



SUDDEN VALLEY COMMUNITY ASSOCIATION

# SUDDEN VALLEY VIEWS

December 2024

WWW.SUDDENVALLEY.COM

## SVCA releases 2024 snow removal plan

By SVCA Administration

Snow removal is a high priority for the Sudden Valley Community Association. The goal of snow removal is to ensure that residents and emergency services can get into and out of the community during weather events.

SVCA focuses on clearing the most used roads first, giving access to the largest number of residents.

### Plowing

When snow accumulates to a level that plowing is beneficial (usually 1-3 inches on the roadway, depending on conditions), crews will be dispatched to plow and sand primary roads followed by secondary roads.

Residential roads are cleared as time allows, and gravel roads are not plowed. Roads designated as hazardous when snow-covered will be plowed using SVCA's fully equipped UTV.

An anti-icing brine will be applied prior to forecasted snow and ice events to improve road conditions.

### Information updates

Throughout a weather event, updates on conditions will be posted to SuddenValley.com in the announcements section.

In an extended snow event, updates on conditions and plowing progress will also be posted to the home page of the website.

eBlasts will be sent when a serious weather event is predicted.

When we post a weather alert to the website, we will also record the update as a phone message on the SVCA Hotline: 360-746-7010.

### Keep cars off the road

One of the biggest challenges during a

See **Snow** on 9



Sudden Valley Community Association's goal of snow removal is to ensure that residents and emergency services can get into and out of the community during weather events. (SVCA photos)

## Sudden Valley board of directors certify 2024 AGM

*Board also assigns directors for standing committees, approves fines and fees schedule*

By Bill Helm  
Editor

SUDDEN VALLEY — At its Nov. 2 AGM, the Sudden Valley Community Association's board of directors announced the winners of

its annual election.

At its November meeting, held Nov. 12, the board certified that election, thus making the results official.

Of the 3,120 ballots mailed to its members in good standing, SVCA received votes from 993 ballots, which according to the Nov. 14 SVCA agenda were counted.

Of the ballots received, 569 were returned by mail from both the U.S. and outside the country, 406 were brought to SVCA ballot boxes, 18 voted the day of the AGM.

Also on Nov. 12, the SVCA board made

See **AGM** on 7



The Sudden Valley Community Association Board of Directors certified the 2024 election at its Nov. 14 meeting. Pictured, from left, Board Secretary Linda Bradley, GM Jo Anne Jensen and Board President Keith McLean at the Nov. 2 AGM. (Bill Helm/The Views)

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RESIDENTIAL CUSTOMER

# Fall storms cause damage at SVCA Marina

By Kyle Kaltenfeldt  
The Views

The SVCA Marina sustained damage following severe storms in October and November.

In October, atmospheric rivers swept through the area, bringing heavy rainfall. A small non-motorized sailboat capsized in the marina, and an 18-foot motorized boat came dangerously close to sinking.

Water nearly crested over the boat's stern after a collapsed tarp allowed rainwater to collect inside.

Despite repeated attempts to

contact the boat's owners, no response was received. SVCA Board President Keith McLean acted when he used a bucket to bail out large amounts of water.

Once enough water was removed, McLean was able to activate the boat's bilge pump, which ran for 90 minutes before being manually shut off.

In November, a powerful bomb cyclone struck the area, leaving its mark on the marina. The storm displaced a 14-foot boat from its position, tipped a sailboat backward on its trailer, and damaged the marina's boat-launch gate, which has since been repaired.



At left, The boat launch gate was closed after of the arms was broken in the November Bomb Cyclone. A sailboat tipped back on its trailer, above, during the November Bomb Cyclone. Below, a small non-motorized sailboat capsized in the marina during the heavy atmospheric rivers in October. (Kyle Kaltenfeldt/The Views)



## Sudden Valley Golf Club

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Property Owners	Annual	Monthly	Non-Property Owners	Annual	Monthly
Single	\$2,300	\$195	Single	\$2,500	\$210
Couple	\$3,450	\$290	Couple	\$3,800	\$320
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Young Family (children 15 or younger)			Young Family (children 15 or younger)		
After Noon Play	\$1,625	\$140	After Noon Play	\$1,800	\$155
Senior Limited (62 & up, M-F)	\$1,675	\$145	Senior Limited (62 & up, M-F)	\$1,850	\$160
Intermediate (Ages 18 - 28)	\$1,150	\$100	Intermediate (Ages 18 - 28)	\$1,250	\$110
Junior (17 and Younger)	\$350	\$37	Junior (17 and Younger)	\$380	\$42

**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: \$550 / year - \$48 / 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: \$145 / year (\$155 / year with GHIN Handicap Service)**



## Annual Tree Lighting

December 7<sup>th</sup>, 5 PM  
at the Dance Barn

8 Barn View Drive

Join us for fun, food, & friends.

- Holiday Music Carolers
- Kids Games
- Hot cocoa bar



Golf Cart Parade \* Lighting of the Tree \* Refreshments \* Pictures with the Grinch \* Cookie Decorating \* Bouncy House

# 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.

## Sudden Valley knows how to get the vote out

*Editor,*

Being treated as the buck toothed red-faced freckled stepchild in the county in getting old.

The recent west coast storm pattern hit northern Washington hard. King, Snohomish and Skagit counties received some heavy damage, and up here in Whatcom County, Sudden Valley took the brunt of the weather's anger.

Many homes were smashed or bisected, cars crushed, streets blocked, and, thankfully, lots of near misses with large diameter (two- to five-foot mature) trees laying alongside homes, streets and driveways.

Our Sudden Valley maintenance staff has been working on overdrive to clear areas. Tree service companies are servicing homes throughout the valley. In many cases cranes are required to hoist and lift the fallen timber. It's a lot.

This wasn't just some windstorm. It truly was the bomb cyclone described by the major news outlets that hit our valley.

