



SUDDEN VALLEY COMMUNITY ASSOCIATION

SUDDEN VALLEY VIEWS

December 2023

WWW.SUDDENVALLEY.COM

McLean named SVCA board president

Van de Polder named VP, Robinson treasurer, Bradley secretary

Valley Community Association Board of Directors met twice more in November.

The first of those two meetings was the Nov. 6 board organizational meeting, the second was the board's regularly scheduled meeting.

The purpose of the organizational meeting is to decide who will serve as the new board president, vice president, secretary and treasurer.

The results of the Nov. 4 election determine who

will fill open seats, not their hierarchy.

According to a draft of the Nov. 6 meeting minutes, the votes for president, vice president and treasurer each ended 5-to-4, as the board chose Keith McLean as president over AJ Tischleder, Taimi Van de Polder over Sam Shahan as vice president, and Laurie Robinson over Sonia Voldt as treasurer.

Linda Bradley was named board secretary, with no other candidate nominated.

On Nov. 16, the SVCA board officially accepted the 2023 certification of the Nov. 4 election.

The board also made official its director appointments for the upcoming year. For the long range planning committee, AJ Tischleder will serve as chair, Sam Shahan as second director.

For the document review committee, Linda Bradley will serve as chair, Taimi Van de Polder as second director.

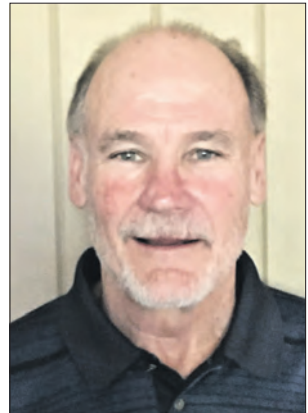
For the finance com-

mittee, Laurie Robinson will serve as chair, Stuart Mitchell as second director.

In new business, the SVCA board unanimously approved an \$85K allocation from Roads for the 2023 fast response for unforeseen drainage issues project.

According to draft minutes from the board's Nov. 16 meeting, Maintenance and Facilities Manager Mike Brock will manage

See **SVCA** on 7



Keith McLean
SVCA board president

By **Bill Helm**
Editor

SUDDEN VALLEY — After its Nov. 4 annual general meeting, the Sudden

National Weather System issues flood watch alert

As part of normal operations, staff at the Whatcom County Sheriff's Office Division of Emergency Management (DEM) is monitoring weather conditions and potential impact.

In addition, we prepare in many ways, including but not limited to these:

- Monitor local, national, international and cross-border weather forecast resources
- Participate in National Weather Service (NWS) briefings
- Monitor Nooksack River gauges and conditions
- Track King Tides and coastal conditions, including gale warnings
- Connect with our Emergency Management Council partners to gather and share information from the small cities and unincorporated Whatcom County, to learn of site-specific needs and resources
- Test and assess response equipment, including telecom van, radios and telecom equipment
- Test emergency notification systems
- Engage regularly with our partners

See **NWS** on 2

Get ready for snow and ice season



Dec. 21 is the official start of winter and it's time to get ready for cold temperatures, snow, and ice. Weather forecasters have told us to expect warmer and drier weather than usual, due to the effects of El Niño. (SVCA photo)

Dec. 21 is the official start of winter and it's time to get ready for cold temperatures, snow, and ice.

Weather forecasters have told us to expect warmer and drier weather than usual, due to the effects of El Niño.

But even with that in mind, it is likely that there will be snow, which can be challenging for Sudden Valley because of our many steep and winding roads.

Now is the time to prepare. SVCA's Snow Response Plan for the 2023-2024 winter season was posted to SuddenValley.com on Nov. 30 and can also be found on Sudden Valley's YouTube Channel. The plan includes maps that allow residents to identify whether the streets in their neighborhoods are classified as primary, secondary or residential, and what that means for plowing.

SVCA encourages everyone to review the plan, as it contains a lot of good information, but here are the basics:

- Weather forecasts and road conditions are monitored by SVCA's Maintenance Department. After hours, Security monitors

road conditions and notifies Maintenance as needed.

- If a storm is expected, staff work alternating shifts to provide coverage when needed.

• Salt Brine is applied to roads when freezing is expected. This helps to keep ice from forming and makes plowing, if needed, easier. Sand may also be applied if significant ice begins to form.

• When 1-3 inches of snow accumulates, plowing and sanding begins. Primary roads are cleared first, followed by secondary and then residential roads. Gravel roads are not plowed.

What should residents do during severe weather?

See **Weather** on 6

PRST STD
US Postage Paid
Lynden, WA
Permit #20

*****ECRWSS**

RESIDENTIAL CUSTOMER

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.

Sunrise on Lake Louise



The Nov. 14 sunrise on Lake Louise provides some dramatic reflections. (Morgan Libby/Sudden Valley Views)



THE WEITZEL HOME TEAM

'TIS THE SEASON TO MAKE

Holiday Magic

HAPPEN FOR A LOCAL FAMILY

Join us in spreading holiday cheer to local families with our Giving Tree!

CHOOSE A TAG FROM OUR OFFICE TREE WITH A CORRESPONDING GIFT

BUY & WRAP WITH LOVE, THEN DROP IT BACK UNDER OUR TREE BY DEC. 20



OUR ELVES WILL MAKE SURE YOUR GIFT GETS TO ITS FAMILY SAFELY

SCAN OUR QR CODE FOR MORE DETAILS ON HOW TO GET INVOLVED

DECEMBER 1-20
1937 LAKE WHATCOM BLVD.
BELLINGHAM, WA 98229








360-312-5151 | wesellsuddenvalley.com

NWS: DEM monitors weather conditions and potential impact

Continued from 1

at the Bellingham Fire Department Office of Emergency Management

- Update and share information publicly via WhatcomReady.org (in partnership with the City of Bellingham) and the Whatcom Ready Facebook page (which is accessible to all, not just those with Facebook accounts)
- Provide information and respond to requests for information from local news media

- Update the Incident Information line, (360) 738-4551


• Adjust staffing for nimble response over the weekend if weather conditions should change dramatically


As conditions evolve, DEM responds accordingly and communicates updates. For more information, contact Whatcom County Sheriff's Office Division of Emergency Management Public Information Officer acloud@co.whatcom.wa.us.

EARN UP TO

10x

NATIONAL AVERAGE*





High Yield Plus Savings Account

4.50% APY

on balances over \$50,000**

INSURED BY NCUA

wecu.com/high-yield

*The national average savings account interest rate is reported by the FDIC (as of September 19, 2023) as the average annual percentage yield (APY) for savings accounts. **APY = Annual Percentage Yield. 0.76% APY on balances \$0-\$50,000, 4.50% APY on balances over \$50,000. A Spend Plus Checking account is required to receive the highest rate. Must be tax reporting owner on both accounts. Minimum balance of \$1 is required to open. Fees could reduce earnings. APY is accurate as of October 18, 2023.

AROUND THE VALLEY

Wet, windy November kept maintenance staff busy

November was wet and windy, keeping Maintenance staff busy with clean up and repairs. The challenging weather did not keep Golf from exceeding its planned revenue number for the month, however, and Turf Care forged ahead on their annual repair and service priorities.

Despite the weather, the Annual General Meeting and Holiday Fair were well-attended and usage of the Fitness Center and other Community Center facilities continues to grow.

Administration Activity Summary

- Supported orientation of new Board of Directors.
- Upgraded internet services at all SVCA locations.
- Hired a new HelpDesk Specialist.
- Completed Open Enrollment for 2023 Healthcare benefits with staff.

Successes

- Open Enrollment was completed on time, with 100% participation!

Planned Work

- Continued work on website.
- Selection of ticketing system software.
- Update website with 2024 dates and activities.

Accounting

Activity Summary

- Continued routine work to maintain monthly financial schedule; September financials completed.
- Established new Executives as bank signatories.

Successes

- Supported on-time completion of Open Enrollment.

