



INSIDE

Amenity Access Information	2
Owner BBQ Registration Information	3
Summer Programs	3
Financial Information Dues and Fees Disclosures	4
Elkhorn Quick Hits News and Information	5
Board Withdraws Stream Alteration Permit	6
New Tennis Pro's Joining SVEA	7



Grady Burnett

Greetings Elkhorn Owners,

As I sit here today writing this message, I am always amazed by the weather in the valley in the spring. Last week the Elkhorn golf course was open for play, today there is 3" of snow on the ground. I am sure by the time this newsletter is published it will have changed once again. The good news, despite very little precipitation this winter this new round of wet weather adds to the snowpack and our much needed water supply. So, this recent snowy / rainy weather is very much welcomed. Spring is the season we are renewed with new life and enthusiasm for the cherished summer season ahead. We are looking forward to a wonderful summer.

Your Elkhorn Board of Directors continue working on important matters on behalf of the over 1640 property owners in Elkhorn. The main projects in the works, in no particular order, is the funding and future rebuild of the Harker pool, the ongoing Twin Creek ponds project, preparing for the opening and staffing of our summer amenities and the owner survey, (more on the survey below). In addition, various subcommittees continue work on other items relevant to our association. The recreation committee is always looking to make

Presidents Message

our recreation programs that much better, and we welcome owner input for improvements and new programming ideas.

As some of you who have been here for a while may recall, SVEA sent out an owner survey in approximately 2010. The purpose of the survey is to gather feedback from owners on various items such as demographics and property use information, general family information, use of amenities, new or enhancement of existing amenities, dues and fees, rentals and other topics. The Board felt that it is time to again survey our members. Tell us what you would like, what we are doing well and what can we improve upon. What does Elkhorn look like as we go into the future? Your input is extremely valuable to the Board and staff as we plan and prepare for the next generation. You will be receiving the survey soon; we ask that you **please** take the 10 to 15 minutes to answer the survey questions.

Your input is extremely important and provides valuable information. The survey will be available in an electronic version or a paper version to mail back, whatever you prefer. On behalf of the Board and staff, I thank you in advance for your participation.

As you know, last July SVEA completed the rebuild of the Village pool and we all were able to enjoy this beautiful brand-new amenity. It was wonderful to see our Elkhorn families and their guests enjoying the new pool and hot tub. And I want you to know that in a time where construction projects were getting delayed by months and

costs were rising rapidly, this project came in on budget and nearly right on time. The Board is extremely proud of this accomplishment and a very special thank you goes out to our staff and most notably Chuck Williamson, our general manager and Jon White, our facilities manager. Without their experience and professional guidance this project would have never happened on time or on budget.

On that note, I am personally, and the Board is extremely grateful for the management team and staff that are part of SVEA. They all do a wonderful job and please let them know how much they are appreciated. In addition, the Elkhorn community is fortunate to have a dedicated, considerate group of people serving on the board. The chairs of the board subcommittees spend an incredible amount of time and energy making sure that your time in Elkhorn is safe and enjoyable. It is an honor to be part of this exceptional group of people.

Please keep an eye out for all communications and newsletters from SVEA and the upcoming survey. It is important that all owners be well-informed about the issues before us. As always, we welcome your input on any topic, so feel free to reach out to board members or staff with your thoughts and comments.

I look forward to seeing you in the neighborhood, and I wish you and your family all the best for the upcoming season.

Sincerely,
Grady Burnett

Pool and Tennis Amenity Card & Fee Information

Amenity Access Rules - 1) Everyone, 5 and older, entering an amenity location must have an amenity card. 2) An amenity card holder may bring up to 5 guests who do not possess an amenity pass; however, there is a \$5 fee for each person without an amenity pass. 3) Anyone residing in an Elkhorn home or condominium on a long or short-term basis qualifies for an amenity card or guest pass. If you are not staying in Elkhorn, and not a property owner, you are not entitled to an amenity pass. To avoid the frustration of being turned away, please bring your amenity pass every time you visit an Elkhorn amenity.