Chain saws can be heard working day and night to break up the damage. Neighbors calling for help have received their neighbors scrambling to their aid; tools, raw labor, hauling, hot food, offers of shelter. Maintenance staff have been heroic. Local Fire District staff did everything within their power to pitch in and help.

In normal recovery, our association asks residents to stack their chippable materials along the road for collection or bring them to Gate 5 for chipping. Have you seen the size of these trees?

There are many dozens spread throughout, and we do not own the equipment to safely move, size reduce or split

into working chunks.

We needed some heavy equipment partnership support. For that reason, SVCA executive directors and staff reached out and met with county management on Nov. 22 to seek help. If we get it to the curb, can you just take it away was the ask.

What did we get? A mixed bag of "No." A smug political run around with a heavy sprinkling of finger pointing, zero nada, zip, and well, rules just won't let us.

Battalion Chief Mitch Nolze pushed to have the meeting attended by county staff and Office of Emergency Management. The meeting was held in the SV Welcome Center.

Anyone who has ever been involved with HOA management knows HOAs are exempt from any FEMA money, as SVCA had learned after being excluded from any funding in past storms when OEM called for storm damage assessments.

Yet Deputy Director of Whatcom OEM Matt Klein wanted to help, and though his hands are tied, he wants the dynamic to change.

SVCA was aware of the OEM limitations, that's why this was a HOA to county ask.

And why should we not ask? Whatcom County receives roughly \$12.739M annually in taxes from SVCA residents.

Do the math: 2,325 developed homes with a median value of \$544K x 1% is \$12.646M. Add in the other 320 undeveloped lots for the additional ~\$91.7K. In return, annually, each year, we get squat.

Nolze advocated for SVCA at the meeting asking the county to help. SVCA has a long history with South Whatcom Fire.

When the hills above the south end of Lake Whatcom were on fire two years back, SVCA surrendered its golf course for fire support, helicopter crews, material staging, and resupply.

When South Whatcom Fire has had funding issues and a ballot was placed to the voters, SVCA residents have provided the positive voting support.

For all the internal squabbles and foibles, one might hear about Sudden Valley, we do support our fire department, we do come together in adversity, and we do know how to get the vote out.

Where is Tyler Bird, our District 3 Representative? Did not attend and he did not reach out to the Valley asking if we were OK. How about our County Executive Satpal Singh Sidhu? Invited to meeting, did not attend, strategy and volunteer member appeared in his place.

Perhaps someone might remind them Sudden Valley is the fourth largest voting bloc in Whatcom County, with a long memory, and we do know how to get the vote out.

*Mitch Waterman  
 Sudden Valley*

## BYO steak party at El Agave

*Editor,*

This past September a friend and I wanted to have a group of guys gather for a great steak dinner, but not have to leave the valley. We thought 12 was a good number for a gathering, and if we were going to do this, why not order the best steak, which, in our humble opinion, is the porterhouse. The porter is a mega T-bone, half New York sirloin and half filet mignon.

We approached Cruz seeking his interest in hosting a group porterhouse steak dinner in El Agave. Cruz was more than willing and set about getting info from his food vendors before committing. The vendor agreed to deliver prime

cut porterhouse steaks with best value pricing based on buying them in packs 20. Weights would range from 16-20 ounces. Being these big steaks are pricey, we had to commit to order size and agree to pay for any steaks not purchased.

By guaranteeing the cost, and not wanting to buy the leftovers, the plan turned into a by invite event.

Once we began inviting friends, the gathering list exploded and became open to all, yet remained by invite only to control purchasing and cost.

By dinner time Thursday, Nov. 7, we had a committed group of 50 steak diners with some couples sharing a steak and 10 additional guests ordering off the menu.

The cost of grazing was \$44 (plus tax) per dinner which included a dinner salad followed by the steak entrée with mashed potatoes and gravy and a small veggie. Marinade was made using Montreal Steak seasoning with soy and whiskey. Not a complaint in the crowd.

The group started gathering at 5:15 p.m. and by 5:40 p.m. the dining room was 80% full. Drinks, dinner and conversation, lots of conversation.

No politics, great heart-felt community friendship exchanges, smiles galore, lots of mingling with noodles of laughter until around 8:45 p.m. when the group thinned down.

El Agave is in this community. Porterhouse is not on their menu, but then neither are ribs, or Italian or Asian. They have good cooks, we have good imaginations, and if you want to gather a large group for a meal, and do not want a big cleanup task, or leave the valley, contact Cruz.

You too can have a BYOS dinner. We had so much fun, we are already planning our next gathering.

*Mitch Waterman  
 Sudden Valley*

## Submitting letters to the editor

The *Sudden Valley Views* encourages letters to the editor.

However, submissions must refrain from attacking individuals without providing supporting documentation or a rational and legally defensible justification.

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

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

Neither unsigned letters nor letters containing personal attacks of a libelous nature will be published.

The *Sudden Valley Views* reserves the right to edit or refuse any letter.

All columns and letters on the opinion page are the views of the authors and do not necessarily reflect the views of the *Sudden Valley Views* newspaper.

## Submitting articles of interest to the editor

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.



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

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

Hours: 8 a.m. - 4:30 p.m. for remote assistance (phone or email)  
 9 a.m. - 4 p.m. for in-person assistance, Monday through Friday

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

### BOARD OF DIRECTORS

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

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

**AROUND THE VALLEY**

# AGM, windstorm steer November focus

November began with the Annual General Meeting and ended with a focus on helping members recover from windstorm damage, clearing the roads of fallen trees and debris, and removing the remaining hazardous trees.

**Administration**

**Activity Summary**

- Prepared materials for and supported the Annual General Meeting (AGM).
- Supported the Nominations & Elections Committee in conducting election activities.
- Conducted a survey to measure the scope of damage from the Nov. 19 windstorm.
- Met with County officials to coordinate cleanup and recovery efforts.
- Supported meetings for Architectural Control, Finance, and Nominations & Elections Committees.
- Completed planning for the Holiday Market and Tree Lighting events.
- Conducted annual reviews for all departments.
- Continuing to support a very high volume of new construction and exterior alteration projects.

