercolorist: Featured Artist in the Community Center/Barn.

Like many people in Sudden

Valley, Alice has lived in several places, including Singapore.

Her love for watercolor began there when she took a Chinese brush painting class.

This experience awakened a lifelong journey of exploration and growth. We are the beneficiaries of that growing knowledge.

**Pump House, by Alice Healy**

As a perpetual student, Alice Healy has experimented with many mediums, and always returns to the brush and pigments of watercolor.

A long-time resident of Sudden Valley and retired manager of WWU's Communication Sciences and Disorders Academic Department, Healy is now able to devote full-time to painting.

Healy gets her inspiration from the beauty of the Northwest -- the wildlife, Puget Sound, the Olympic Peninsula, and our own Sudden Valley.

She tends to work in phases -- focusing for a time on Northwest scenes, then perhaps on squir-



**Country Lane, above, and Pump House, at right, by Alice Healy.** A watercolorist, Healy is a featured artist in the Community Center/Barn. Like many people in Sudden Valley, Alice has lived in several places, including Singapore. Her love for watercolor began there when she took a Chinese brush painting class.





**All Home Repairs: Plumbing - Electrical - Drywall**

Call Chris: 360-988-3012

Licensed & Bonded • Contractor # BELLIH835DF

[www.bellinghamhomeworks.com](http://www.bellinghamhomeworks.com)

"I'm a Sudden Valley resident!"





**THE WEITZEL HOME TEAM**  
RE/MAX WHATCOM COUNTY



WILD  
FISH  
WIVES  
.com

**WILD SEAFOOD**

*Email or text to order smoked salmon!*

Salmon & Halibut expected late fall.

Free delivery to Sudden Valley & Geneva! Email to arrange; cash, check or Venmo.  
**GetWild@WildFISHwives.com • (360) 303-0240**

## Committee Members Needed

All SVCA Committees need volunteers  
[www.SuddenValley.com](http://www.SuddenValley.com)



*Wishing You a Very Merry Christmas and a Healthy, Happy New Year!*

-Carmen, Sydney, Chris, Tracy & Brenda

**360.312.5151**



rels, then on to roosters, trees, flowers, as well as landscapes.

Last year, Healy painted barns that she had photographed in the Skagit Valley and in upstate New York.

Always learning and growing, this year she will be exploring animal painting techniques.

People have commissioned Healy for pet portraits.

Their delight and her enjoyment of the process means she is excited to do more.

**Country Lane, by Alice Healy**

In addition to the Whatcom Art Market, Healy's recent work can be seen on the Valley Arts Group website, valleyartsgroup.org, AliceHealyWatercolor on Facebook, on Instagram at achealy26, and on alicehelywatercolor.com.

Our second exhibit is in the administration building, as you enter the newly-reopened El Agave.

**Featured artist: Karen McCormick**

"It always feels like an honor to exhibit here in Sudden Valley," said Karen McCormick, featured artist in the administration building. "There is inspiration everywhere in this beautiful part of the state. I'm not a prolific painter, but a passionate one. Oil painting takes patience and often the finished work takes on its own direction from my initial plan. I'm primarily a landscape painter, but also enjoy doing animals and pet portraits for friends. Although I would love to be a plein air painter (painting directly on the loca-

tion site), I must settle for working from the photos I've taken. The master's technique I use often requires layers of glazing that make a quick painting difficult."

**Along a Winter's Walk, by Karen McCormick**

McCormick continues, observing about the Valley Arts Group itself, as well as the joy of exhibiting.

"Being part of the Valley Arts Group has been a blessing to me," she said. "A portion of our quarterly meetings includes sharing recent art works that will be displayed in our membership exhibit. Being able to stage an exhibit as the featured artist is a special joy. Since artists work hard in isolation, it is great to see a selection of our works brought together for the community to enjoy. And for the membership wall, it is so rewarding to see the maturing of talent among our members. I love to hear the stories of inspiration for their works of art. It truly adds richness and insight into the finished product."

**The Water's Edge, by Karen McCormick**

Want to know more about this thriving Sudden Valley group? We know you do because our quarterly report shows there were 808 views from July to September, of which 219 were visitor views.

Referrers from other search engines/Facebook to our website totaled more than 350.

Join the crowd. For more information check us out at facebook.com/ValleyArtsGroup.



**Along a Winter's Walk by Karen McCormick. "It always feels like an honor to exhibit here in Sudden Valley," said McCormick, featured artist in the administration building. "There is inspiration everywhere in this beautiful part of the state.**

**43rd Annual Allied Arts Holiday Festival of the Arts**

Through Dec. 24 at 1411 Railroad Ave., Bellingham, the Festival of the Arts is starring more than 100 local artisans and craftspeople presenting their holiday goodies consisting of one-of-a-kind gifts, specialty food and treats, stunning jewelry, and paintings. Festival Hours are daily from 10 a.m. until 7 p.m., closed at 3 p.m. Dec. 24.

**Medicare Open Enrollment Ends Dec. 7**

**Individual Open Enrollment Ends Jan. 15**

*Call for your appointment today.*

**Group of Health Insurance Services, LLC**

Your Local Health Insurance Consultants

360-527-2334 • cmillerkw@gmail.com • www.hicllc.net

**Specializing in:**

- Group and Individual Medical Insurance
- Medicare Health Plans
- Washington Healthplanfinder Registered
- Dental • Vision

Christina Miller  
Licensed Agent



**Haulin Ash Chimney Sweeps**  
...Certified National Chimney Sweeps

**Chimney Cleaning, Relining & Repair**

**Serving Whatcom County Over 30 Years**

Wood Stoves • Pellet Stoves • Masonry Work  
Chimney Caps & Crowns Installed • Waterproofing • Tuckpointing  
Custom Counter Flashing • Wood Stove Sales & Installation  
Insurance Work Welcome • Safety Code Inspections

**We Safety Inspect Every Chimney We Clean!**

**(360) 647-1256**

www.Haulinash.com

HAULIA\*133DV | RWHand NCSG # 4118

**SVCA 2023 Board Meetings**

**Board Meetings are scheduled to take place in the Dance Barn, 7p, on the 2nd and 4th Thursdays of Jan - Oct.**

<b>Jan. 12, 26</b>	<b>Feb. 9, 23</b>
<b>March 9, 23</b>	<b>April 13, 27</b>
<b>May 11, 25</b>	<b>June 8, 22</b>
<b>July 13, 27</b>	<b>August 10, 24</b>
<b>Sept. 14, 28</b>	<b>October 12, 26</b>
<b>November 4 - AGM</b>	



**Dental Care for the Whole Family**

**Dentistry For All Ages Welcoming New Patients**

**Robert Chaddock DDS**

**(360) 734-9928**

Most insurances accepted

www.chaddockdentist.com

Children deserve a wonderful dental experience. We encourage parents to bring their children in for a visit any time after the age of one.

Your child will love it here!

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





# VIEWS

## 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 on topics of current news interest up to six times per calendar year
- Letters of up to 550 words are allowed.
- The editor will 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.

## Reflections on 2022 Annual General Meeting

I want to thank everyone for allowing me to serve you as chair of the N&E committee for the next year. I am honored to be put into this role.

I ran for N&E to be able to be your eyes and ears. To be able, when situations and questions came up, to stand up and explain what happened and why. We as a community can get so many topics and conversations going that it's easy for confusion, misinformation, and sometimes outright mistruths to spread through the community.

The 2022 AGM was like all the

other AGMs, filled with everything we always want to avoid, the drama, the back and forth on social media, the endless questions on timing, locations, and blame shifting. The 2022 AGM is over. It could have gone better but it is what it is.