Planned Work

- Begin planning for year-end close outs.
- Input approved 2024 budget.

Golf

Activity Summary

- Hosted second and third winter series events with strong participation (120/112 players).
- Booked a small outing for May 2024.
- Trained new staff on website updating and eblast creation.
- Updated monthly revenue spreadsheets and sent reports to accounting dept.
- Completed capital funding request for 10 additional golf carts.
- Met with Golf Club to plan 2024 event schedule.
- Composed and distributed

annual membership renewal letter.

- Promoted and began final prep for December winter series event.
- Planned, promoted and coordinated Black Friday sale.
- Began transition to new credit card processing system.
- Worked with Larson Gross to fix computer issues associated with transition to upgraded network.
- Began planning capital spending for 2024.
- Interviewed a potential candidate for 1st Assistant position.
- Made inquiries regarding cost and availability of new netting for back of driving range.
- Developed a strategy for both short and long term cart path repair.

Successes

- Maintaining strong October & November revenue despite sub-optimal weather.
- Demand for 2024 outings seems strong.

Planned Work

- Continue the process of re-booking 2023 outings for 2024.
- Promote upcoming Winter Series event.
- Host fourth winter series event.

Turfcare

Activity Summary

- Fairway aerating and top-dressing well underway.
- Sprinkler head cleaning almost complete.
- While cleaning off sprinkler heads the crew is exposing drainage catch basins to be flushed out.
- Participated in training on current snow clearing equipment and the 2023-24 snow response plan.
- Extensive cleanup of area around Lake Louise dam gate and removal of unwanted vegetation along dam face completed.
- Submitted annual report to State regarding condition of Lake Louise dam, which is in good standing.
- Extensive wind event on Nov. 11 weekend caused a few trees fall on the golf course which have since been cleaned up.
- Turfcare yard and building cleanup completed.
- Water system to Community Garden shut down for the season.
- Seasonal mowing equipment teardown repair and maintenance well underway.
- Exposed collapsed golf course drain between No. 2 and No. 3 holes. Preparations to repair are underway.

• Exposed and flushed No. 13 Putting green drain.

- Re-edging sand traps under-way.
- Annual maintenance of 21 Irrigation system Satellite boxes completed. These satellite boxes contain sensitive operating electronic components that require good cleaning annually to ensure their continued operation.
- November rainfall was higher than average (11/1-29: 6.94 inches)

Successes

- Lime application on all putting greens completed.
- All projected work completed, or on schedule.
- Beginning to see improvement to No. 15 Green from the tree limbing work done behind the green last winter exposing more sunlight and wind movement to the turf.

Planned Work

- Fairway aerating and sand topdressing to continue.
- Extensive drainage flushing and repair throughout the course to begin.
- Mulching blackberry vegetation control throughout the perimeters of the course to start.
- Considering moving weather station to a more prominent location to truly reflect wind conditions on the golf course and surrounds. As it stands now, the station records rain and temperatures correctly but not wind speeds as it's in a sheltered location.

Maintenance

Activity Summary

- Continued stormwater drainage evaluation & improvement work.
- Replaced lights in Clubhouse storage room.
- Supplied electrical service and installed lights for trunk or treat event and assisted with cleanup.
- Secured bookshelves and replaced several vent covers in the Rec Center.
- Removed hazard trees along Tumbling Water Drive.
- Repaired two more roof vents on Barn 8.
- Repaired hot water tank in the Guard Shack.
- Removed fallen trees from Strawberry Falls Trail, Lake Louise Trail, and Beaver Ridge Park Trail.
- Repaired door at Hole 14 Bathroom and removed broken faucet.
- Facilitated repair of security cameras.

• Repaired ball joints on sweeper attachment for 906 loader.

- Installed brine tank on OP-24.
- Closed Southern Court for winter season.
- Winterized outdoor faucets.
- Closed and winterized AM/PM Park bathrooms for the season.
- Updated snow plan and held pre-season training for Maintenance and Turfcare staff.
- Maintenance staff attended brine procurement and application training.
- A windstorm downed trees and limbs throughout SVCA, maintenance crews worked overtime during the storm event and spent a full week cleaning tree debris from roadways and ditches.
- Repaired concrete floor in Barn 8 Sunshine Room.
- Repaired woodchipper.
- Serviced OP-26 and replaced fan motor.
- Repaired a dry slip space at the Marina.
- Repaired two street signs that were damaged by vehicles.
- Disconnected wall heaters in the Welcome Center and adjusted HVAC system.
- Supplied power source and assisted with booth layout for craft fair at Barn 8.
- Filled potholes on Marigold Dr.
- New gas furnaces were installed in the Dance Barn.
- Street sweeping in progress.

Successes

- Good progress made on

completing drainage improvement projects.

- Backhoe repairs will be completed next week.

Planned Work

- Install studded snow tires on OP-24.
- Repair swing set chains at Gate 5 Park.
- Maintenance shop remodel preparation.
- WRS scheduled to be on site next week for asphalt repairs, weather permitting.
- Evaluate outdoor electrical at Guard Shack.
- Replace bulb in lower golf course parking area.
- Install exterior outlet on Hole 7 bathroom for Christmas lights
- Install roadside markers for winter plowing
- Continue drainage work in conjunction with Stremler Gravel

Recreation

Activity Summary

- Conducted safety review of Rec Center facilities and worked with Maintenance to complete several small repairs.
- Updating access card system to include waiver information.
- Continue to hire and onboard new employees.
- Updating Community Center Handbook.

Successes

- Continued increase in gym users.

Planned Work

- Preparing for 2024 marine rental renewals.



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.



Through Dec. 16 Winterfest

Fairhaven's Winterfest at Historic Fairhaven Village, 1207 10th St., Bellingham. Highlights include visit with Santa at Fairhaven Village Inn from noon to 3 p.m., free carriage rides (pick up and drop off at Fairhaven Village Inn) from noon to 3 p.m., entertainment on the Village Green from 3-5 p.m., Winterfest Art Walk from 4-7 p.m. Schedule of events at enjoyfairhaven.com/events.

Through Dec. 24

Holiday Festival of the Arts
Start this beautiful holiday season off with Allied Arts 44th Annual Holiday Festival of the Arts. 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. It is the perfect way to kick off the holidays and great fun for everyone. From fragrant handcrafted soaps to

homemade sweet treats, there will be something for everyone on Santa's list. Fill your weekends with live local music, artist demos, and workshops. Bring the kids in for free and enjoy fun, family art projects. More information at alliedarts.org.



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

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.

The 'proper course of action'

Dear SVCA Directors,

Thank you for referring the Ice Barn replacement issue to the members for an advisory vote. That was the proper course of action for such a major expenditure. However, I am disappointed that the full range of action alternatives may not have been seriously considered.

If the Ice Barn is to be replaced with another structure, of comparable size, I strongly urge you to seriously (re)consider the most superior alternative location for any replacement structure: the current parking lot area adjacent to the golf course.

Please imagine and visualize a new pavilion structure that fronts on the golf course, with lake and mountain views. The high gable end of the new structure could even have a scenic view mezzanine level facing Stewart Mountain. We inherited the barns in their present locations, but that doesn't mean that we need to limit our vision for the future. Why wouldn't we reconsider any previous concepts about what is doable? Moving the footprint of the new pavilion would deliver a far superior product that would be the highest and best use for the site.

I very much appreciate your reply to my earlier email about this subject, and I would like to address a concern that was raised: the road to the current barns parking lot and beyond to the Adult Center Library. Roads can be realigned.

After closely examining the existing grades, slopes, topography, and property lines, it is clear to me that Barn View Court could easily be realigned to the Ice Barn parking level - without any change of road grade - to terminate at about the northeast corner of the existing Ice Barn which would allow the Library access road to be easily re-routed to behind a new structure that fronts on the golf course.

Do we want a new structure that looks out on an ugly parking lot, or do we want to upgrade to a beautiful view that all will enjoy for years to come and that best showcases Sudden Valley? Will we build in haste, regret in leisure?