**Successes**

- The AGM and election activities were completed without any issues.
- The Holiday Market was successful, attracting many residents and vendors!

**Planned Work**

- Support upcoming events.
- Onboard new Board and Committee members.
- Begin 2025 website updates.

**Accounting**

**Activity Summary**

- Completed routine work to maintain monthly financial schedule; September financials completed.
- Completed and submitted the Association's 2023 Federal tax return on schedule.

**Successes**

- The 2023 Financial Audit was completed with no findings.
- SVCA's collection rate continues to meet or exceed last year's performance.

**Planned Work**

- Begin to close out 2024 and set up for 2025.



November began with the Annual General Meeting, pictured, and ended with a focus on helping members recover from windstorm damage, clearing the roads of fallen trees and debris, and removing the remaining hazardous trees. (Bill Helm/The Views)

**Maintenance**

**Activity Summary**

- Removed downed trees from SVCA roadways and parks
- Several days of storm cleanup on SVCA roads and around facilities
- After the Nov. 19 windstorm, all time has been spent clearing fallen and hazardous trees and debris
- Improved fencing at small dog park
- Repaired faucet in Dance Barn kitchen
- Repaired potholes at several locations
- Repaired washed out road shoulders at several locations
- Repaired/Improved toilets at the Adult Center, Clubhouse, and AM/PM Park
- Closed Louise View Drive at Southern Court for the season
- Closed and winterized AM/

PM park bathrooms

- Removed wooden shelter at Welcome Center due to safety concerns
- Replaced trash cans at the Marina and Gate 5 Park with new cans and enclosures
- Improved drainage in several areas during recent heavy rain
- Replaced tank support straps on anti-ice brine tank
- Installed brine tank on OP-24 and tractor
- Installed plow and sander on OP-20 and UTV
- Staff attended anti-ice brine application training
- Installed additional strobe lights on UTV
- Inspect and analyze codes on SP-6
- Prepared Rec Area tennis courts for card reader installation
- Troubleshoot and repair Vac-Trailer low water shut off

switch

- Mowed Gate 3 entrance
- Hosted two community cleanup events
- Chipped material gathered during community cleanup event
- Street sweeping of SVCA's roads
- Hosted open house at Area Z Maintenance shop
- Assisted Rec staff with craft fair set-up

**Successes**

- SVCA's roads and drainage systems are functioning well during heavy rain and wind events

**Planned Work**

- Continue to evaluate and remove hazardous trees
- Support community-wide tree branch and debris pickup
- Manage removal of tree debris from Association.

**Recreation**

**Activity Summary**

- Working with members to renew rental agreements for RV Storage.
- Updating Community Center handbook.
- Creating new materials to support facility rentals.
- Created ad and wrote an article for the Views.
- Successfully ran Candidate Meet & Greet in October.
- Cleaning up BRIVO accounts.

**Successes**

- The change to four-hour shifts for PT employees is working very well.
- Daily cleaning lists are working well to keep the Community Center clean.

**Planned Work**

- Working to hire a new Rec Assistant Manager.
- Develop content for the Views.

**Golf**

**Activity Summary**

- Finalized Golf Club Tournament Schedule. Booked member events on tee sheet and event calendar.
- Prepared for Black Friday Sale and emailed flyer out to email database.
- Hosted the Ron Roe Memorial event with 88 players.
- Completed the third winter series event, the One Person Scramble.
- Completed the 2024 outings rounds and revenue report.
- Sent membership letter out to all members re-capping the year and promoting the early payment discount for 2025 memberships.

**Successes**

- Worked around bad weather for both the Ron Roe Memorial and One-Person Scramble events.

**Planned Work**

- Promote our fourth winter, the Ball Buster.
- Plan Holiday Sale for the Pro Shop on Dec. 8.
- Continue to contact 2024 outside events and rebook for 2025.

**Turf Care**

**Activity Summary**

- Cleanup trees/branches/debris from November storms.
- Continue to work on equipment repair and maintenance.
- General irrigation system maintenance is ongoing.
- Fairway aerating/slicing continues.
- Onboarded new hire.
- Work on #11 fairway to improve drainage.

**Successes**

- Course is in good relative condition despite multiple storms and excessive rainfall.

**Planned Work**

- Turf equipment preventive maintenance is ongoing.
- Working on bridge maintenance.
- Planning sod nursery rebuild as well as chipping green rebuild this fall.
- #15 green repairs.

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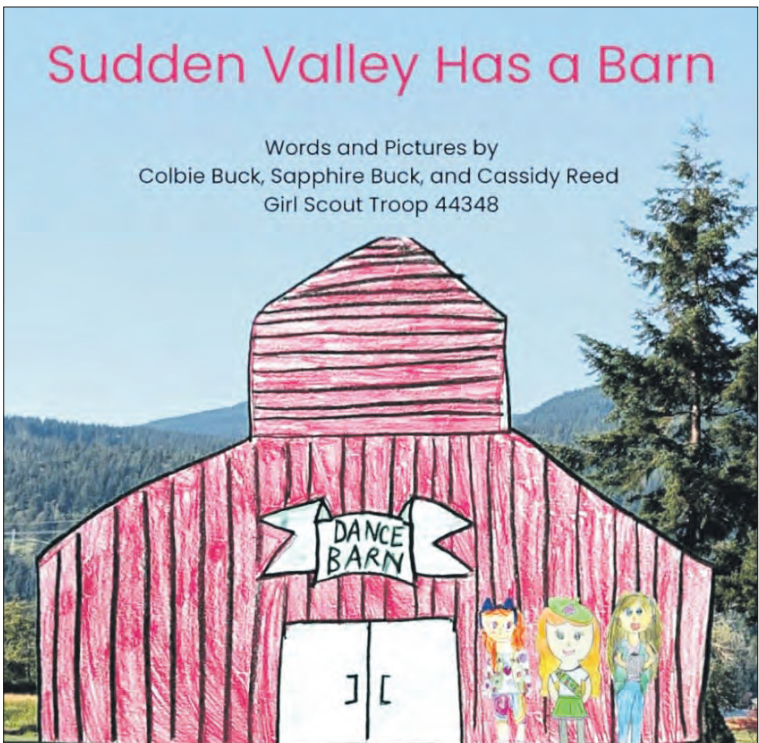
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Do you know any kids who should be featured in Kids Views? Anyone interested in contributing to Kids Views should send their submissions to Taimi Van de Polder at [bodvandepolder@suddenvalley.com](mailto:bodvandepolder@suddenvalley.com). Please include names and ages of anyone in the photograph, and a brief description of what's happening in the photograph would be great. Thank you!