Going into 2023, our goal on N&E is to look at what we do well and where we need to improve. We plan on adding up to three homeowners to N&E as volunteers to assist us in spotting potential problems and the ways to offset them.

We want to work hand in

hand with the Communications Committee, and we may propose changes to some of the N&E manual items.

You, as homeowners, have a couple tasks to complete to assist us. We need correct addresses, owner names, phone numbers, and email addresses.

There were about 100 votes cast that could not be counted, because they were either undeliverable, late, unsigned, or lacking outer envelopes. That many votes could have changed the outcome drastically this year.

Some directors might have

gotten three-year terms rather than one-year terms and some might not have even made the cut to become directors. Every vote counts, especially when only one-third of the possible votes available are cast.

We are going to work very hard to correct this and ensure that errors will be kept to a minimum. We are going to need your help with this, so that every vote counts.

-- Michael Wadsworth is Sudden Valley's N&E chairperson



Michael Wadsworth

## Was Your Ballot Counted?

Editor,

Whether or not your 2022 AGM ballot was counted depends on when, or if you mailed it.

An unusually large number of members mailed their ballots late, so a larger-than-normal number of ballots were received late.

Those late ballots were mailed and post marked after the recommended and widely publicized mail-by date. Those ballots ar-

rived too late to be counted.

The unusually large number of late mail-in ballots can be attributed to a sustained social media campaign encouraging members to mail-in their ballots instead of using the Sudden Valley ballot drop box.

Some members voting in the final week of the 2022 AGM election took that bad advice and mailed their ballots even though it was beyond the recommended mail-by date. Their ballots were received late and their votes were not counted.

Fortunately, most members voting in the final week of the election dropped their ballots in the Sudden Valley ballot box. Their ballots were received on time and

their votes were counted.

The lesson here is don't believe everything you see on social media.

Nancy Alyanak  
Sudden Valley

## Submitting letters to the editor

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

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

Your letter must include your full name, complete address and telephone number. Your address and telephone number will not be printed in the newspaper, but will be used for verification by newspaper staff.

Neither unsigned letters nor letters containing personal attacks of a libelous nature will be published. The Sudden Valley Views reserves the right to edit or refuse any letter. All columns and letters on the opinion page are the views of the authors and do not necessarily reflect the views of the Sudden Valley Views newspaper.



Nov. 19 Holiday Craft Fair at Sudden Valley.

## Arts & crafts galore



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

Administration Offices / Member Services are located 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

Hours: 9 a.m.-4:30 p.m. for remote assistance (phone or email), 9 a.m. - 4 p.m. for in-person assistance at the admin office window, Monday through Friday

General Manager: JoAnne Jensen, jjensen@suddenvalley.com

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: Brian Kruhlak, bkruhlak@suddenvalley.com, Ext. 332

## BOARD OF DIRECTORS

President: Andrew Tischleder; Vice President: Sam Shahan; Secretary: Brian Cope;  
Treasurer: Sonia Voldt; Members: Nancy Alyanak, Asia Andrade, Linda Bradley,  
Stu Mitchell, Taimi Van de Polde;  
ACC Chair: Keith McLean; N&E Chair: Michael Wadsworth

**SUDDEN VALLEY VIEWS** is the official publication of the Sudden Valley Community Association. Published monthly, it has a circulation of 4,074.

Publisher: Sudden Valley Community Association

Executive Editor: Lynden Tribune and Print Company

Layout and design: Bill Helm, 360-354-4444, bill@lyndentribune.com

Reporter: open, 360-354-4444, open

Advertising Manager: Mitze Kester 360-354-4444, mitze@lyndentribune.com

The Views is published monthly for a subscription price of \$24 per year by the Sudden Valley Community Association.

POSTMASTER: Please send address changes (Form No. 3579) to Sudden Valley Community Association, 4 Clubhouse Circle, Bellingham, WA 98229.

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.



# SUDDEN VALLEY HAPPENINGS

Meeting times, dates and locations are subject to change and can vary from meeting to meeting. Please check the "Committees" page at [www.SuddenValley.com](http://www.SuddenValley.com) to confirm.

## SVCA Committees Board of Directors

The Board meets at 7 p.m. on the second and fourth Thursday of each month in the Dance Barn, located at 8 Barn View Court.

## Architectural Control Committee

The ACC is responsible for reviewing requests to make exterior modifications to your property.

These can include general landscaping, fence requests, building an addition, tree limbing, and removal considerations.

The ACC normally has meetings the first and third Thursdays of every month. One is generally scheduled as an AM (9 a.m.) meeting and one a PM (6 p.m.) meeting.

These meetings currently take place via Zoom.

## Communications Committee

See **Sudden Valley Happenings** on 10

# FIND SANTA'S REINDEER!

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

Reindeer Dasher Dancer Prancer Vixen  
 Comet Cupid Donner Blitzen Rudolph



# Checks: Property transfer fee refund

Continued from 1

that SVCA charged one-quarter of 1% for property transfer fees, SVCA collected these fees from a total of 1,767 separate property transactions. During this first round of the property transfer

fee refund program, 1,231 applications were received (70% of total property transactions) and 1,090 of these applications have already been paid out (62% of total property transactions), which represents a current approved refund total of \$835,695.



- ♪ Piano
- ♪ Ukulele
- ♪ Guitar
- ♪ Songwriting
- ♪ Bass
- ♪ Recording
- ♪ Voice
- ♪ Arranging



**FREE TRIAL LESSON**  
all ages

Sudden Valley Gate 5

11:30am-8:30pm Mon-Fri

[lessons@peakvalleymusic.com](mailto:lessons@peakvalleymusic.com)

360-639-5536 • [peakvalleymusic.com](http://peakvalleymusic.com)



**RE/MAX**  
WHATCOM COUNTY

With over 115 years combined experience you can trust, contact one of our Neighborhood Specialists who live and work in Sudden Valley. Their vested interest in our community gets you the best results!



SOMMER CRONCK  
Branch Manager  
360-389-1671



CHRIS WEITZEL  
360-739-0970



GREG PAUL  
360-739-7354



CARMEN ANDREW  
360-393-0767



TRACY HINOJOSA  
360-728-1978



SYDNEY WEITZEL  
206-475-2966



TAYSIA SEILER  
360-223-3648



51 VALLEY CREST WY • \$639,900 • 2,345 SQFT



19 FAIRWAY LN • \$700,000 • 2,691 SQFT



68 NORTH POINT DR • \$595,000 • 2,972 SQFT



5 SKYLAND CT • \$455,000 • 1,196 SQFT



114 WINDWARD DR • \$535,000 • 1,964 SQFT



4 TWIN FLOWER CIR • \$84,900 • 9,334 SQFT



16 HILLSIDE PL • \$50,000 • 7,508 SQFT



21 WINDWARD DR • \$775,000 • 2,108 SQFT



13 PINTO CREEK LN • \$655,500 • 1,967 SQFT

All showings are by appointment only.  
Brokers must follow all NWMLS showing guidelines.  
Call to schedule yours today!

1937 Lake Whatcom Blvd, Bellingham, WA 98229  
**360-647-5050 • 1-888-785-5712**

A branch office of RE/MAX Whatcom County. Each office is independently owned and operated.