Apologies to Wendy's, but hey, BOD, "Where's the vision?!" Has SVCA hired an architect to envision and present the full range of alternatives for this project?

I've thought about these SV issues for 45 years, and I sure hope that I won't be yet again disappointed that SVCA didn't take the opportunity to think more creatively about what our best future could be.

Please consider relocating the Ice Barn replacement structure so that it fronts on the golf course. Barn View Court can be easily realigned to continue easy access to the Library. Additionally, the main parking lot would be closer to the Dance Barn, the upper level barn loop parking would be retained, and the unsightly main parking would then be screened out of sight of the homes above.

Let's do it best.

Forest Cat
Sudden Valley

Sudden Valley could be a 'great wildlife refuge'

Editor,

In the June edition of the Views, you reported on a fish survey in Austin Creek, with a promise to follow up with results the next month. That report never appeared.

I understand that space is very limited and more newsworthy events such as elections and forest fires take precedence. Nonetheless, I'd love to hear the results and hope you can give me contact information about that survey if the report will not be published.

I'm an avid nature lover and I've seen Kingfishers taking fish from that creek. But even more interesting, in the November issue

you published a photo with the accompanying text, "Can salmon run in Austin Creek again?"

Well, there's no need to wait. They're already back.

About 10 days before Thanksgiving I saw between 12-15 Kokanee nesting in the creek, and a week later I was told about more fish nearby. I saw four or five Kokanee at the second site, in the distinctive red breeding color or already beginning to waste away after laying eggs.

No doubt there are more in other nesting areas that are harder to observe.

After the first Kokanee spotting I dropped in at the Sudden Valley offices to inquire about volunteering to try to fight the Fragrant Water Lily infestation in Lake Louise. There I ran into the Maintenance Superintendent, Mike Brock, who graciously shared at least 20 minutes of his time with me, answering my questions about lily eradication, the status of the beavers that live in Austin Creek and the lake, and the fish.

He promised to pass the word on to the head of golf course maintenance about the Kokanee, so hopefully they will take any necessary steps to keep chemicals out of the water.

On the down side, sometime last fall the golf course crew eradicated all of the brush that used to surround the water feature bounded by holes 5, 6 and 7. That brush was great habitat for a lot of smaller bird species. I hope the management will give more thought to wildlife habitat in future landscaping choices.

Sudden Valley has the potential to be a great wildlife refuge if we give those animals a chance. We could let tree cover develop along the streams, allow the beavers to thrive, and try to beat back invasive species such as the water lilies and English Ivy. Or better yet, never introduce them in the first place. If we do, things will be even better than they are now.

Bryan Burke
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 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.



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

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: Keith McLean; Vice President: Taimi Van De Polder; Secretary: Linda Bradley; Treasurer: Laurie Robinson; Members: Joshua Bowens, Sam Shahan, Stu Mitchell, Andrew Tischleder and Sonia Voldt.
ACC Chair: Daniel Rodriguez; N&E Chair: Rob Gibbs

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: TBD, 360-354-4444, ext. 23; email@lyndentribune.com

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.



Santa Claus says Happy Holidays to everyone!



BPD asking additional victims of sexual assault to come forward

BELLINGHAM — Bellingham Police Department is seeking the public's help in identifying potential victims of rape.

According to a Nov. 30 press release, Bellingham police recently took 27-year-old Julio C. Ortiz-Ortiz of Bellingham into custody based on probable cause for attempted rape in the second degree, and unlawful imprisonment with sexual motivation, stemming from an incident occurring on Nov. 18.

Ortiz-Ortiz was booked into the Whatcom County Jail following his arrest.

According to Bellingham police, it "is likely there are more victims, locally in Bellingham, and potentially in nearby cities, to include Seattle."

"We are concerned for Bellingham's vulnerable population. To best protect our community, we need help from the public to better identify the scope of what we are dealing with," Bellingham Police Chief Rebecca Mertz said. "We are providing the community with Ortiz-Ortiz's photo to see if there are additional victims.

It is an extreme injustice when a person's existing vulnerabilities expose them to victimization and predatory behavior."

Victims are believed to be vulnerable men, such as those who are experiencing homelessness, or men incapacitated by alcohol and/or other substances, Bellingham police reported.

Ortiz-Ortiz is known to have picked up victims in a black, two-door, extended-cab Toyota Tacoma with a stainless-steel storage bench in the open bed.

The Washington license plate on the vehicle is C24711N. The vehicle is currently impounded by Bellingham Police Department.

Ortiz-Ortiz is approximately 5-foot 7-inches tall and approximately 260 pounds. He has long dark wavy hair, brown eyes, and a dark complexion. Ortiz-Ortiz is fluent in both English and Spanish.

Anyone with any information concerning incidents of sexual assault, or similar incidents, involving Ortiz-Ortiz, should call the non-emergency dispatch line

at 360-676-6911.

If you or someone you know is experiencing domestic violence or sexual assault, you can contact the following local resources for

free, confidential support:

- Lummi Victims of Crime, 360-312-2015
- Domestic Violence & Sexual Assault Services, 360-715-1563

- WWU CASAS, 360-650-3700
- Brigid Collins Family Support Center 360-734-4616.

-- Bellingham Police Department

THE RIGHT AGENT CAN LEAD THE WAY

<p style="font-size: 8px; margin: 0;">SOMMER NYTE Branch Manager 360.389.1671</p>	<p style="font-size: 8px; margin: 0;">GREG PAUL 360.739.7354</p>	<p style="font-size: 8px; margin: 0; background-color: black; color: white; padding: 2px;">LAKE VIEWS</p> <p style="font-size: 8px; margin: 0;">17 SANWICK POINT CT \$1,450,000 • 2,968 SQFT</p>	<p style="font-size: 8px; margin: 0; background-color: black; color: white; padding: 2px;">49 LAKE LOUISE DR \$749,900 • 2,504 SQFT</p>
<p style="font-size: 8px; margin: 0;">CARMEN ANDREW 360.746.3493</p>	<p style="font-size: 8px; margin: 0;">TRACY HINOJOSA 360.728.1978</p>	<p style="font-size: 8px; margin: 0; background-color: black; color: white; padding: 2px;">MOUNTAIN ESCAPE</p> <p style="font-size: 8px; margin: 0;">17 RIVERSIDE DR \$185,000 • 480 SQFT</p>	<p style="font-size: 8px; margin: 0; background-color: black; color: white; padding: 2px;">NEW CONSTRUCTION</p> <p style="font-size: 8px; margin: 0;">14 SUNFLOWER CIRCLE \$998,500 • 3,029 SQFT LOT</p>
<p style="font-size: 8px; margin: 0;">SYDNEY WEITZEL 206.475.2966</p>	<p style="font-size: 8px; margin: 0;">TAYSIA SEILER 360.207.4241</p>	<p style="font-size: 8px; margin: 0; background-color: black; color: white; padding: 2px;">2618 VINING PL \$729,900 • 1,812 SQFT</p>	<p style="font-size: 8px; margin: 0; background-color: black; color: white; padding: 2px;">21 HAWKS HILL PL \$1,050,000 • 3,333 SQFT</p>
<p style="font-size: 8px; margin: 0;">MARY NOE 360.647.4994</p>	<p style="font-size: 8px; margin: 0;">CORBY WORLINE 360.762.5202</p>	<p style="font-size: 8px; margin: 0; background-color: black; color: white; padding: 2px;">17 INLET CIRCLE \$1,099,000 • 2,919 SQFT</p>	<p style="font-size: 8px; margin: 0; background-color: black; color: white; padding: 2px;">500 DARBY DR #113 \$399,000 • 1,330 SQFT</p>
<p style="font-size: 8px; margin: 0; background-color: black; color: white; padding: 2px;">11 BLACK BEAR CT #B \$36,000 • 6,512 SQFT LOT</p>		<p style="font-size: 8px; margin: 0;">1937 Lake Whatcom Blvd., Bellingham, WA 98229</p> <p style="font-size: 12px; margin: 0; font-weight: bold;">360-647-5050</p> <p style="font-size: 12px; margin: 0; font-weight: bold;">1-888-785-5712</p> <p style="font-size: 8px; margin: 0;">A branch office of RE/MAX Whatcom County. Each office is independently owned and operated.</p>	