Hey kids! Meet Skylar, Camila, Camdyn, Caelynn and Thiago Stevenson. Their parents, grandparents and great-grandpa all live here in Sudden Valley, and five generations have made Sudden Valley their home. (Heather Stevenson/The Views)



Sudden Valley Has a Barn

Words and Pictures by Colbie Buck, Sapphire Buck, and Cassidy Reed Girl Scout Troop 44348

Did you know that kids here in our community wrote a book about Sudden Valley that you can buy on Amazon, and hopefully here in the valley soon. Great job girls.



Come join your friends at the South Whatcom Library for fun events like this build a treasure box, Tuesday Lego club, or Tweens learn to knit. Come borrow a book, hear a story or borrow a book or even an American Girl doll. Go to [WCLS.org](http://WCLS.org) for more information. (Nancy Wyen/The Views)

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# SVCA responds to Nov. 19 Windstorm

By SVCA Administration

The windstorm experienced on Tuesday night, Nov. 19, caused hundreds of trees and limbs to fall, and damaged many properties throughout the valley.

Trees fell on homes, propane tanks, cars, fences, and roadways, and left behind a significant amount of debris.

SVCA's first priority was to clear the roads so that Emergency Services could reach the damaged properties.

After the roads were open, SVCA's Maintenance Team turned their attention to evaluating and removing hazardous trees on Association property that were reported to Administration. This work is still ongoing.

During the week of Dec. 2, Rawls Tree Service, a local tree removal company, assisted the Association with cleanup.

Rawls crew is picking up and chipping all the debris that residents have moved to the roadside.

Because their crew has more people than our Maintenance Team and has higher capacity equipment, we expect all roadside debris to be cleared by the end of the week.

The amount of damage to Sudden Valley homes caused by the Nov. 19 windstorm is astronomical.

Unfortunately, it does not reach the threshold needed to get access to Federal or State emergency funds, such as FEMA. SVCA is working with Whatcom County and with national volunteer groups to get assistance for homeowners.

To get help, please follow the directions given below.

You can reach SVCA Administration at 360-734-6430. We are staffed from 8 a.m. until 5 p.m., but you can leave a message at any time.



The windstorm experienced on Tuesday, Nov. 19, caused hundreds of trees and limbs to fall, and damaged many properties throughout the valley. (SVCA photos)

**If a tree is threatening your property and it's on SVCA property:**

If a tree is threatening your property and you believe it is located on SVCA property, please fill out a Tree Trimming or Removal Request (available online) and send it to [office@suddenvalley.com](mailto:office@suddenvalley.com). You can find the form at [suddenvalley.com/home/commonly-requested-forms](https://suddenvalley.com/home/commonly-requested-forms). If you can't print the form, we have paper copies available at the Welcome Center, 1850 Lake Whatcom Blvd., just inside Gate 2.

**If a tree is threatening your property and it's on a neighbor's property:**

Get in touch with your neighbor about the tree immediately. If they don't live on the property, contact SVCA Administration for help finding their contact information.

**If your home was damaged**

If your home was damaged, please contact your insurance company immediately. Also contact SVCA Administration if the damage is severe, and you need help. We can put you in touch with local assistance groups once we know what kind of help you need.

**If you need help clearing debris**

During the week of Dec. 2, SVCA cleared debris that is brought to the roadside, just as we do during Firewise. This time, however, we are not limiting the debris to 8 inches or less in diameter. We will clear all debris piled next to the road.



[kristenwyingaert@icloud.com](mailto:kristenwyingaert@icloud.com)

**Kristen Wyingaert, Owner**

**(360) 559-7992**

- Move out cleans
- Move in cleans
- New construction cleans
- Residential cleans



## 2025 committee members needed

2025 Committees are looking for volunteers to serve for the upcoming year. There are many opportunities to serve on the following committees:

- Architectural Control Committee
- Document Review Committee



tant role in Sudden Valley and it's a wonderful opportunity to become an active involved member and share your talents serving the community.

If you are interested in serving on any of the committees, please pick up a volunteer application at the office or you can find an electronic version on the Sudden Valley website at E-form at: <https://suddenvalley.com/residents-resources/volunteer/>

Simply select the committee you wish to serve on.

- Finance Committee
  - Long Range Planning Committee
  - Safety Committee
- Committees play an impor-



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\*Source = S&P Capital Deposit Ranking Report dated December 15, 2023.  
\*\*APY = Annual percentage yield. 8.00% APY on balances up to \$5,000; .05% base APY plus additional 7.95% APY monthly for qualifying accounts with 20 Debit Card Transactions, enrollment in eStatements, and direct deposit greater than \$100 per month. Balances over \$5,000 will earn .05% APY. Minimum opening deposit of \$1 is required. Fees could reduce earnings. APY is accurate as of September 12, 2023.

# Meet Michael R. Bennett, the new Sudden Valley GM



Michael R. Bennett

By SVCA Administration

Michael R. Bennett has been selected by the Board of Directors to be Sudden Valley's new general manager. He will begin onboarding on Dec. 10.