**FINANCIALS**

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

UNAUDITED

	Capital Reserve Funds							Operating Reserve Funds			
	CRRRF	Roads	Capital Reserve Holding Fund	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 12/31/2021	2,688,455	2,911,292	1,157,885	-	87,365	75,985	182,139	\$ 7,103,121	360,736	342,077	\$ 702,813
Dues Received	1,009,530	1,049,319				18,779		2,077,628		108,535	108,535
Transfer Fees Received, ¼ of 1% Storm Water Mitigation Plan Fee		1,000	7,922					7,922			
Investment Income	3,264	3,474		1,304			79	8,120	269	256	525
Sale of Assets											
Board Approved Transfer	500,000		(1,165,807)	1,165,807				500,000			
Additional Loan Funding	1,098,468										
Mitigation Release	128,641						(128,641)				
2022 Expenditures	(2,084,427)	(1,073,889)			187			(3,158,129)		(189,595)	(189,595)
Net Available Cash at 9/30/2022	3,343,931	2,891,196		1,167,111	87,552	94,764	53,577	\$ 7,638,131	361,005	261,273	\$ 622,278
3 Month Outlook											
Outlook - 2022 Dues (93% collections)	315,351	324,348				5,853		\$ 645,552			\$ -
Outlook - Prior Year Collections	1,263	1,299				23		2,586		2,031	2,031
CRRRF Loan Payments for year 2022	(83,260)							(83,260)			
Obligated Expenses/Holdings	(495,026)	(1,255,669)		(1,167,111)			(53,577)	(2,971,383)		(79,096)	(79,096)
Net Usable Cash Balance 12/31/2022	3,082,259	1,961,175			87,552	100,641		\$ 5,231,627	361,005	184,208	\$ 545,214
Board Recommended Carryover Balance	(600,000)	(500,000)						\$ (1,100,000)			\$ -
Net Usable Cash 12/31/2022, After Recommendation	\$ 2,482,259	\$ 1,461,175	\$ -	\$ -	\$ 87,552	\$ 100,641	\$ -	\$ 4,131,627	\$ 361,005	\$ 184,208	\$ 545,214
Net Current Year Cash Increase (Decrease)	393,804	(950,117)	(1,157,885)		187	24,656	(182,139)	\$ (1,871,494)	269	(157,869)	\$ (157,599)

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

**FirstMark**  
INSURANCE GROUP

Customized Auto, Home, Boat, RV (and MORE!) insurance plans. We save you time and money by shopping with all of the major insurance companies, so YOU don't have to!



Proud Resident of  
**SUDDEN VALLEY**

Scott Wooster  
Insurance Broker

Please call for your FREE quote today

(360) 548-8800 • [scott@firstmarkinsurance.com](mailto:scott@firstmarkinsurance.com)

Sudden Valley Community Association  
Balance Sheet  
September 30, 2022 and December 31, 2021

	Unaudited** Sep. 30, 2022	See Note** Dec 31, 2021	Inc / (Dec)
<b>OPERATIONS</b>			
<b>Current Assets</b>			
Operating Cash	\$ 452,741	\$ 423,297	\$ (29,444)
Building Completion Deposit Fund	537,900	437,650	100,250
Member Receivables - Operations*	11,069	34,910	(23,841)
Other Receivables	100,807	9,075	91,732
Prepaid Expenses	7,726	73,567	(65,841)
Inventory		3,622	3,622
<b>Total Current Assets</b>	<b>1,110,243</b>	<b>1,382,121</b>	<b>(271,878)</b>
<b>Current Liabilities</b>			
Accounts Payable	(142,145)	(188,530)	46,385
Accrued Vacation Liability	(65,259)	(47,192)	(18,067)
Accrued Payroll		(58,874)	58,874
Prepaid Assessments	(261,526)	(211,076)	(50,450)
Building Completion Deposits	(537,900)	(437,650)	(100,250)
Other Refundable Deposits	(5,166)	(6,666)	1,497
Prepaid Golf Memberships		(26,269)	26,269
<b>Total Current Liabilities</b>	<b>(1,011,996)</b>	<b>(976,259)</b>	<b>(35,742)</b>
<b>Operating Reserve Funds</b>			
Emergency Operating Cash	361,005	360,736	269
Undesignated Reserves Cash	261,273	342,077	(80,804)
<b>Total Operating Reserve Funds</b>	<b>622,278</b>	<b>702,813</b>	<b>(80,535)</b>
<b>Not Operating Assets</b>	<b>\$ 720,525</b>	<b>\$ 1,108,680</b>	<b>(388,156)</b>
<b>CAPITAL</b>			
<b>Capital Current Assets</b>			
CRRRF (Capital Repair & Replacement) Cash Fund	3,343,931	2,688,455	655,476
Roads Reserve Cash Fund	2,891,196	2,911,292	(20,096)
Board Density Reduction Cash Fund	87,552	87,365	187
Mailbox Cash Fund	94,764	75,985	18,779
Capital Reserve Holding Cash Fund		1,157,885	(1,157,885)
CRRRF Capital Reserve Holding Cash	1,167,111		1,167,111
Mitigation Assignment of Savings Cash	44,511	44,445	66
LWWSD Assignment of Savings Cash	9,066	137,694	(128,628)
Member Receivables - Capital**		21,253	(21,253)
<b>Total Capital Current Assets</b>	<b>7,638,131</b>	<b>7,124,374</b>	<b>513,757</b>
<b>Capital Fixed Assets</b>			
Fixed Assets	13,719,276	11,530,814	2,188,462
Lots Held for Sale	204,809	204,809	
<b>Total Capital Assets</b>	<b>13,924,085</b>	<b>11,743,623</b>	<b>2,180,462</b>
<b>Long Term Liabilities</b>			
CRRRF Loan 2038		(1,119,444)	1,119,444
CRRRF Loan 2022	(2,104,124)		(2,104,124)
Capital Leases	(180,900)	(223,589)	42,689
<b>Total Long Term Liabilities</b>	<b>(2,285,024)</b>	<b>(1,343,043)</b>	<b>(941,981)</b>
<b>NET ASSETS</b>	<b>\$ 19,997,717</b>	<b>\$ 18,633,635</b>	<b>\$ 1,364,082</b>
<b>MEMBER EQUITY</b>			
<b>Member Equity</b>			
Current Year Net Income: Operations	124,134	5439,833	(315,699)
Current Year Net Income: Rec Special Assmt	(23,584)	63,481	(87,065)
Transfer Out from Operations to Capital	(500,000)		500,000
Current Year Net Income: Capital**	1,263,532	1,926,010	(662,478)
Transfer In to Capital from Operations	500,000		500,000
Retained Earnings**	5,068,407	4,565,093	503,314
Capital**	13,565,228	13,639,218	(73,990)
<b>TOTAL MEMBER EQUITY</b>	<b>\$ 19,997,717</b>	<b>\$ 18,633,635</b>	<b>\$ 1,364,082</b>

\* The Association's internal policy is to write off any member receivables that are 30 days past due as bad debts for internal financial statement purposes. As per SVCA policy, Management continues to pursue collection of these receivables via all avenues allowed by Washington State laws. In addition, the Association records and bills finance charges on receivables that are thirty days past due at 1% per month. At September 30, 2022, and December 31, 2021, the balances of receivables written off were \$666,809 and \$583,636, respectively.

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

The BEST Bellingham Homes Team

YOUR WHATCOM & SKAGIT COUNTY  
*Real Estate Professionals*

» THE MARKET HAS SHIFTED «

We've got the insight and skills to help you successfully navigate your next move!



Call our team TODAY for a FREE assessment, home valuation, and marketing tips for an efficient sale!

Sponsored by: The BEST Bellingham Homes Team



STREAMING LIVE  
Mondays @ 10 AM

Find Good Morning Sudden Valley on YouTube and Facebook every Monday at 10 AM or visit the site online any time for all of your Sudden Valley community updates!