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

WEEKDAYS		SATURDAYS NEXT PAGE	SUNDAYS NEXT PAGE
512 Sudden Valley		512 DOWNTOWN	
LEAVE B'ham Station 1	Lakeway & Lincoln 2	Lakeway & Woburn 3	Lakeway & Electric 4
6:40	6:44	6:46	6:48
7:40	7:44	7:46	7:48
8:40	8:44	8:46	8:48
9:40	9:44	9:46	9:48
10:40	10:44	10:46	10:48
11:40	11:44	11:46	11:48
12:40	12:44	12:46	12:48
1:40	1:44	1:46	1:48
2:40	2:44	2:46	2:48
3:40	3:44	3:46	3:48
4:40	4:44	4:46	4:48
5:40	5:44	5:46	5:48
6:40	6:44	6:46	6:48
7:40	7:44	7:46	7:48
8:40	8:44	8:46	8:48
9:40*	9:44	9:46	9:48

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



SATURDAYS	
512 Sudden Valley	512 DOWNTOWN
LEAVE B'ham Station 1	Lakeway & Lincoln 2
8:40	8:44
9:40	9:44
10:40	10:44
11:40	11:44
12:40	12:44
1:40	1:44
2:40	2:44
3:40	3:44
4:40	4:44
5:40	5:44
6:40	6:44
7:40	7:44
8:40*	8:44

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

SUNDAYS	
512 Sudden Valley	512 DOWNTOWN
LEAVE B'ham Station 1	Lakeway & Lincoln 2
8:40	8:44
9:40	9:44
10:40	10:44
11:40	11:44
12:40	12:44
1:40	1:44
2:40	2:44
3:40	3:44
4:40	4:44
5:40	5:44
6:40	6:44
7:40	7:44
8:40	8:44

Find the Help You Need



WHATCOMRESOURCES.ORG

WHATCOMRESOURCES.ORG

FIND THE HELP YOU NEED
in Whatcom County

- ★ FOOD
- ★ SHELTER
- ★ CLOTHING
- ★ EMERGENCY SERVICES
- ★ CHILD/YOUTH/FAMILY SUPPORTS



Part of the
HelpMeGrow network
WASHINGTON

Weather: Get ready for snow and ice as winter starts on December 21

Continued from 1

- If you are having an emergency, call 911.
- If you see an issue on the roads, let SVCA know: during business hours call administration at 360-734-6430. After hours, call security at 360-319-8200.
- Make preparations to clear your driveway. Remember that plowing could affect your driveway entrance.
- Have supplies of sand and/or deicer on hand.
- Stay informed of winter weather and stay home when dangerous conditions are forecast.
- Create an emergency supply kit for your car and if possible, keep a full tank of gas.
- Create a home emergency

supply kit, remembering to address the specific needs of each person in the household (for example, medications) and pets also.

Following are links to some helpful information online to help you get ready for the season:

- Whatcom County's Snow Response Plan: <https://www.whatcomcounty.us/Document-Center/View/13354/SNOW-RESPONSE-PLAN>.
- Whatcom County's Snow & Ice Management Information: <https://www.whatcomcounty.us/589/Snow-and-Ice-Management>.
- Emergency Management Division - How to Build an Emergency Kit: <https://mil.wa.gov/kits>.

Home Loans

Lena Shammel
360-920-4339

Sudden Valley Resident
for 20 Years



Call or Email Today!

- Fast, Free Pre-approvals
- Over 100 5-Star Zillow Reviews
- Zero-Down Options
- Debt Consolidation
- First-time Homebuyer Programs
- VA, USDA, FHA, Conventional, Jumbo
- New Construction and Renovation Loans

EMAIL: LShammel@EvergreenHomeLoans.com
NMLS# 1236038



Sudden Valley Heroes

Sudden Valley has many unsung heroes, people who generously give their time to improve our community. One of the youngest heroes we've heard about is Gavin Gutierrez, affectionately known as Garbo Gav.

Gavin's journey into waste management began at the age of two when he received his first toy garbage truck. Since then, his passion for all things related to waste management has continued.

Whether following garbage, recycling, and compost trucks through the neighborhood or embarking on five-plus mile walks up the steepest Sudden Valley hills to clean up ditches and culverts, Gavin is dedicated to making a positive impact in the Sudden Valley community.

If you spot him while he is picking up trash alongside his parents, Gina and Evan, be sure to give a cheerful shout out to Garbo Gav. We appreciate his enthusiasm for keeping Sudden Valley litter free.

Do you know about another Sudden Valley Hero that deserves some applause? Let us know, so we can share their story.

SVCA: Keith McLean named board president

Continued from 1

this project's spending "using internal labor (and) resources, or currently contracted vendors Stremler Gravel, WRS and PNW.

In a Nov. 16 memo to the board, SVCA General Manager Jo Anne Jensen made a funding request "for enhancements to ditches, culverts, and roads that support improved drainage throughout Sudden Valley."

The following is the narrative in Jensen's memo:

"On Oct. 16, SVCA received over an inch of rain in a one-hour period. The large amount of water that was deposited by the storm overwhelmed some components of SVCA's stormwater drainage system.

"These problem areas were identified by Mike Brock, maintenance & facilities manager, and Tyler Andrews, project manager, after inspecting sites reported by residents or known to be problematic from previous storms.

"There is currently an active list of about 40 locations that need some level of work to func-

tion correctly. It is expected that additional locations will be identified this fall as future rain events take place."

Jensen continued: "With the drainage improvements completed earlier this year, it is not surprising that we are identifying new problems. The work completed to expose and clean all culverts has resulted in significant changes to the movement of stormwater throughout the Association.

"During the culvert evaluation process, 59 additional culverts were found that weren't previously mapped in the 2014 drainage plan, and an additional four culverts were found after this recent rain event. Some of these old culverts were buried by more than three feet.

"This demonstrates that as SVCA works to restore the overall drainage system to how it was originally designed, the water is going to flow quite differently than it had previously."

Jensen explained in her memo that it is not expected that the currently planned drainage work

will require spending all \$85,000 that was budgeted for 2023.

"The needed repairs will be completed by both maintenance staff and Stremler Gravel operating under their existing time and materials contract," Jensen wrote. "As a reminder, Stremler is onsite working on replacing the 2023 Culverts, SVCA Capital Code 9923.6. Stremler will only be asked to assist in this work when the task requires equipment and/or experience that is beyond SVCA's capabilities."

Also on Nov. 16, the SVCA board tabled Code of Conduct discussion until its Jan. 11 meeting.

The SVCA's next scheduled

meeting was Dec. 7. The SVCA board of directors regularly meets at 7 p.m. the second and fourth Thursday of each month at 4 Clubhouse Circle.

Agendas and minutes are

available at suddenvalley.com, as are video recordings of past meetings.

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

Anna Cleaning Service

**\$25.00
PER
HOUR**

Call or Text
360-778-9416

annacleaningservice8@gmail.com

THE **BEST** BELLINGHAM HOMES TEAM

YOUR WHATCOM & SKAGIT COUNTY
Real Estate Professionals

» Let's find your perfect space! «

Whether buying or selling, we're here to help you successfully navigate your next steps!

Call TODAY

for a **FREE** assessment, home valuation, and marketing tips for an efficient sale!