SVCA will hold a welcome reception for Michael at 6 p.m. Dec. 12 in the Dance Barn. We look forward to seeing you there.

Michael R. Bennett is an accomplished executive in community association, resort and hospitality management, with more than 25 years of experience leading upscale, resort-style communities and hotels.

Most recently, he served as general manager of the Lake Almanor Country Club Homeowners Association, encompassing 1,831 properties along California's eighth largest freshwater lake in the picturesque Sierra Nevada.

Michael's educational background includes studies in the administration of justice at the University of Illinois, Champaign-Urbana, and four years of undergraduate coursework in business administration at California State University, Bakersfield.

Throughout his career, he has

cultivated high-performance teams at prestigious brands such as Hilton, Sheraton, Marriott and Intercontinental hotels and gained international experience as director of operations at the Radisson Hotel Narita Airport in Tokyo, Japan.

His journey in community association management began in 1996 at Mammoth Mountain Ski Resort, where he was the Mammoth Mountain Inn resident manager at Chair One — Main Lodge.

He played a pivotal role in the pre-opening team. He was later promoted to general manager of Juniper Springs Resort, the first of several amenity-rich, ski-in, ski-out condominium hotels in Mammoth.

Michael has held consecutive general manager positions in four large-scale homeowner associations across California, such as Bear Valley Springs Association in Tehachapi, Sun Lakes Country Club near Palm Springs, Silver Lakes Association in the California High Desert, and Coronado Cays Homeowners Association in

Coronado.

In 2019, he transitioned to Washington as director of Community Associations for Suncoast Resort in Cle Elum, a role he held until 2023.

Outside of his professional commitments, Michael enjoys spending time outdoors, playing the saxophone, gardening, fishing, hunting and dirt bike riding.



Please Recycle this Paper.

## AGM: SVCA board certifies election

Continued from 1

official its director assignments for standing committees. With two members on each committee, Laurie Robinson will serve as Finance Committee chair, with Taimi Van de Polder as second director. Linda Bradley will chair the Document Review committee, with Van de Polder as second director. Ray Meador will chair the Long Range Planning committee, with Rick Asai as second director.

Rick Asai will chair the Safety committee, with Tom Henning as second director.

The SVCA board also reapproved charters for its Ad Hoc committees.

In other board news from Nov. 12:

- Directors approved the Lake Whatcom Neighborhood Native Landscaping Program (NNLP) Maintenance Agreement and authorized General Manager Jo Anne Jensen to sign it on their behalf.

According to a Nov. 14 memo from Jensen to the board, a representative of the program contacted Jensen this past year "to describe their work and ask if SVCA had any common areas that might benefit from native landscaping."

"We met on site to look at a few areas that might be appropriate and determined that the best project to pursue would be a demonstration garden located on the un-landscaped grounds surrounding the Welcome Center," Jensen wrote in the memo. "The NNLP prepared a proposal and asks that SVCA commit to preparing the ground for planting and maintaining the plantings for five years. In return, the NNLP will plant an assortment of native plants and provide interpretive signs that describe the benefits of such plantings to the local environment and watershed."

Estimated site preparation would cost \$7,741.12 with \$800 in maintenance each year, the agenda states. Jensen explained

annual maintenance would include Weekly during first three summers: water as needed to achieve a total of 1-inch of irrigation from July 4 through Labor Day; Once a year: pull weeds and replace dead plants. As needed: remove invasive species and noxious weeds.

Jensen also stated in the memo that the external cost of site preparation can be paid out of budgeted operational funds in 2025.

Specifically, \$5,000 is allocated to Landscape Repair & Maintenance, along with \$40,000 allocated to Building repair

and maintenance and \$7,500 in Equipment rental, Jensen stated.

- Directors also approved changes to the 2025 Fines & Fees schedule. A complete breakdown of those fees is in the board's Nov. 12 agenda, at the SVCA website, [suddenvalley.com](http://suddenvalley.com).

The SVCA Board will hold its next meeting at 7 p.m. Dec. 12 in the dance barn. That meeting will include a 6 p.m. reception to greet the new GM, Michael Bennett, and to thank outgoing General Manager Jo Anne Jensen.

-- Contact Bill Helm at [bill@lyndentribune.com](mailto:bill@lyndentribune.com).

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# Holiday Market comes to Sudden Valley



**The 2024 Holiday Market was held on Saturday, Nov. 23. Sudden Valley hosted more than 30 vendors who sold handmade goods such as ornaments, stockings, candles and sweet treats. Vendors filled the Dance Barn and the grass just outside the Community Center as they brought the festivities both inside and outside. Also on hand were food vendors who sold hot dogs and kettle corn, and warm drinks such as hot chocolate were sold at the Café. Thank you to all who attended.** (Paul Brennan/The Views)






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**Through Dec. 20**  
**Tribute to Time and Place**  
 Tribute to Time and Place: Through the Eyes and Years of Tore Oftness, an art exhibit to feature the aerial photography of renowned professional photographer Tore Oftness. This collection will be on display in three venues: Allied Arts, Bellingham Frameworks and Quicksilver from Dec. 6-20. Opening reception at Allied Arts Gallery, 1418 Cornwall Ave., Bellingham from 6-9 p.m. Dec. 6.

**Dec. 13**  
**Green Building Slam**  
 The Green Building Slam has been a community favorite for years, and it's back again from 5:30-9 p.m. Dec. 13 at the Wild Buffalo, 208 W Holly St., Bellingham. The Slam is a fast-paced presentation style event known for networking opportunities with local green building experts and enthusiasts. The Slam attracts local architects, builders, homeowners, energy efficiency experts, real estate professionals, interior designers and green building enthusiasts. More information: claracs@sustainableconnections.org.