[GoodMorningSuddenValley.com](http://GoodMorningSuddenValley.com)



Sponsored by: The BEST Bellingham Homes Team

JOIN US FOR THE 3RD ANNUAL

*Enchanting*  
OF SUDDEN VALLEY

★ 2022 HOLIDAY LIGHT TOUR ★  
A guided driving tour of festively decorated homes throughout our Community.

**SATURDAY, DECEMBER 17**

How to get your tour map:

Visit the Jingle Bell Brunch & el Agave on 12/17 from 9:30 - 11:30 AM  
Visit the Sudden Valley RE/MAX Office on 12/17 from 5 - 6 PM  
Visit the FB event on 12/17 at <https://from.ax/2022enchanting>

Register your home By December 9th to let us know you're decking the halls and we'll include you on our map!  
[WWW.GOODMORNINGSUDDENVALLEY.COM/2022ENCHANTING](http://WWW.GOODMORNINGSUDDENVALLEY.COM/2022ENCHANTING)



**FINANCIALS**

Sudden Valley Community Association  
Income Statement Summary

UNAUDITED	Current Month - September 2022			Year to Date - 9 Months Ending 9/30/2022		
	Operations & Operating Reserves	Operations Better / (Worse) Budget	Capital Reserves**	Operations & Operating Reserves	Operations Better / (Worse) Budget	Coll % Capital Reserves**
<b>REVENUE</b>						
Current Year Dues & Assessments Income			230,770	1,625,866		2,080,366
Dues & Assessments Income	180,446			(46,269)		(46,125)
Bad Debt Reserve	(7,816)		(8,063)			
Net Current Year Assessment Income	172,630	4,496	222,707	1,579,597	66,393	97.2%
Special Ops Assmt Income- Rec/ Pools/ Parks						
Dues & Assessments Income	35,281			317,789		
Bad Debt Reserve	(1,000)			229		
Net Special Ops Assmt Income	34,281	1,454		318,018	22,578	
Bad Debt Recoveries - Prior Years			479			45,200
Golf Income	163,912	57,712		1,099,663	142,463	
Marina Income	4,466	4,466		146,816	(3,880)	
Rec Center & Pools Income	457	(1,960)		15,817	1,342	
Legal & Collections Income						
Other Income	7,494	765		60,706	(1,859)	7,019
Rental Income - Other	162	(605)		8,850	3,950	
Area 2 Rental Income	163	(1,837)		16,266	(1,734)	
Lease Income	2,225	(1,279)		21,323	(10,210)	
New Home Construction Fees	740	(5,510)		75,240	18,990	1,000
Capital Gain (Loss) on Sale of Assets						
Investment Income	74	(14)	957	583	(205)	8,120
<b>Total Revenue</b>	<b>386,604</b>	<b>57,688</b>	<b>224,143</b>	<b>3,342,879</b>	<b>237,828</b>	<b>2,095,580</b>
<b>EXPENSES</b>						
Salaries & Benefits	258,571	(11,716)		1,505,683	159,986	
Contracted & Professional Services	74,845	(9,664)		359,709	(224,263)	
CC&Rs/ Mandates	36,444	(2,593)		349,056	(76,411)	
Maintenance & Landscaping	35,230	(1,066)		315,147	(2,673)	
Utilities	10,560	2,062		130,255	12,234	
Administrative	10,893	147		120,923	(3,114)	500
Regulatory Compliance	48,648	(7,346)	191	217,001	(77,668)	429
Insurance Premiums	12,408	(185)		104,542	5,464	
Other Expenses		83		258	492	
Depreciation Expense			85,809			772,277
Interest expense			2,152			37,589
<b>Total Expenses</b>	<b>437,599</b>	<b>(30,278)</b>	<b>88,152</b>	<b>3,102,574</b>	<b>(205,953)</b>	<b>810,795</b>
<b>Net Income (Loss)</b>	<b>(50,995)</b>	<b>27,410</b>	<b>135,991</b>	<b>240,305</b>	<b>31,875</b>	<b>1,284,785</b>
<b>Net UDR Activity for Operations</b>						
Firewise/Road Mowing/Clean Green				(15,586)		
Clubhouse Remediation & Assessment				(23,639)		
Epiq Transfer Fee Refund Services				(38,304)		
2022 Clubhouse Kitchen Repairs	(2,968)			(17,783)		
Hazardous Tree Removal				(60,000)		
<b>Net Income (Loss) with Board Approved UDR</b>	<b>(53,963)</b>	<b>27,410</b>	<b>135,991</b>	<b>84,993</b>	<b>31,875</b>	<b>1,284,785</b>
<b>Other Activity</b>						
Net Other UDR Activity*	3,407			68,533		
AR Accrual - Prior Year Reversal			(21,253)	(34,910)		(21,253)
AR Accrual - Current Year						
Vacation Liability - Prior Year Reversal	(4,123)			(18,066)		
<b>Total Other Activity</b>	<b>(716)</b>		<b>(21,253)</b>	<b>15,557</b>		<b>(21,253)</b>
<b>Grand Total Activity</b>	<b>(54,679)</b>	<b>27,410</b>	<b>114,738</b>	<b>100,550</b>	<b>31,875</b>	<b>1,263,532</b>

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



*It's Time for Our*

# 11<sup>th</sup> ANNUAL HOLIDAY CLOTHING DRIVE

NOV 15TH, 2022 - JAN 15TH, 2023

THANK YOU FOR YOUR SUPPORT THIS HOLIDAY SEASON AS WE GIVE WARMTH, LOVE & SUPPORT TO AREA RESIDENTS IN NEED WITH A DONATION OF NEW OR GENTLY-USED CLOTHING. ALL AGES, SIZE & GENDER

DROP-OFF LOCATIONS ARE RE/MAX SUDDEN VALLEY, TINO'S, EL AGAVE AND THE SUDDEN VALLEY COMMUNITY CENTER.

**DONATIONS WILL BENEFIT** **Blue Skies for Children**  
Raising Hope and Self Esteem in Young Hearts and Minds

The Mission of Blue Skies for Children is to raise hope and self esteem by sponsoring enrichment activities and other essentials for homeless, low-income and foster children in Whatcom & Skagit Counties.

**THE WEITZEL HOME TEAM**  
RE/MAX WHATCOM COUNTY

**CALL 360.312.5151 FOR MORE INFO!**

# MATTRESS

by Appointment

# BELLINGHAM

1534 BIRCHWOOD AVE. BELLINGHAM WA.

# Year End BLOWOUT SALE!

MAKING ROOM FOR NEXT YEARS INVENTORY! EVERYTHING MUST GO!