LAKE FRONT

17 SANWICK POINT COURT
4 BED • 2.5 BATH • 2,968 SQ FT
OFFERED AT \$1,500,000

PENDING

9 STRAWBERRY CANYON CT
3 BED • 1.75 BATH • 1,727 SQ FT
OFFERED AT \$450,000

CORDATA CONDO

500 DARBY DR UNIT 113
2 BED • 2 BATH • 1,330 SQ FT
OFFERED AT \$399,000

Retirement With a Reverse Mortgage Loan

We'll discuss

- Pros and Cons
- Increasing Cash Flow
- Keeping Your Home
- In-Home Healthcare
- Preserving Retirement Funds*
- Coping with Inflation
- Cash Reserves

JOIN US! Friday, December 15th
Refreshments will be served. **2:00 p.m.**

El Agave Restaurant - Sudden Valley

4 Clubhouse Circle, Bellingham, WA

RSVP to:

Mike Mitchell, mmitchell@fairwaymc.com, 360-676-9600 phone/360-685-6850 text



Mike Mitchell
Certified Reverse Mortgage Professional, CRMP, CMPS, NMLS 1179477
Office: **360-676-9611**
Cell: **360-685-6850**
Fax: **360-392-6111**
mmitchell@fairwaymc.com
fairwayreverse.com/loan-officers/mike-mitchell/
112 Prospect St., Bellingham, WA 98225



Copyright©2023 Fairway Independent Mortgage Corporation ("Fairway") NMLS#2289. 4750 S. Biltmore Lane, Madison, WI 53718, 1-866-912-4800. All rights reserved. Fairway is not affiliated with any government agencies. These materials are not from HUD or FHA and were not approved by HUD or a government agency. Reverse mortgage borrowers are required to obtain an eligibility certificate by receiving counseling sessions with a HUD-approved agency. The youngest borrower must be at least 62 years old. Monthly reverse mortgage advances may affect eligibility for some other programs. This is not an offer to enter into an agreement. Not all customers will qualify. Information, rates and programs are subject to change without notice. All products are subject to credit and property approval. Other restrictions and limitations may apply. Equal Housing Opportunity.

(360) 305-3248 • www.bestbellinghamhomes.com
RE/MAX Whatcom County • 1937 Lake Whatcom Blvd, Bellingham

Holiday market was a successful event



The Sudden Valley Holiday Market, held Nov. 11 in the dance barn, was a successful event for both the community and the vendors involved. The combination of hot cocoa, cider, and coffee provided by the Sudden Valley staff surely to the festive atmosphere for the shoppers. With over 30 vendors, attendees had a diverse range of options for their holiday shopping needs. Community events like the Holiday Market not only offer a great opportunity for local artists and crafters to showcase their products but also create a sense of togetherness and holiday spirit among residents. (Morgan Libby/Sudden Valley Views)

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.)







Through Dec. 21
Holiday Festival of the Arts
Allied Arts annual Holiday Festival of the Arts has been a Whatcom County tradition for 44 years and this year it promises to be even bigger. For the first two weeks of December, Allied Arts Gallery features a selection of holiday festival talent at our

downtown gallery, 1418 Cornwall Ave., Bellingham, as an opportunity to exhibit larger, higher-end showpieces that don't otherwise make it to the holiday festival. Art walk and opening reception is from 6-9 p.m. Friday, Dec. 1. Holiday Festival of the Arts is from Dec. 1-21, Tuesday-Saturday from 11 a.m. until 4 p.m.

Dec. 15-16
Lighted Christmas Stroll in Ferndale
Ferndale Heritage Society will host the annual Lighted Christmas Stroll through Pioneer Village from 5-8 p.m. Dec. 8-9 and Dec. 15-16. Young guests are encouraged to prewrite their letters to Santa and mail them in the Santa mailbox that will be located by the Barrett Post Office. Letter template is available on heritage website. Hot beverages will be provided onsite. Santa hasn't committed to making an appearance, but you just never know where he might be hiding. This year, there will be a seek and find the snowmen scavenger hunt challenge. Admission is free. However, donations are gladly accepted. Pioneer Park is at 2004 Cherry St., Ferndale. For more information, call 360-384-6461 or visit www.ferndaleheritagesociety.com.

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

Great Time to Consider a New Home!

- High Energy Efficiency
- Heating & Cooling
- Soaring Ceilings
- New Appliances



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



GregPaul@Remax.net



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



MOVEMENTMORTGAGE

FINANCIALS

Sudden Valley Community Association
Operations - By Department
September 1, 2023 to September 30, 2023
CURRENT MONTH

Whole \$

UNAUDITED	Actual Revenue	Revenue B / (W)	Actual Salary Benefits	Salary & Benefits B / (W)	Actual Other Expense *	Other Exp B / (W)*	Net Income / (Loss) *	Net B / (W)*
Department								
ACC / Security	3	(165)	-	10,078	45,247	(18,830)	(45,244)	(8,917)
Accounting	2,692	(908)	38,635	(915)	18,623	(8,029)	(54,566)	(9,852)
Administration	51	(91)	46,310	7,764	29,274	(13,349)	(75,533)	(5,676)
Common Costs	12,434	9,513	-	-	66,566	(13,819)	(54,132)	(4,306)
Facilities	2,912	(1,840)	-	5,286	14,372	(4,984)	(11,460)	(1,538)
Maintenance	-	(83)	42,446	(14,078)	9,851	(3,317)	(52,297)	(17,478)
Subtotal	18,092	6,426	127,391	8,135	183,933	(62,328)	(293,232)	(47,767)
Golf	174,640	33,605	96,686	(19,495)	26,646	(4,364)	51,308	9,746
Marina	100	100	-	-	493	687	(393)	787
Subtotal	192,832	40,131	224,077	(11,360)	211,072	(66,005)	(242,317)	(37,234)
Rec/ Pools/ Parks								
Special Assmt Earned	-	-	-	-	-	-	-	-
Curr Yr Bad Debts Activity	40	-	-	-	-	-	40	40
Net Special Assmt Dues	40	40	-	-	-	-	40	40
Rec/ Pools/ Parks	3,919	(3,078)	29,071	2,579	9,975	1,862	(35,127)	-1,363
Subtotal Rec/ Pools/ Parks	3,959	(3,038)	29,071	2,579	9,975	1,862	(35,087)	1,403
Subtotal Operations before Ops Dues	196,791	37,093	253,148	(8,781)	221,047	(64,143)	(277,404)	(35,831)
Ops Dues Earned	209,347	-	-	-	-	-	209,347	-
Curr Yr Bad Debts Activity	(6,263)	-	-	-	-	-	(6,263)	-
Net Ops Dues	203,084	4,566					203,084	-4,566
Net Operations	399,875	41,659	253,148	(8,781)	221,047	(64,143)	(74,320)	(31,265)
Net BOD Approved UDR Activity for Operations								
Firewise	-	-	-	-	-	-	-	-
Hazardous Tree Removal	-	-	-	-	-	-	-	-
Net Operations with Board Approved UDR	399,875	41,659	253,148	(8,781)	221,047	(64,143)	(74,320)	(31,265)
Other Operating Activity								
UDR Activity	3,788	-	-	-	252	-	3,536	-
AR Accrual - Prior Year Reversal	-	-	-	-	-	-	-	-
AR Accrual - Current Year	-	-	-	-	(6,467)	-	6,467	-
Vacation Liability Accrual	-	-	-	-	-	-	-	-
Total Other Operating Activity	3,788				(6,215)		10,003	
Grand Total Operations Activity	403,663	41,659	253,148	(8,781)	214,832	(64,143)	(64,317)	(31,265)

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

Dec. 16: Intergalactic Holiday Dance Performance

Intergalactic Holiday Dance Performance at 7 p.m. Dec. 16 and at 2 p.m. Dec. 17 at the Blaine Performing Arts Center, 975 H St. An inquisitive alien lands on earth determined to find Santa. Watch embark on a journey to the North Pole filled with wonder, adventure and delight. For more information, email daytodaydance@gmail.com.



We service most makes & models with a lifetime warranty!