**FINANCIALS**

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

UNAUDITED

	Capital Reserve Funds						Operating Reserve Funds			
	CRRRF	Roads	CRRRF Capital Reserve Holding Cash	Board Density Reduction	Mailbox	Mitigation Assignment of Savings*	Total Capital Reserve Funds	Emergency Ops	UDR	Total Operating Reserve Funds
<b>Net Available Cash 12/31/2023</b>	3,627,018	2,034,275	222,019	87,688	126,445	151,528	\$ 6,248,973	362,252	306,265	\$ 668,517
Dues Received	1,003,251	1,038,498			18,687		2,060,435		79,568	79,568
Storm Water Mitigation Plan Fee		2,500					2,500			
Investment Income	20,722	14,052	744	163	450	126	36,256	1,224	1,061	2,285
Sale of Assets	1,368						1,368			
Board Approved Transfer- Marina Dock Replacement	105,600						105,600			
Board Approved Transfer- Other Transfers	40,000						40,000			
Mitigation Release		86,923				(86,923)				
2024 Expenditures	(1,579,701)	(1,121,182)	(3,350)				(2,704,233)		(88,889)	(88,889)
<b>Net Available Cash at 9/30/2024</b>	3,218,258	2,055,066	219,413	87,851	145,582	64,730	\$ 5,790,900	363,476	298,005	\$ 661,481
3 Month Outlook										
Outlook - 2024 Dues (95% collections)	321,104	330,266			5,960		\$ 657,330			\$ -
Outlook - Prior Year Collections	4,974	5,116			92		10,182		9,818	9,818
CRRRF Loan Payments for year 2024	(83,260)						(83,260)			
Obligated Expenses/Holdings	(1,156,911)	(443,910)	(219,413)			(64,730)	(1,884,964)		(50,693)	(50,693)
<b>Net Usable Cash Balance 12/31/2024</b>	2,304,165	1,946,538	-	87,851	151,634	-	\$ 4,490,188	363,476	257,131	\$ 620,606
Board Recommended Carryover Balance	(600,000)	(500,000)					\$ (1,100,000)			\$ -
<b>Net Usable Cash 12/31/2024, After Recommendation</b>	\$ 1,704,165	\$ 1,446,538	\$ -	\$ 87,851	\$ 151,634	\$ -	\$ 3,390,188	\$ 363,476	\$ 257,131	\$ 620,606
<b>Net Current Year Cash Increase (Decrease)</b>	(1,322,853)	(87,737)	(222,019)	163	25,189	(151,528)	\$ (1,758,785)	1,224	(49,134)	\$ (47,911)

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

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.

# KEEP INFORMED

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.

## Snow: SVCA releases removal plan

Continued from 1

snow event is cars that are abandoned on the roads or at the mailbox clusters. Cars left on the road prevent SVCA from plowing and cause accidents when other drivers try to avoid them. Cars left at the mailboxes prevent SVCA from keeping those areas clear, leading to dangerous conditions for people trying to pick up their mail.

To avoid getting stuck on the road, use the overflow parking lot across from the Gate 5 entrance. If you do get stuck, please call Security immediately at 360-319-8200 to report your location, the make and model of your car, your phone number, and your property address.

You must make your own arrangements for towing, but cars left on the road may be towed by SVCA if they are a significant hazard.

Report problems to SVCA

If you are having an emergency, call 911. If you see an issue on the roads, let SVCA know. After hours, report issues to Security: 360-319-8200. During business hours (M-F, 8 to 5): call Admin at 360-734-6430.

Be prepared

Be prepared to clear your driveway. Usually, this means having a snow shovel or snow blower on hand. Also, 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 thing to put down for traction; if you use de-icers, be aware they can melt and then re-freeze.

Purple Heat ice-melt is available at the Welcome Center for \$15 per 50-pound bag.



Sudden Valley Community Association's goal of snow removal is to ensure that residents and emergency services can get into and out of the community during weather events. (SVCA photo)

### AA Right- Steve Kure

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



**FINANCIALS**

Sudden Valley Community Association  
Operations - By Department  
September 1, 2024 to September 30, 2024  
CURRENT MONTH

Whole \$

UNAUDITED	Actual Revenue	Revenue B / (W)	Actual Salary Benefits	Salary & Benefits B / (W)	Actual Other Expense *	Other Exp B / (W)*	Net Income / (Loss) *	Net B / (W)*
<b>Department</b>								
ACC / Security	5,000	4,770	-	7,098	25,364	7,293	(20,364)	19,161
Accounting	2,047	786	27,670	500	6,833	5,022	(32,456)	6,308
Administration	355	289	35,305	827	9,886	6,391	(44,836)	7,507
Common Costs	2,564	(694)	-	-	66,222	(9,513)	(63,658)	(10,207)
Facilities	5,866	1,720	3,770	456	4,274	6,335	(2,178)	8,511
Maintenance	-	-	31,706	856	6,593	1,782	(38,299)	2,638
<b>Subtotal</b>	<b>15,832</b>	<b>6,871</b>	<b>98,451</b>	<b>9,737</b>	<b>119,172</b>	<b>17,310</b>	<b>(201,791)</b>	<b>33,918</b>
Golf	157,962	13,796	66,390	20,471	40,823	(15,160)	50,749	19,107
Marina	-	-	-	-	513	577	(513)	577
Rec/ Pools/ Parks	1,319	(1,156)	19,155	(1,804)	8,794	(38)	(26,630)	(2,998)
<b>Subtotal</b>	<b>159,281</b>	<b>12,640</b>	<b>85,545</b>	<b>18,667</b>	<b>50,130</b>	<b>(14,621)</b>	<b>23,606</b>	<b>16,686</b>
<b>Subtotal Operations before Ops Dues</b>	<b>175,113</b>	<b>19,511</b>	<b>183,996</b>	<b>28,404</b>	<b>169,302</b>	<b>2,689</b>	<b>(178,185)</b>	<b>50,604</b>
Ops Dues Earned	223,370	-	-	-	-	-	223,370	-
Curr Yr Bad Debts Activity	(957)	-	-	-	-	-	(957)	-
<b>Net Ops Dues</b>	<b>222,413</b>	<b>11,130</b>	-	-	-	-	<b>222,413</b>	<b>11,130</b>
<b>Net Operations</b>	<b>397,526</b>	<b>30,641</b>	<b>183,996</b>	<b>28,404</b>	<b>169,302</b>	<b>2,689</b>	<b>44,228</b>	<b>61,734</b>
<b>Net BOD Approved UDR Activity for Operations</b>								
Firewise	-	-	-	-	-	-	-	-
Hazardous Tree Removal	-	-	-	-	6,928	-	(6,928)	-
GM Recruiting Search	-	-	-	-	1,604	-	(1,604)	-
<b>Net Operations with Board Approved UDR</b>	<b>397,526</b>	<b>30,641</b>	<b>183,996</b>	<b>28,404</b>	<b>177,834</b>	<b>2,689</b>	<b>35,696</b>	<b>61,734</b>
<b>Other Operating Activity</b>								
UDR Activity	9,544	-	-	-	3,536	-	6,008	-
AR Accrual - Prior Year Reversal	-	-	-	-	-	-	-	-
AR Accrual - Current Year	-	-	-	-	-	-	-	-
Lease Income- Library Prepaid Recognized	667	-	-	-	-	-	667	-
Vacation Liability Accrual	-	-	-	-	2,778	-	(2,778)	-
<b>Total Other Operating Activity</b>	<b>10,211</b>	-	-	-	<b>6,314</b>	-	<b>3,897</b>	-
<b>Grand Total Operations Activity</b>	<b>407,737</b>	<b>30,641</b>	<b>183,996</b>	<b>28,404</b>	<b>184,148</b>	<b>2,689</b>	<b>39,593</b>	<b>61,734</b>