**WHILE SUPPLIES LAST**

**LUXURY MATTRESSES**

- TWINS
- FULLS
- QUEENS
- KINGS

**FREE BEST**

**SAME DAY DELIVERY SERVICE & SELECTION**

**EVERYTHING MARKED DOWN 50%!**

**MERRY CHRISTMAS TO MY SUDDEN VALLEY FAMILY**

**Give the gift of a great nights sleep**

**CALL TODAY (360)393-6569**



**FINANCIALS**

Sudden Valley Community Association  
Operations - By Department  
September 1, 2022 to September 30, 2022  
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	740	(5,740)	1,287	5,179	35,940	(6,646)	(36,487)	(7,207)
Accounting	2,770	(663)	36,048	(2,434)	19,290	(8,082)	(52,568)	(11,179)
Administration	98	(44)	48,536	421	10,509	2,380	(58,947)	2,757
Common Costs	4,700	1,779	-	-	54,528	(6,111)	(49,828)	(4,332)
Facilities	1,738	(3,014)	786	4,186	9,865	1,898	(8,913)	3,070
Maintenance	-	(83)	46,223	(21,292)	7,211	95	(53,434)	(21,280)
<b>Subtotal</b>	<b>10,046</b>	<b>(7,765)</b>	<b>132,880</b>	<b>(13,940)</b>	<b>137,343</b>	<b>(16,466)</b>	<b>(260,177)</b>	<b>(38,171)</b>
Golf	163,912	57,712	85,826	(6,493)	30,477	(3,656)	47,609	47,563
Marina	4,466	4,466	-	6,948	546	1,462	3,920	12,876
<b>Subtotal</b>	<b>178,424</b>	<b>54,413</b>	<b>218,706</b>	<b>(13,485)</b>	<b>168,366</b>	<b>(18,660)</b>	<b>(208,648)</b>	<b>22,268</b>
Rec/ Pools/ Parks	35,281						35,281	
Special Assmt Earned	(1,000)						(1,000)	
Curr Yr Bad Debts Activity	34,281	1,454					34,281	1,454
Net Special Assmt Dues	1,269	(2,675)	39,865	1,769	10,662	98	(49,258)	(808)
Rec/ Pools/ Parks	35,550	(1,221)	39,865	1,769	10,662	98	(14,977)	646
<b>Subtotal Rec/ Pools/ Parks</b>	<b>213,974</b>	<b>53,192</b>	<b>258,571</b>	<b>(11,716)</b>	<b>179,028</b>	<b>(18,562)</b>	<b>(223,625)</b>	<b>22,914</b>
Ops Dues Earned	180,446						180,446	
Curr Yr Bad Debts Activity	(7,816)						(7,816)	
Net Ops Dues	172,630	4,496					172,630	4,496
<b>Net Operations</b>	<b>386,604</b>	<b>57,688</b>	<b>258,571</b>	<b>(11,716)</b>	<b>179,028</b>	<b>(18,562)</b>	<b>(50,995)</b>	<b>27,410</b>
Net BOD Approved UDR Activity for Operations								
Firewise/Road Mowing/Clean Green								
Clubhouse Remediation & Assessment								
Epiq Transfer Fee Refund Servicer					2,968		(2,968)	
2022 Clubhouse Kitchen Repairs								
Hazardous Tree Removal								
<b>Net Operations with Board Approved UDR</b>	<b>386,604</b>	<b>57,688</b>	<b>258,571</b>	<b>(11,716)</b>	<b>181,996</b>	<b>(18,562)</b>	<b>(53,963)</b>	<b>27,410</b>
Other Operating Activity								
UDR Activity	5,232				1,825		3,407	
AR Accrual - Prior Year Reversal								
AR Accrual - Current Year								
Vacation Liability Accrual					4,123		(4,123)	
<b>Total Other Operating Activity</b>	<b>5,232</b>				<b>5,948</b>		<b>(716)</b>	
<b>Grand Total Operations Activity</b>	<b>391,836</b>	<b>57,688</b>	<b>258,571</b>	<b>(11,716)</b>	<b>187,944</b>	<b>(18,562)</b>	<b>(54,679)</b>	<b>27,410</b>

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



**LUKERATIVE**  
JUNK REMOVAL  
**360.812.0911**

Rain, Snow or Shine We're on the Grind [LukerativeJR@gmail.com](mailto:LukerativeJR@gmail.com)

**Skye Luke**  
Asset Advisor

Estate Sales, Move Outs, Garbage Collection  
Property Clean Ups, Vehicle Removal  
Waste Management Services

## Snow removal: 2022-2023 plan

Continued from 1

dential roads have been identified; an updated map will be posted to SuddenValley.com

- Main (Primary) roads are cleared first. Secondary roads

come next.

- Residential roads are cleared as time allows.
- Gravel roads are not plowed.

**Monitoring**

- Weather forecasts and road conditions will be monitored by the maintenance superintendent and maintenance staff.
- After hours, security will monitor road conditions and notify maintenance, as warranted.

**Staffing**

- If a storm is forecast that has the potential to be an extended weather event, a plan is in place to have staff work alternating shifts to provide coverage.

**Anti-Icing**

- An anti-icing brine will be applied prior to forecasted snow and ice events to improve road conditions.
- Primary roads will be sprayed first, followed by secondary roads.
- The intent is to spray all roads prior to a snow event.

**Plowing & Sanding**

- When snow accumulates to a level that plowing is beneficial

(usually 1" - 3" on the roadway, depending on conditions), crews will be dispatched to plow and sand primary roads followed by secondary roads.

- An outside snow removal service is under contract to assist with both anti-icing and plowing of hard to access areas. A designated UTV route has been established for these roads.

**Equipment**

- Five trucks equipped with sanders with plows
- One truck equipped with a plow
- One truck set up for brine application
- One tractor set up for brine application and plowing
- Contracted service: 1 UTV set up for brine application and plowing.

**Materials**

- Based on historical averages, an adequate supply of sand, salt, and brine are on hand for the start of the winter season.
- Suppliers have been identified for acquiring additional materials and a plan is in place to order supplies and store them as needed.

**YOU'RE INVITED...**



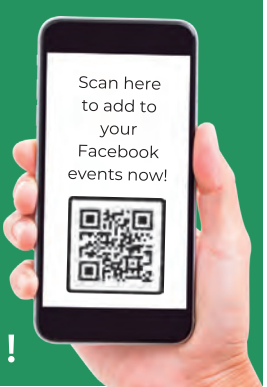
**Jingle Bell Brunch**  
SAT, DEC 17  
9:30-11:30 AM  
@ EL AGAVE IN  
SUDDEN VALLEY



DUST OFF THAT HOLIDAY SPIRIT AND JOIN US AT EL AGAVE ON SAT, DECEMBER 17TH TO CELEBRATE THE SEASON AND OUR SUDDEN VALLEY COMMUNITY!

- ★ FREE BRUNCH
- ★ PROFESSIONAL PHOTO BOOTH
- ★ CRAFTS FOR THE KIDS
- ★ A VERY SPECIAL GUEST & MORE!

**NO RESERVATIONS REQUIRED!**



**NO CLOSING COSTS\***

on fixed rate Home Equity loans

**APPLY BY DECEMBER 31, 2022**

Learn more at [wecu.com/HomeEquity](http://wecu.com/HomeEquity)

\*Based on the amount requested an automated valuation service is used to determine property value; if an appraisal is required, the fee will be paid by the borrower. Offer applies to fixed rate home equity loans on a primary residence. Minimum loan amount is \$20,000. Re-writes of existing WECU loans are not eligible for no closing cost loans.