- » A/C » Brakes » Tires/Wheels
- » Electrical Tests & Inspections
- » Diagnostics » Maintenance
- » Diesel » Hybrid Specialists

360-398-2944
japaneseautocare.com



5292 Guide Meridian, Bellingham

Edward Jones

> edwardjones.com | Member SIPC

Compare our CD Rates
Bank-issued, FDIC-insured

3-month **5.35 %** APY*

6-month **5.35 %** APY*

1-year **5.35 %** APY*

Call or visit your local financial advisor today.



Rhea E Booth
Financial Advisor

12 Bellwether Way
Suite 106
Bellingham, WA 98225
360-752-9193

* Annual Percentage Yield (APY) effective 11/16/2023. CDs offered by Edward Jones are bank-issued and FDIC-insured up to \$250,000 (principal and interest accrued but not yet paid) per depositor, per insured depository institution, for each account ownership category. Please visit www.fdic.gov or contact your financial advisor for additional information. Subject to availability and price change. CD values are subject to interest rate risk such that when interest rates rise, the prices of CDs can decrease. If CDs are sold prior to maturity, the investor can lose principal value. FDIC insurance does not cover losses in market value. Early withdrawal may not be permitted. Yields quoted are net of all commissions. CDs require the distribution of interest and do not allow interest to compound. CDs offered through Edward Jones are issued by banks and thrifts nationwide. All CDs sold by Edward Jones are registered with the Depository Trust Corp. (DTC).

FDI-1867M-A © 2023 EDWARD D. JONES & CO., L.P. ALL RIGHTS RESERVED. AECSPAD

Sudden Valley Golf Club

2024 Memberships Are On Sale Now!

Sudden Valley Golf Club
Golf Program Information

360-734-6435

or Toll Free 855-506-2219

www.suddenvalleygolfcourse.com

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 •

Buy a 2024 Membership now and get the last month of 2023 **FREE!**

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

Full Membership Rates

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

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

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

FINANCIALS

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

UNAUDITED

Capital Reserve Funds

Operating Reserve Funds

	Capital Reserve Funds						Operating Reserve Funds			
	CRRRF	Roads	CRRRF Capital Reserve Holding Cash	Board Density Reduction	Mailbox	Mitigation Assignment of Savings*	Total Capital Reserve Funds	Emergency Ops	UDR	Total Operating Reserve Funds
Net Available Cash 12/31/2022	3,236,221	2,560,947	262,193	87,552	101,061	53,621	\$ 6,301,595	361,096	223,385	\$ 584,481
Dues Received	1,003,296	1,035,045		1	18,666		2,057,008	-	87,844	87,844
Storm Water Mitigation Plan Fee		500					500			
Investment Income	11,632	8,748	448	81	228	100	21,238	746	560	1,306
Sale of Assets										
Mitigation Assignment	(5,000)	(92,535)				97,535				
2023 Expenditures	(651,405)	(1,473,422)	(50,726)				(2,175,553)		(12,243)	(12,243)
Net Available Cash at 9/30/2023	3,594,744	2,039,283	211,915	87,634	119,955	151,256	\$ 6,204,787	361,842	299,546	\$ 661,388
3 Month Outlook										
Outlook - 2023 Dues (95% collections)	321,414	330,582			5,964		\$ 657,960			\$ -
Outlook - Prior Year Collections	5,096	5,241		5	95		10,437		8,885	8,885
CRRRF Loan Payments for year 2023	(83,260)						(83,260)			
Obligated Expenses/Holdings	(1,543,818)	(423,270)	(211,915)			(151,256)	(2,330,259)		(15,160)	(15,160)
Net Usable Cash Balance 12/31/2023	2,294,176	1,951,837	-	87,639	126,013	-	\$ 4,459,665	361,842	293,271	\$ 655,113
Board Recommended Carryover Balance	(600,000)	(500,000)					\$ (1,100,000)			\$ -
Net Usable Cash 12/31/2023, After Recommendation	\$ 1,694,176	\$ 1,451,837	\$ -	\$ 87,639	\$ 126,013	\$ -	\$ 3,359,665	\$ 361,842	\$ 293,271	\$ 655,113
Net Current Year Cash Increase (Decrease)	(942,045)	(609,110)	(262,193)	87	24,952	(53,621)	\$ (1,841,930)	746	69,886	\$ 70,632

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

**Sudden Valley Community Association
Balance Sheet
September 30, 2023 and December 31, 2022**

	Unaudited** Sep 30, 2023	See Note** Dec 31, 2022	Inc / (Dec)
OPERATIONS			
Current Assets			
Operating Cash	\$ 748,929	\$ 490,351	\$ 258,578
Building Completion Deposit Fund	543,260	492,620	50,640
Member Receivables - Operations*		46,750	(46,750)
Other Receivables	17,548	8,288	9,260
Prepaid Expenses	105,924	81,738	24,186
Operating Lease ROU Assets	6,653	11,441	(4,788)
Inventory	6,819	6,200	619
Total Current Assets	1,429,133	1,137,388	291,745
Current Liabilities			
Accounts Payable	(121,647)	(243,246)	121,599
Accrued Vacation Liability	(76,529)	(61,576)	(14,953)
Accrued Payroll		(94,127)	94,127
Prepaid Assessments	(260,942)	(181,106)	(79,836)
Building Completion Deposits	(543,260)	(492,620)	(50,640)
Other Refundable Deposits	(5,396)	(4,916)	(480)
Operating Lease Liability	(6,653)	(11,441)	4,788
Prepaid Golf Memberships		(153,151)	153,151
Total Current Liabilities	(1,014,427)	(1,202,183)	187,756
Operating Reserve Funds			
Emergency Operating Cash	361,842	361,096	746
Undesignated Reserve Cash	299,546	223,385	76,161
Total Operating Reserve Funds	661,388	584,481	76,907
Net Operating Assets	\$ 1,076,094	\$ 519,686	\$ 556,408
CAPITAL			
Capital Current Assets			
CRRRF (Capital Repair & Replacement) Cash Fund	3,594,744	3,236,221	358,523
Roads Reserve Cash Fund	2,039,283	2,560,947	(521,664)
Board Density Reduction Cash Fund	87,634	87,552	82
Mailbox Cash Fund	119,955	101,061	18,894
CRRRF Capital Reserve Holding Cash	211,915	262,193	(50,278)
Mitigation Assignment of Savings Cash	49,545	44,545	5,000
LWVSD Assignment of Savings Cash	101,611	9,076	92,535
Member Receivables - Capital**		19,262	(19,262)
Total Capital Current Assets	6,204,787	6,320,857	(116,070)
Capital Fixed Assets			
Fixed Assets	15,112,016	14,110,238	1,001,782
Finance ROU Assets	155,914	214,266	(58,352)
Lots Held for Sale	228,041	228,041	
Total Capital Assets	15,495,971	14,552,541	943,430
Long Term Liabilities			
CRRRF Loan 2022	(1,856,324)	(2,049,012)	192,688
Finance Leases	(121,779)	(166,357)	44,578
Total Long Term Liabilities	(1,978,103)	(2,215,369)	237,266
NET ASSETS	\$ 20,798,749	\$ 19,177,715	\$ 1,621,034
MEMBER EQUITY			
Member Equity			
Current Year Net Income: Operations	696,991	(115,714)	812,705
Current Year Net Income: Rec Special Assmt	(122,761)	(2,572)	(120,189)
Net Transfers Out from Operations to Capital		(482,660)	482,660
Current Year Net Income: Capital**	1,097,530	1,567,594	(470,064)
Net Transfers Into Capital from Operations		482,660	(482,660)
Retained Earnings**	4,950,121	5,068,407	(118,286)
Capital**	14,176,868	12,660,000	1,516,868
TOTAL MEMBER EQUITY	\$ 20,798,749	\$ 19,177,715	\$ 1,621,034

* 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, 2023, and December 31, 2022, the balances of receivables written off were \$706,623 and \$599,478, respectively.