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

Sudden Valley Community Association  
Operations - By Department  
January 1, 2024 to September 30, 2024  
YEAR TO DATE

Whole \$

UNAUDITED	Actual Revenue	Revenue B / (W)	Actual Salary Benefits	Salary & Benefits B / (W)	Actual Other Expense *	Other Exp B / (W)*	Net Income / (Loss) *	Net B / (W)*
<b>Department</b>								
ACC / Security	249,610	172,547	-	67,034	332,717	(61,434)	(83,107)	178,147
Accounting	22,046	(15,755)	268,980	(2,966)	67,996	(10,302)	(314,930)	(29,023)
Administration	3,768	1,897	335,236	6,020	95,836	(16,643)	(427,304)	(8,726)
Common Costs	36,276	6,951	-	-	375,867	(85,981)	(339,591)	(79,030)
Facilities	65,295	9,981	35,568	4,186	109,338	48,940	(79,611)	63,107
Maintenance	-	-	291,425	6,359	55,483	14,189	(346,908)	20,548
<b>Subtotal</b>	<b>376,995</b>	<b>175,621</b>	<b>931,209</b>	<b>80,633</b>	<b>1,037,237</b>	<b>(111,231)</b>	<b>(1,591,451)</b>	<b>145,023</b>
Golf	1,293,742	114,015	616,086	27,837	355,628	(52,131)	322,028	89,721
Marina	248,110	50,390	-	-	11,651	2,285	236,459	52,675
Rec/ Pools/ Parks	41,985	12,654	209,480	2,310	117,601	(13,043)	(285,096)	1,921
<b>Subtotal</b>	<b>1,583,837</b>	<b>177,059</b>	<b>825,566</b>	<b>30,147</b>	<b>484,880</b>	<b>(62,889)</b>	<b>273,391</b>	<b>144,317</b>
<b>Subtotal Operations before Ops Dues</b>	<b>1,960,832</b>	<b>352,680</b>	<b>1,756,775</b>	<b>110,780</b>	<b>1,522,117</b>	<b>(174,120)</b>	<b>(1,318,060)</b>	<b>289,340</b>
Ops Dues Earned	2,005,004	-	-	-	-	-	2,005,004	-
Curr Yr Bad Debts Activity	(44,722)	-	-	-	-	-	(44,722)	-
<b>Net Ops Dues</b>	<b>1,960,282</b>	<b>58,731</b>	-	-	-	-	<b>1,960,282</b>	<b>58,731</b>
<b>Net Operations</b>	<b>3,921,114</b>	<b>411,411</b>	<b>1,756,775</b>	<b>110,780</b>	<b>1,522,117</b>	<b>(174,120)</b>	<b>642,222</b>	<b>348,071</b>
<b>Net BOD Approved UDR Activity for Operations</b>								
Firewise	-	-	-	-	5,734	-	(5,734)	-
Hazardous Tree Removal	-	-	-	-	48,540	-	(48,540)	-
GM Recruiting Search	-	-	-	-	17,951	-	(17,951)	-
<b>Net Operations with Board Approved UDR</b>	<b>3,921,114</b>	<b>411,411</b>	<b>1,756,775</b>	<b>110,780</b>	<b>1,594,342</b>	<b>(174,120)</b>	<b>569,997</b>	<b>348,071</b>
<b>Other Operating Activity</b>								
UDR Activity	67,885	-	-	-	16,555	-	51,330	-
AR Accrual - Prior Year Reversal	(43,985)	-	-	-	-	-	(43,985)	-
AR Accrual - Current Year	-	-	-	-	-	-	-	-
Lease Income- Library Prepaid Recognized	2,000	-	-	-	-	-	2,000	-
Vacation Liability Accrual	-	-	-	-	20,216	-	(20,216)	-
<b>Total Other Operating Activity</b>	<b>25,900</b>	-	-	-	<b>36,771</b>	-	<b>(10,871)</b>	-
<b>Grand Total Operations Activity</b>	<b>3,947,014</b>	<b>411,411</b>	<b>1,756,775</b>	<b>110,780</b>	<b>1,631,113</b>	<b>(174,120)</b>	<b>559,126</b>	<b>348,071</b>

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

# SVCA Drop-In Sports

Join other community residents at drop-in sports:

- CoEd Tennis – Tuesday at 5:45 p.m.
- CoEd Soccer, Ages 30+ – Thursdays at 5:45 p.m.