**FINANCIALS**

Sudden Valley Community Association  
Operations - By Department  
January 1, 2022 to September 30, 2022  
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	77,845	19,532	20,301	24,348	360,358	(97,034)	(302,814)	(53,154)
Accounting	25,087	(5,813)	228,513	1,734	49,683	(2,661)	(253,109)	(6,740)
Administration	1,363	88	289,017	45,421	197,535	(107,690)	(485,189)	(62,181)
Common Costs	28,651	2,363	-	-	333,490	(79,036)	(304,839)	(76,673)
Facilities	31,739	(11,029)	19,457	14,648	103,159	15,060	(90,877)	18,679
Maintenance	38	(712)	193,137	21,739	143,283	(65,446)	(336,382)	(44,419)
<b>Subtotal</b>	<b>164,723</b>	<b>4,429</b>	<b>750,425</b>	<b>107,890</b>	<b>1,187,508</b>	<b>(336,807)</b>	<b>(1,773,210)</b>	<b>(224,488)</b>
Golf	1,099,663	142,463	523,475	(5,929)	239,458	15,670	336,730	152,204
Marina	150,358	(2,338)	19,499	28,376	10,087	12,866	120,772	38,904
<b>Subtotal</b>	<b>1,414,744</b>	<b>144,554</b>	<b>1,293,399</b>	<b>130,337</b>	<b>1,437,053</b>	<b>(308,271)</b>	<b>(1,315,708)</b>	<b>(33,380)</b>
Rec/ Pools/ Parks								
Special Assmt Earned	317,789						317,789	
Curr Yr Bad Debts Activity	229						229	
Net Special Assmt Dues	318,018	22,578					318,018	22,578
Rec/ Pools/ Parks	30,517	4,302	212,284	29,649	159,835	(57,667)	(341,602)	(23,716)
<b>Subtotal Rec/ Pools/ Parks</b>	<b>348,535</b>	<b>26,880</b>	<b>212,284</b>	<b>29,649</b>	<b>159,835</b>	<b>(57,667)</b>	<b>(23,584)</b>	<b>(1,138)</b>
<b>Subtotal Operations before Ops Dues</b>	<b>1,763,279</b>	<b>171,434</b>	<b>1,505,683</b>	<b>159,986</b>	<b>1,596,888</b>	<b>(365,938)</b>	<b>(1,339,292)</b>	<b>(34,518)</b>
Ops Dues Earned	1,625,866						1,625,866	
Curr Yr Bad Debts Activity	(46,269)						(46,269)	
Net Ops Dues	1,579,597	66,393					1,579,597	66,393
<b>Net Operations</b>	<b>3,342,876</b>	<b>237,827</b>	<b>1,505,683</b>	<b>159,986</b>	<b>1,596,888</b>	<b>(365,938)</b>	<b>240,305</b>	<b>31,875</b>
Net BOD Approved UDR Activity for Operations								
Firewise/Road Mowing/Clean Green					15,586		(15,586)	
Clubhouse Remediation & Assessment					23,639		(23,639)	
Epiq Transfer Fee Refund Services					38,304		(38,304)	
2022 Clubhouse Kitchen Repairs					17,783		(17,783)	
Hazardous Tree Removal					60,000		(60,000)	
<b>Net Operations with Board Approved UDR</b>	<b>3,342,876</b>	<b>237,827</b>	<b>1,505,683</b>	<b>159,986</b>	<b>1,752,200</b>	<b>(365,938)</b>	<b>84,993</b>	<b>31,875</b>
Other Operating Activity								
UDR Activity	94,518				25,985		68,533	
AR Accrual - Prior Year Reversal	(34,910)				-		(34,910)	
AR Accrual - Current Year	-				-		-	
Vacation Liability Accrual	-				18,066		(18,066)	
<b>Total Other Operating Activity</b>	<b>59,608</b>				<b>44,051</b>		<b>15,557</b>	
<b>Grand Total Operations Activity</b>	<b>3,402,484</b>	<b>237,827</b>	<b>1,505,683</b>	<b>159,986</b>	<b>1,796,251</b>	<b>(365,938)</b>	<b>100,550</b>	<b>31,875</b>

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

**Through Dec. 17: Allied Arts: Holiday Festival Gallery Showcase**  
Our annual Holiday Festival of the Arts has been a Whatcom County tradition for 43 years and this year it promises to be even bigger. Visit the festival at 1411 Railroad Ave. and browse one-of-a-kind gifts crafted by local vendors. Also, for the month of December, Allied Arts features a selection of holiday festival talent at our downtown gallery, at 1418 Cornwall Ave., Bellingham, to give them a chance to exhibit some of their larger, higher-end showpieces that don't otherwise make it to the holiday festival. The

Holiday Festival Showcase will take place Dec. 2-17.  
**Dec. 18: Estrella's Holiday Wish**  
Estrella's Holiday Wish, presented by Day-to-Day Dance, at 2 p.m. Dec. 18 at the Blaine Performing Arts Center, 975 H St. Join Estrella's journey to elf hood where she learns it takes determination, trusted guidance and hard work to make wishes come true. Doors open at 1:30 p.m.. Cost is \$15 general admission, children under 2 are free.  
**Dec. 23: Carol sing-along**  
Celebrate Christmas with the Lynden Community/Senior

Center and join us for a carol sing along, led by the Brown Family. Bring a friend and sing some of your favorite, classic Christmas carols. Friday, Dec. 23 at 12:30 p.m. The Lynden Community/Senior Center is at 401 Grover St. For more information, call (360) 354-2921 or email info@lyndencommunitycenter.org.  
**Dec. 29**  
**December birthday party**

If you were born in December, the Lynden Community/Senior Center wants to celebrate you on Thursday, See **December** on 11

**AA Right- Steve Kure**

**Lock Service**

- Lock-Outs: Home/Auto/Mailbox
- Mailbox Locks Replaced
- Car Transponder Keys Copied

**Tree Service**

- Take Down & Limbing

**(360) 733-0648**

Serving Sudden Valley for 37 years. Cont. # AARIG\*\*066BD

**Sudden Valley Golf Club**

**2023 Memberships Are On Sale Now!**

**Sudden Valley Golf Club  
Golf Program Information  
360-734-6435  
or Toll Free 855-506-2219  
www.suddenvalleygolfcourse.com**

Buy a 2023 Membership now and get the last month of 2022 **FREE!**

No matter how often you play, there is a membership that is right for you!

**Full Member Privileges**

- Unlimited Golf • Unlimited Range Balls • Preferred Tee Times •
- Handicap Service • Locker Service • Golf Tournaments •
- Limited Reciprocal Privileges at Area Private Clubs •
- Golf Shop Discount • Social Events •

**Full Membership Rates**

Property Owners	Annual	Monthly	Non-Property Owners	Annual	Monthly
Single	\$2,000	\$170	Single	\$2,200	\$185
Couple	\$3,000	\$250	Couple	\$3,300	\$275
Family of 3+	\$3,200	\$270	Family of 3+	\$3,520	\$295
Young Family (children 15 or younger)			Young Family (children 15 or younger)		
After Noon Play	\$1,400	\$120	After Noon Play	\$1,550	\$135
Senior Limited (62 & up, M-F)	\$1,450	\$125	Senior Limited (62 & up, M-F)	\$1,540	\$135
Intermediate (Ages 18 - 28)	\$1,000	\$85	Intermediate (Ages 18 - 28)	\$1,100	\$95
Junior (17 and Younger)	\$275	\$25	Junior (17 and Younger)	\$325	\$28

**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: \$485 / year - \$41 / 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: \$130 / year (\$140 / year with GHIN Handicap Service)**



**CLEANING WITH CARE BY MICHELE**  
Residential, Commercial, Apartments  
**Michele Hurley**  
360-306-7078 • Cleaningwithcarebymichele@gmail.com  
Licensed, Bonded & Insured

SALES • SERVICE • INSTALLATION

BARRON

HEATING AIR CONDITIONING

VISIT OUR WARM SHOWROOM

FURNACES • HEAT PUMPS • BOILERS  
RADIANT FLOOR HEATING  
AIR CONDITIONING • DUCT CLEANING  
WOOD, GAS & PELLET STOVES  
SPAS AND ACCESSORIES