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

**Sudden Valley Community Association
Income Statement Summary**

UNAUDITED

Current Month - September 2023

Year to Date - 9 Months Ending 9/30/2023

UNAUDITED	Current Month - September 2023			Year to Date - 9 Months Ending 9/30/2023			
	Operations & Operating Reserves	Operations Better / (Worse) Budget	Capital Reserves**	Operations & Operating Reserves	Operations Better / (Worse) Budget	Coll %	Capital Reserves**
REVENUE							
Current Year Dues & Assessments Income							
Dues & Assessments Income	209,347		230,270	1,736,536			2,078,258
Bad Debt Reserve	(6,263)		(6,373)	(42,850)			(41,227)
Net Current Year Assessment Income	203,084	4,566	223,897	1,693,686	47,596	97.5%	2,037,031
Special Ops Assmt Income- Rec/ Pools/ Parks							
Dues & Assessments Income				182,163			
Bad Debt Reserve	40			1,494			
Net Special Ops Assmt Income	40	40		183,657	11,287		
Bad Debt Recoveries - Prior Years			544				32,290
Golf Income	174,640	33,605		1,334,265	301,146		
Marina Income				382,329	19,251		
Rec Center & Pools Income	2,432	(3,038)		22,828	(2,755)		
Legal & Collections Income							
Other Income	14,558	7,725		111,663	45,607		
Rental Income - Other	371	(396)		12,610	7,710		
Area Z Rental Income	(8)	(2,008)		16,884	(1,116)		
Lease Income	4,019	515		35,373	3,840		
New Home Construction Fees				54,670	(20,330)		500
Capital Gain (Loss) on Sale of Assets							
Investment Income	736	648	3,877	2,861	2,073		21,238
Total Revenue	399,872	41,657	228,818	3,650,826	414,309		2,091,060
EXPENSES							
Salaries & Benefits	253,148	(8,781)		1,517,631	233,956		
Contracted & Professional Services	28,539	(13,963)		220,550	(102,717)		
CC&R/ Mandates	48,734	(12,302)		357,843	(92,785)		
Maintenance & Landscaping	34,229	(8,335)		323,800	4,509		
Utilities	9,236	3,113		350,714	(13,119)		
Administrative	23,185	(13,797)		156,809	(37,965)		
Regulatory Compliance	61,312	(16,308)	240	201,272	(47,506)	240	
Insurance Premiums	15,809	(2,632)		131,243	(12,649)		
Other Expenses		83			750		
Depreciation Expense			98,557				911,273
Interest Expense			6,604				62,255
Total Expenses	474,192	(72,922)	105,401	3,059,862	(67,526)		974,268
Net Income (Loss)	(74,320)	(31,265)	123,417	590,964	346,783		1,116,792
Net UDR Activity for Operations							
Firewise				(23,677)			
Hazardous Tree Removal							
Net Income (Loss) with Board Approved UDR	(74,320)	(31,265)	123,417	567,287	346,783		1,116,792
Other Activity							
Net Other UDR Activity*	3,536			68,646			
AR Accrual - Prior Year Reversal				(46,750)			(19,262)
AR Accrual - Current Year							
Vacation Liability Accrual	6,467			(14,953)			
Total Other Activity	10,003			6,943			(19,262)
Grand Total Activity	(64,317)	(31,265)	123,417	574,230	346,783		1,097,530

*Prior Year recoveries for operations are deposited into the Undesignated Reserve Account (UDR).

** Refer to the last footnote on the Balance Sheet (prior page) for a discussion of Accounting Standards Codification (ASC) 606 and capital dues revenue collections.



Greg Collins, Owner
Master Electrician
Phone (360) 510-7177
greenheronelect@gmail.com

Green Heron Electric LLC

E.V. Chargers Etc!

Contractor LC: GREENHE791PM



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 Safely Inspect Every
Chimney We Clean!*

(360) 647-1256

www.Haulinash.com



HAULIA*133DV | RWHand NCSG # 4118





CLASSIFIEDS

To place a classified ad, please email 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

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

Bellingham
HOMWORKS
• Drywall Repairs • Flood Damage Repairs
• Small Repair Jobs
Licensed & Bonded • Contractor # BELLIH835DF
Call: 360-988-3012

AA Right Lock Service
Lock Outs • Auto & Home
(360) 733-0648
Cont. # AARIG* *066BD

LAWN MOWING & LANDSCAPING
Lawn Mowing, Hedge Trimming, Tree Trimming, Tree Removal/Limbing, Yard Cleanups, Hardscape Work, Excavation Work, Year-Round Maintenance Work!
CALL or TEXT 360-318-5426

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

Please Recycle this Paper.

Sudden Valley Swap Meet
FREE classified ads for private party Sudden Valley residents only.
Ads must be 15 words or less. Ad copy must list item price of under \$200 as well as contact info. Ad will run free first month only. Deadline is the 23rd of the month for the following edition. Please email ad copy to: office@suddenvalley.com.

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

HOMELITE ELECTRIC LAWN MOWER Model UT13218. Great condition. Only used 5 times. \$125. Email Lintessi@aol.com.

Your FREE ad could be here!
See above for details.

SV community acronyms

ACC - Architectural Control Committee	DRC - Document Review Committee	Water & Sewer District MOU - Memorandum of Understanding	SGM - Special General Meeting
AGM - Annual General Meeting	EIS - Emergency Information System	MPR - Multi-Purpose Room	SOP - Standard Operating Procedure
BOD - Board of Directors	FTE - Full Time Employees	N&E - Nominations and Elections	SVCA - Sudden Valley Community Association
BMP - Best Management Practices	GIS - Geographic Information System	NPDES - National Pollutant Discharge Elimination System	UDR - Undesignated Reserves
CC&Rs - Covenants, Conditions & Restrictions	GM - Sudden Valley's General Manager	OPS - Operations	WCLS - Whatcom County Library System
CIP - Capital Improvement Plan	GMA - Growth Management Act	PSE - Puget Sound Energy	WCOG - Whatcom Council of Governments
CRRRF - Capital Repair and Replacement Reserve Fund	HOA - Homeowner's Association	PUD - Planned Unit Development	WCSO - Whatcom County Sheriff's Office
CTK - Christ the King Church	LAMIRD - Limited Areas of More Intensive Rural Development	RCW - Revised Code of Washington	WDFW - Washington State Department of Fish and Wildlife
DNR - Washington State Department of Natural Resources	LRPC - Long Range Planning Committee	REC - Parks & Recreation Department	WTA - Whatcom Transportation Authority
DOE - Washington State Department of Ecology	LWPG - Lake Whatcom Policy Group	RFP - Request for Proposals	WUCIOA - RCW 64.90 - The WA Uniform Common Interest Ownership Act
	LWWS - Lake Whatcom	RFQ - Request for Qualifications	
		ROW - Right-of-Way	

Dec. 16 Choral concert
Fearless: A concert for hope and togetherness, will be at First Congregational Church, 2401 Cornwall Ave., Bellingham, at 7:30 p.m. Dec. 16. Fearless will feature songs of solidarity and hope to serve as a musical reminder that you are never alone. Includes a holiday singalong to celebrate the light of this joyful season. Tickets are \$25 for adults, \$20 for students, seniors, and military and are available at www.kulshanchorus.org.

LUKERATIVE
JUNK REMOVAL
360.812.0911
"Rain, Snow or Shine We're on the Grind" LukerativeJR@gmail.com
Skye Luke Estate Sales, Move Outs, Asset Advisor Garbage Collection, Property Clean Ups, Vehicle Removal

MJD CONSTRUCTION
RESIDENTIAL AND COMMERCIAL
LIC #MJCOCCL807BP
SANTIAGO CORREA
360-770-8117
Sudden Valley Local! MJDCONSTRUCTION1@HOTMAIL.COM

INTERIOR/EXTERIOR PAINTING
LANDSCAPING | STONE
TILE INSTALLATION
DRYWALL/TAPING
SIDING | FENCE | ROOFING

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

Important Information

PLEASE WATCH YOUR BILL IN THE COMING MONTHS FOR INFORMATION ABOUT 2024 UPDATES TO YOUR WATER & SEWER BILLING CYCLE.