- CoEd Soccer, Ages 8+ – Fridays at 5:45 p.m.
  - CoEd Soccer, All Ages – Saturday at 10 a.m.
  - CoEd Pickleball – Saturdays at 9:45 a.m.
- Call 360-734-6430 for more information.



# Sudden Valley resident releases debut novel

*Dena Weigel's 'The Byzantine Cross' follows former WWII spy*

By Dena Weigel

Sudden Valley resident Dena Weigel has announced the release of her debut novel, "The Byzantine Cross." The story follows former WWII spy and art expert Sarah Kraft as she risks everything to retrieve a mysterious relic from inside the Kremlin for the CIA.

Rumored to contain a mysterious power, it is seen as a potential new weapon more powerful than anything that's come before it.

Assisted by Nicolai Rodzyanko, an MI6 double-agent, Kraft runs for her life when their mission goes sideways. As they make their escape from Moscow they're confronted by others who want the power of the cross for themselves and will stop at nothing to take it from Kraft.

Through car chases, gun battles, and a race inside an ancient cave system, Kraft and Rodzyanko risk everything to make sure the cross won't fall into the hands of evil men.



When a supernatural element comes into play and questions arise about the CIA's motives, Kraft decides she is the only one she can trust to ensure the safety of The Byzantine Cross.

The Byzantine Cross symbolizes the collision of ancient beliefs and the desire for power, something to be feared and revered by those who pursue it.

Weigel weaves in themes of loyalty and doubt as her character tries to discover what the cross's power might mean, and who she can trust to help her.

Dena Weigel was born in Kansas, a place that provided her with ample time for exploring, reading and lots of day-dreaming.

After graduating with a Bachelor of Fine Arts, she studied art and culture in over 30 countries before settling in the beautiful Pacific Northwest.

There she built a career writing for businesses and non-profits around the world.

Now a resident of Sudden Valley, Weigel enjoys hiking with her husband and daughter, painting, and relaxing on her deck with a cup of coffee and a great book.

She is currently working on the next Sarah Kraft novel, "The Argentinian Affair."

More about Dena Weigel at [denaweigel.com](http://denaweigel.com) or follow Dena Weigel Author on Facebook, Instagram and TikTok.

## What they're saying about Dena Weigel's 'The Byzantine Cross'


-- "Kraft's mission is simple: break into the Kremlin and retrieve an ancient relic from before the birth of Christ." – Chanticleer Book Reviews

-- "Set in post-World War II, the novel's heroine, Sara Kraft, demonstrates the brains and guts to take on multiple bad guys and an unscrupulous national agency to preserve an irreplaceable relic. If you like high action novels in historic settings, this book is for you!" – anonymous, Barnes and Noble

-- "Sarah Kraft is the world's next heroine. Fascinating story line. Can't Wait for the Next One!" – mdavolio, Barnes and Noble

SUDDEN VALLEY

# Pet of the MONTH



*Lola Noel*

**This month's pet of the month is Lola Noel, submitted by Paul & Cheryl Workman.**

A Havanese girl who will be celebrating her second birthday on December 3rd. 11 pounds of energy and joy for Paul and Cheryl Workman, whose family she joined a year ago.

**Do you have a pet of the month?**

If you think that your pet is ready for prime time, please send a high resolution photo with your pet's name, your name, and a brief description to [office@suddenvalley.com](mailto:office@suddenvalley.com)

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## FEATURED HOMES & LOTS

2 Marigold Dr. #38, Bellingham.....\$185,000 512 14th St, Bellingham.....\$1,998,000 1108 Night Hawk Wy, Everson.....\$630,000	5487 Wood Duck Ln, Blaine.....\$357,500 20 Sparrow Ct., Bellingham.....\$89,000
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BELLINGHAM NEW LISTING

**512 14th St., Bellingham** Incredible Islands and Bellingham Bay view home. This beautiful 1930 Craftsman, in a prime location on South Hill, has been extensively renovated retaining its charm for today's modern lifestyle. All three floors are carefully updated with all solid wood trim, hardwood floors. Cozy, sun-drenched living room w/gas fireplace & new double pane windows. New KitchenAid appliances, abundant storage & counter space in kitchen. 3 bdrm, 3.5 ba incl. new master bath. Private deck off living room. New siding w/all new cedar trims wraparound the doors and windows. New plumbing, new electrical and roof. 2-car garage and finished office/art studio in the fully fenced yard. **\$1,998,000**

NEW PRICE

**2 Marigold** Affordable living in a cozy and private studio condo overlooking the 18th fairway with sweeping views of Sudden Valley golf course and surrounding mountains. The large picture windows provide ample natural light and outside is an open corner deck. Experience the best of Sudden Valley living. The condo is within walking distance of the golf course, restaurants and trails. Area amenities include 24/7 security, swimming pool, library, marina, tennis courts and more. **\$185,000**

OWNER FINANCING

Build your dream home on this fabulous million dollar view home overlooking Drayton Harbor, while also enjoying the views of Semiahmoo Resort, White Rock, B.C., and coastal mountains. This lot, located in a gated community, has an unobstructed water view and abuts a community nature trail. Includes tree survey map. Just minutes from the US/Canadian Border. Priced to sell. **\$357,500**

NEW LISTING

One level 3 bed, 2 ba home. Quartz countertops throughout, kitchen w/custom cabinets, stainless appliances, data wiring & plumbing fixtures throughout. Huge utility room w/extra cabinetry. Primary bdrm vault & bathroom w/file shower & lg walk-in closet. Upgraded fireplace, high efficiency HP for heat/AC, wired for EV! Massive backyard w/covered porch. **\$630,000**

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