360-676-1131

5100 Pacific Highway Ferndale, WA



**SVCA Annual General Meeting**

Accumulated Totals Report

Date of Election: November 5, 2022

Total Ballots Counted: 1097

Measure 1 (Budget) - Vote for one

Response	Frequency	Percent	Valid Percent
Approve	738	67.27	71.30
Reject	297	27.07	28.70
<b>Total Valid</b>	<b>1035</b>	<b>94.35</b>	<b>100.00</b>
No Response (Undervotes)	61	5.56	
Multiple Responses (Overvotes)	1	0.09	
<b>Total</b>	<b>1097</b>	<b>100.00</b>	

Measure 2 (Bylaw Amendment - New Section 25) - Vote for one

Response	Frequency	Percent	Valid Percent
Yes	756	68.92	70.26
No	320	29.17	29.74
<b>Total Valid</b>	<b>1076</b>	<b>98.09</b>	<b>100.00</b>
No Response (Undervotes)	20	1.82	
Multiple Responses (Overvotes)	1	0.09	
<b>Total</b>	<b>1097</b>	<b>100.00</b>	

Measure 3 (Bylaw Amendment - Petition Requirements) - Vote for one

Response	Frequency	Percent	Valid Percent
Yes	758	69.10	71.58
No	301	27.44	28.42
<b>Total Valid</b>	<b>1059</b>	<b>96.54</b>	<b>100.00</b>
No Response (Undervotes)	38	3.46	
<b>Total</b>	<b>1097</b>	<b>100.00</b>	



*[Handwritten Signature]*

11/5/2022 1:57:09 PM

Page 1

**SVCA Annual General Meeting**

Accumulated Totals Report

Date of Election: November 5, 2022

Total Ballots Counted: 1097

Board of Directors - Choose no more than five

Response	Frequency	Percent	Valid Percent
Stu Mitchell	674	61.44	62.47
Andrew A. J. Tischleder	537	48.95	49.77
Linda A. Bradley	523	47.68	48.47
Nancy Alyanak	458	41.75	42.45
Asia Marie Andrade	457	41.66	42.35
Laurie Michelle Robinson	447	40.75	41.43
Andy B. Glover	438	39.93	40.59
Kate Quigg	422	38.47	39.11
Morgan Libby	405	36.92	37.53
Tara Elizabeth De Veaux	329	29.99	30.49
Sandi Hirsch Mitchell	287	26.16	26.60
<b>Total Valid</b>	<b>1079</b>	<b>98.36</b>	<b>100.00</b>
No Response (Undervotes)	17	1.55	
Multiple Responses (Overvotes)	1	0.09	
<b>Total</b>	<b>1097</b>	<b>100.00</b>	

N&E Committee - Vote for one

Response	Frequency	Percent	Valid Percent
Gail Chiarello	784	71.47	100.00
<b>Total Valid</b>	<b>784</b>	<b>71.47</b>	<b>100.00</b>
No Response (Undervotes)	313	28.53	
<b>Total</b>	<b>1097</b>	<b>100.00</b>	

ACC Committee - Vote for one

Response	Frequency	Percent	Valid Percent
Daniel Rodriguez	722	65.82	100.00
<b>Total Valid</b>	<b>722</b>	<b>65.82</b>	<b>100.00</b>
No Response (Undervotes)	375	34.18	
<b>Total</b>	<b>1097</b>	<b>100.00</b>	



*[Handwritten Signature]*

11/5/2022 1:57:09 PM

Page 2

**ETHAN TUCKER TREE CARE**

- HAZARD TREE REMOVAL • PRUNING & CARE
- CLIMBING WORK/LIMBING • TREE FELLING & CUTTING
- BRUSH & INVASIVE PLANT REMOVAL • FIRE SAFETY CLEARING



**FREE ESTIMATES**

Licensed and Insured

WA lic. #602613769 ISA# PN-5447A Lic#ETHANTT907N7

PLEASE CALL 360-298-0903

ethantuckertreecare@gmail.com

**Sudden Valley Happenings**

Continued from 5

**TBD Finance Committee**

The Finance Committee typically meets the third Wednesday of the month, but may change that schedule and may have additional meetings.

Meets quarterly from 10 a.m. to noon at the Dance Barn café on the second Saturday of January, April, July and October. For more information visit valleyartsgroup.org.

**Nominations and Elections Committee**

The Nominations and Elections (N&E) Committee typically meets the fourth Monday of the month.

**Sudden Valley ALANON**

Group meets on Zoom and in person in the South Whatcom County Library Meeting Room. Friday book study group from 8:30-9 a.m., then group session from 9-10 a.m. Visit <https://wa-al-anon.org/locations/sudden-valley-south-whatcom-library-building> for more information.

**Document Review Committee**

The DRC currently does not have a regular schedule. Check the calendar page at SuddenValley.com for more information.

**Sudden Valley AA**

Two in person meetings per week; Saturday 9-10 a.m., Tuesday 6-7 p.m. South Whatcom County Library Meeting Room. Zoom meetings on Thursdays. Email [suddenvalleyaa@gmail.com](mailto:suddenvalleyaa@gmail.com) for details.

**Long-Range Planning Committee**

The LRPC normally meets on the last Tuesday of the month at 6 p.m.

**Community clubs Valley Arts Group**

*SIGN UP FOR*  
**Sudden Valley eBlasts**

Receive weekly announcements, news, and alerts from SVCA via email.

*Scan the code below to sign up!*

(You can unsubscribe at any time.)



**MJD CONSTRUCTION**  
RESIDENTIAL AND COMMERCIAL  
LIC #MJCOCL807BP  
**SANTIAGO CORREA**  
**360-770-8117**  
*Sudden Valley Local!*

INTERIOR/EXTERIOR PAINTING  
LANDSCAPING | STONE  
TILE INSTALLATION  
DRYWALL/TAPING  
SIDING | FENCE | ROOFING  
[MJDCONSTRUCTION1@HOTMAIL.COM](mailto:MJDCONSTRUCTION1@HOTMAIL.COM)





# CLASSIFIEDS

To place a classified ad, please email [mitze@lyndentribune.com](mailto:mitze@lyndentribune.com) or call (360) 354-4444.

Deadline: 23rd of each month  
Monthly Rates: \$15 per column inch

**GOOD NEIGHBOR GARDENING**  
December = A Great Month to Plant!  
Design/Redesign; Pruning; Clean-Ups;  
Curb Appeal and Maintenance For Your Home,  
a "For Sale" Home, Second Home, Rental  
Check me out on FACEBOOK  
f Contact Terry 360-671-7369

**PRESSURE WASHING & DUMP RUNS**  
Pressure Washing of Decks, Rock Work, Driveways,  
Roofs, Gutters, Sidewalks, Houses  
Dump Runs/Haul Away of Household & Yard Debris  
Call now to set up an appointment!  
360-312-8409

Need help taking down  
and putting away  
Christmas decorations  
on or about Jan. 14, 2023.  
Willing to pay \$40/hour.  
Call (360) 527-3142.

**VACANT LOTS WANTED!**  
I continually have buyers looking for quality vacant lots  
in Sudden Valley. Contact me for a market evaluation.  
 **RE/MAX**  
WHATCOM COUNTY, INC.  
Greg Paul  
360-739-7354  
GregPaul@Remax.net

**LAWN MOWING & LANDSCAPING**  
Mowing, Hedge Trimming, Pruning,  
Limbing, Tree Work, Weeding,  
Hauling of Gravel, Mulch & Dirt  
Flagstone & Paver Installation  
CALL or TEXT 360-318-5426

**ELITE LANDSCAPE & MINI-EXCAVATION LLC**  
Landscaping Clean Ups • Mowing • Pruning  
Weeding • Landscape Installation • Mulch • Gravel  
Dirt • Dump Runs • Pressure Washing • More!  
360-296-4824 #ELITELM817BB  
www.EliteLandscapeExcavation.com

Please  
Recycle  
this Paper.