Beginning in February 2024, Sudden Valley residents' bills will still be generated in even months, but our due dates are changing. For full information, see the inserts in upcoming bills, visit our website, or follow us on Facebook by scanning below.

FINANCIALS


Sudden Valley Community Association
Operations - By Department
January 1, 2023 to September 30, 2023
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	60,577	(16,673)	-	68,890	339,555	(102,114)	(278,978)	(49,897)
Accounting	21,834	(10,566)	249,845	318	69,130	(21,775)	(297,141)	(32,023)
Administration	7,435	6,160	233,496	173,770	147,662	(64,451)	(373,723)	65,479
Common Costs	72,987	46,699	-	-	319,315	(50,398)	(246,328)	(3,699)
Facilities	43,257	489	7,364	37,710	142,864	(16,936)	(106,971)	11,263
Maintenance	-	(750)	214,733	(14,418)	67,949	26,956	(282,682)	11,788
Subtotal	206,090	25,359	705,438	206,270	1,086,475	(228,710)	(1,585,823)	2,911
Golf	1,334,265	301,146	587,975	10,620	319,584	(57,856)	426,706	253,910
Marina	188,675	21,791	(1)	1	5,520	7,189	179,156	28,981
Subtotal	1,729,030	348,296	1,293,412	216,891	1,415,579	(279,385)	(979,961)	285,802
Rec/ Pools/ Parks	-	-	-	-	-	-	-	-
Special Assmt Earned	182,163	-	-	-	-	-	182,163	-
Curr Yr Bad Debts Activity	1,494	-	-	-	-	-	1,494	-
Net Special Assmt Dues	183,657	11,287	-	-	-	-	183,657	11,287
Rec/ Pools/ Parks	44,454	7,131	224,219	17,065	126,653	(22,098)	(306,418)	2,098
Subtotal Rec/ Pools/ Parks	228,111	18,418	224,219	17,065	126,653	(22,098)	(122,761)	13,985
Subtotal Operations before Ops Dues	1,957,141	366,714	1,517,631	233,956	1,542,232	(301,483)	(1,102,722)	299,187
Ops Dues Earned	1,736,536	-	-	-	-	-	1,736,536	-
Curr Yr Bad Debts Activity	(42,850)	-	-	-	-	-	(42,850)	-
Net Ops Dues	1,693,686	47,596	-	-	-	-	1,693,686	47,596
Net Operations	3,650,827	414,310	1,517,631	233,956	1,542,232	(301,483)	590,964	346,783
Net BOD Approved UDR Activity for Operations	-	-	-	-	23,677	-	(23,677)	-
Firewise	-	-	-	-	-	-	-	-
Hazardous Tree Removal	-	-	-	-	-	-	-	-
Net Operations with Board Approved UDR	3,650,827	414,310	1,517,631	233,956	1,565,909	(301,483)	567,287	346,783
Other Operating Activity	-	-	-	-	-	-	-	-
UDR Activity	76,528	-	-	-	7,882	-	68,646	-
AR Accrual - Prior Year Reversal	(46,750)	-	-	-	-	-	(46,750)	-
AR Accrual - Current Year	-	-	-	-	14,953	-	(14,953)	-
Vacation Liability Accrual	-	-	-	-	22,835	-	22,835	-
Total Other Operating Activity	29,778	-	-	-	45,670	-	6,943	-
Grand Total Operations Activity	3,680,605	414,310	1,517,631	233,956	1,586,744	(301,483)	574,230	346,783

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

SUDDEN VALLEY
Pet of the
MONTH



Benny

This month's pet of the month is Benny, submitted by Briegan Sims. Our golden retriever, Benny, loves his daily walks around Gate 9 and Lookout Mountain. He loves meeting neighbors & fellow furry friends and he definitely loves living in Sudden Valley!

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

THE SUDDEN VALLEY *Pet of the* **MONTH** IS SPONSORED BY:



Locally Owned Since 1993
1941 Lake Whatcom Blvd, Bellingham, 98229
Delivery available! Order online or call:
(360) 389-5749
www.petstopinfo.net
Tues.-Sat. 11am-6:30pm, Closed Sun. & Mon.



Dec. 17
Santa 5K at Cordata
Run, skip, or walk on Dec. 17 in the Santa 5K at Cordata, at the fabulous Cordata and Julian Parks, 4510 Cordata Parkway. Race starts at 11 a.m., check-in is at 10 a.m. Participants are welcome to run as fast as humanly possible or take an hour while enjoying a coffee and chatting with friends. Costumes are encouraged, but not required. Fun for the entire family, with prizes and given for fastest times as well as other festive categories. Registration includes your own Santa hat. Admission is \$15 until Nov. 15, \$25 from Nov. 16-Dec. 14. Kids 12 and under cost \$10. Visit bellingham.org for more information.

Mondays
Indoor Wheelchair Gangball
Indoor Wheelchair Gangball from 4-6 p.m. Mondays in the community building at Bloedel Donovan Park, 2214 Electric Ave., Bellingham. Everyone is welcome. Able bodies can also play. Sport chairs and all equipment provided. Call Jeff at 360-303-2130 to RSVP or for more information.

•• Community Calendar: We gladly accept submissions for the calendar section of our newspaper. Priority will be given to educational, cultural or recreational events open to the general public sponsored by non-profit, civic, charitable, fraternal or educational organizations. All submissions are subject to review and included at editor discretion as space allows. We reserve the right to edit for content and clarity. Submissions should not exceed 100 words and include contact information. Please submit event information at least 10 business days before your event date at lyndentribune.com or by emailing editor@lyndentribune.com. Space is limited and we cannot guarantee placement from week to week. If you would like information on purchasing advertising space, please contact our advertising team at 360-354-4444.



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 VACANT LOTS

20 Sparrow Ct. (Gate 2).....\$109,000
Semiahmoo- 5487 Wood Duck Lp (Bay View Lot).....\$299,000

NEW LISTING



2040 Steelhead Way Lynden Located in the new community of Kamm Creek, this brand new home sits on a private lot that is surrounded on two sides by green space! 3bds 2 full ba, open concept one-floor living, vinyl plank floors, AC, a spacious kitchen with quartz counters, extra large 8' island with eating bar, pantry, mud room, and much more. Fully covered back patio that has amazing views of the designated open space, the Twin Sisters and the gorgeous mountain ranges. **\$569,999**



1 Lake Louise Drive #32 Step into your luxurious townhouse, in the peaceful Sudden Valley Gate 2. Updated open floor plan w/stunning kitchen highlighting all new modern cabinets, quartz countertop, large island & stainless-steel appliances. The spacious living room maximizes natural sunlight & opens to a nice-sized deck overlooking the picturesque views & amazing sunsets. The master bedroom is a retreat with ample closet space adorned w/French doors. New floors, doors, trim, paint, upgraded lighting, soaking tub, vanity w/quartz counter. All new plumbing fixtures, new water heater & fully insulated one-car garage. **\$409,000**

SOLD



10 Tumbling Water Priced to sell! Great lot in Gate 5, Sudden Valley ready for development or investment! Upward sloping lot in Tumbling Water. Area amenities include golf course, marina, hiking trails, swimming pool, tennis courts, beaches, 24/7 security. **\$18,000**



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. **\$299,000**

Are you looking for Stress-free Property Management?
Let us handle your rental with our 38 years of experience!

SUDDEN VALLEY HOUSES & CONDOS

Rental Listings

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

Sudden Valley Golf course view loft bedroom condo with 2 bathrooms. Rent \$1800
Sudden Valley Golf course view studio condo. Rent \$1500
88 Sudden Valley Drive: Corner lot is very private, over 2300 sqft. 3 bedroom, 2 baths with family room or 4th bedroom. Rent \$2500