## 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 Develop-

ment  
LRPC - Long Range Planning Committee  
LWPG - Lake Whatcom Policy Group  
LWWSD - 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 Li-

brary 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

**Patron Appreciation Day at South Whatcom Library**  
Join us at the South Whatcom Library Saturday, Dec. 31 from 1-4 p.m. for our Patron Appreciation Day sweet potluck. Bring a baked treat to contribute or just enjoy the hot cider and goodies outside of the library; we would love to see you.  
wcls.libcal.com  
Patron Appreciation Day - Events - Whatcom County Library System (libcal.com).

## December

Continued from 9  
Dec. 29 from 12:30 p.m.-1 p.m. Join us after lunch for a special dessert and time of celebration. We celebrate the birthdays for each month on the last Thursday of the month, so make sure to join us when it's your birthday. The Lynden Community/Senior Center is at 401 Grover St. For more information, call (360) 354-2921 or email [info@lyndencommunitycenter.org](mailto:info@lyndencommunitycenter.org).

the old and look forward to the new. Friday, Dec. 30 at 12:30 p.m., countdown and sparkling cider at 1 p.m. The Lynden Community/Senior Center is at 401 Grover St. For more information, call (360) 354-2921 or email [info@lyndencommunitycenter.org](mailto:info@lyndencommunitycenter.org).

**Dec. 30 New Year's Adam party**  
What comes before New Year's Day? New Year's Eve. And what came before Eve? That's right, Adam. Join the Lynden Community/Senior Center on the new year's Adam and ring in the new years with old friends. Enjoy some snacks, games, live music, and time to remember

**SUDDEN VALLEY Pet of the MONTH**  
  
Lil' Roo  
This month's pet of the month is Lil' Roo, submitted by Willadee Worthington King. Lil'Roo is a true PNW pup. She's an adventurous Norwich Terrier that loves hiking & paddle boarding with her pawrents. She loves giving lots of kisses and cheese is her favorite treat.  
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 [communications@suddenvalley.com](mailto:communications@suddenvalley.com)

THE SUDDEN VALLEY Pet of the MONTH IS SPONSORED BY:  
**PETSTOP**  
Locally Owned Since 1993  
1941 Lake Whatcom Blvd, Bellingham, 98229  
(360) 389-5749  
[www.petstopinfo.net/Petstop-Sudden-Valley](http://www.petstopinfo.net/Petstop-Sudden-Valley)  
Hours: Tuesday-Saturday 11am-7pm,  
Closed Sunday & Monday  
**10% OFF** Entire Purchase With Coupon  
One coupon per customer. Coupon cannot be combined with any other discounts.

**Many New Homes Under Construction - Contact Greg Paul For Details!**

**Recently Pended:**  
- 21 Windward Drive \$749,900  
**Recently Sold:**  
- 3 Wisteria Lane \$659,900  
- 13 Pinto Creek Lane \$655,500

**GREG PAUL**  
• The Top Producer in Unit Sales in Sudden Valley  
• Experienced Negotiation Skills  
• Strong Online Presence  
• Knowledgeable in the Amenities, Services, Regulations & Structure of Sudden Valley  
360-739-7354  
[www.DiscoverSuddenValley.com](http://www.DiscoverSuddenValley.com)

**John Maurer, NMLS 487494**  
• Down payment grant up to 3% program  
• USDA zero-down mortgages  
• Renovation loans • New construction  
• Sudden Valley resident  
• 30+ years lending experience  
(360) 223-9297  
[John.Maurer@movement.com](mailto:John.Maurer@movement.com)

**RE/MAX** WHATCOM COUNTY, INC.  
**MOVEMENTMORTGAGE**



# 2022 Holiday Coloring Contest



**Enter to win a \$25 Amazon Gift Card.**  
**Winners will be chosen from 2 age groups! 6 & under, and 7-12.**  
**Drop off at the Welcome Center by Friday, December 30th.**

Child's Name: \_\_\_\_\_ Phone #: \_\_\_\_\_  
 Address: \_\_\_\_\_ Email: \_\_\_\_\_

 **HAPPY HOLIDAYS & MERRY CHRISTMAS** 



**WE'VE MOVED!**  
 Please visit us at

1200 Lakeway Drive, Unit #2  
 Bellingham, WA 98229  
**360-733-3700**  
 www.sunmarkproperties.com  
 email: sunmarkproperties@msn.com

**TRUST YOUR LOCAL SALES OFFICE!**



John Kelleher  
Broker



Jackie Ryan  
Designated Broker



Vadim Kotsyuba  
Broker



Azam Nader  
Broker

**SUDDEN VALLEY HOUSES & CONDOS Rental Listings**

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

- Grand View Lane** 4 bedroom, 3 baths, available Jan. 1st, 2023. Rent \$2800
- 1 bedroom** 1.5 bath loft condo on golf course, recently remodeled. Rent \$1650
- 3 bedroom** 2.5 bath Puget area Bellingham, available Feb. 1st, 2023. Rent \$3200

**SUDDEN VALLEY VACANT LOTS**

- 20 Sparrow Ct. (Gate 2).....\$109,000
- Semiahmoo-** 5487 Wood Duck Lp (Bay View Lot).....\$349,000

 <p>Waterfront commercial/residential 3.5 acres (1 acre commercial, 2.5 acres residential). Situated on Lake Louise at Gate 2. Building has housed a real estate office for 50+ years; 8 offices, reception area, LR w/fireplace, 3 bathrooms &amp; large conference room w/deck on 2nd floor overlooking the lake. View of Lake Louise from every office. Lots of parking &amp; room for expansion. <b>\$1,527,750</b></p>	 <p>Golf course views from this 4 bdrm, 3.5 ba home. Vaulted ceilings, eat-in kitchen plus formal dining room, wood burning fireplace. Spacious master suite with his &amp; hers walk-in closets and huge walk-in shower. Trex decking and oversized 2-car garage. Central vacuum and new exterior paint. All appliances included. Prime location within short walking distance to Sudden Valley amenities. <b>\$739,000</b></p>	 <p>Panoramic View of Lake Whatcom with assigned boat slip great vacation home or permit resident. 2 bedrooms with carport and storage. Fully fenced yard. Don't miss this great chance to check this out. <b>\$358,000</b></p>
 <p>Private Setting. Open floor plan w/vaulted ceiling. 3 bdrm, 2.5 ba home backed to unbuildable wildlife. Hardwood floors &amp; deck off dining area overlooking nature preserve. Large family room in lower floor w/full bath. 2-car garage. Enjoy Sudden Valley amenities, golf course, trails, spa, fitness center, parks, marina, beaches, tennis and 24/7 Security. <b>\$530,000</b></p>	 <p>Enjoy a great view of the Cascades from this 4 bedroom, 2.5 bath home with privacy on both levels and located on a quiet cul-de-sac. This home has an open floor plan with vaulted ceiling. Master on the main floor with a large family room on the lower level. Fenced backyard and large 2-car garage. <b>\$739,000</b></p>	 <p>Private setting. Beautifully maintained 3 bdrm 2.5 ba. Living room and dining room with 2-bdrm upper floor with 1.5 ba, master bdrm and office/4th bedroom plus family room lower floor. New roof, new Trex decking. New windows, new laminate floors. One car garage with additional workspace. <b>\$449,000</b></p>

**Are you looking for Property Management?**

*Please call us at 360-733-3700*