Amenity Pass Options - SVEA offers owners several amenity card options. Many owners already take advantage of receiving guest passes via email. This saves you the inconvenience of having to come into the administrative office. Please call the office at 208-622-7420 or email reception@elkhorninsunvalley.com and give the name of your house guests and the duration of their stay and the guest passes will be issued and emailed directly to you upon request. Plastic cards with photo are issued to property owners, long-term residents and qualifying family members only. Grandchildren aged 5 and over will be issued a guest pass when staying in Elkhorn. Children under 5 do not need an amenity pass. Plastic cards can be processed and issued at the SVEA administrative office; however, those qualifying for a plastic card can have this card sent to you electronically for storing on your cell phone. All passes can be scanned directly from cell phones. If these options are still inconvenient for keeping the pass on your person, staff can issue a keychain amenity pass to store with your car or house keys. Let staff help you find the best option for you.

Rental Property Amenity Access - All properties in Elkhorn rented on a short or long term basis are required to pay the "Rental Amenity Access Fee" of \$600 annually. This fee is directed towards the long term capital replacement of amenity assets. Upon payment of the Rental Amenity Access Fee owners and/or their property management agent may request amenity passes for their guests. Long-term rental tenants and their family members residing in Elkhorn are eligible for amenity cards.

Board Approves Amenity Access Policy Changes - In March 2022, the Board approved a change to the amenity access policies. Owner cards will no longer be issued with an expiration date. Children under the age of five (5), accompanied by a parent or guardian with a valid amenity card, do not need an amenity card to access the recreational facilities. Children five (5) and over must have a card to avoid paying the \$5 amenity guest fee. In addition, children of long-term tenants (30+ days or more) who reside in Elkhorn full-time, may receive an amenity card upon payment of the Rental Amenity Access Dues by the property owner.

Please contact the administrative office if you have any questions regarding amenity access.

"I miss the days when you could push someone in the swimming pool without worrying about their cell phone."
— Unknown

Surveying the SVEA Membership

Property owners will soon be receiving an eblast with information regarding a survey prepared by SVEA. A similar survey was conducted approximately 10 years ago. The survey is quite extensive and will require 10 to 15 minutes of your time to complete based on your current use of the SVEA amenities. The information provided will help SVEA determine how best to serve the SVEA membership into the future. Constructive criticism is always appreciated. Please help SVEA by setting aside some time to complete the survey online. If you do not receive the SVEA eblasts, please contact the administrative office to sign up for eblasts or receive a survey link via email. The survey works best online as it skips irrelevant questions based on your previous answers, which shortens the time it takes to complete the survey. ***Thank you in advance for your participation.***

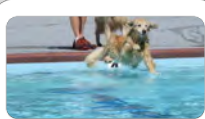
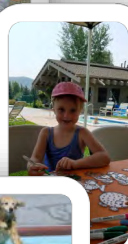
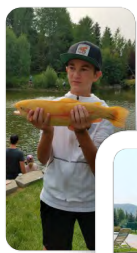


Summer BBQ Registration Opens

The SVEA annual summer property owners picnic has been scheduled for Wednesday July 27, 2022 from 6 p.m. to 8 p.m. Online registration will begin Wednesday June 15, 2022 at 9:00 a.m. MST

Go To: <https://elkhorninsunvalley.com> to Register - Click "Calendars" Click "Events Calendar" navigate to and Click on owners BBQ shown on calendar on July 27, 2022—fill out the information for your free tickets to the BBQ.

Due to the tremendous success of our 2021 owner's picnic, SVEA will again feature local area food truck vendors, our summer grilling chefs, live music and drinks in the Harker Center Patty Rosewater Park. The maximum number of owners that can be accommodated for this event, due to venue limitations, is 350. Unfortunately, while we would like to accommodate all Elkhorn owners, it is not feasible. In an effort to provide access to the largest number of property owners, tickets will be initially limited to two (2) per property owned. Please understand, the limitation is a result of the actual physical space, event equipment availability and staffing limitations. The maximum number of guests (350) has not been changed since the BBQ was first introduced. A waiting list will be maintained. Owners who would like family members to attend may place their names on the waiting list. Chances are very good we may be able to accommodate your request as many owners may cancel their reservations at the last minute. Your patience and understanding are greatly appreciated. We look forward to seeing you at the summer picnic!



Summer Programs & Events

Village Pool Hours - The Village swimming pool and hot tub are now open daily from 12 Noon to 7 p.m. Please be sure to bring your amenity card to avoid the \$5 access fee at the door. Anyone without a card entering facilities with a valid card holder will be expected to pay the fee, even if they just forgot their card at home.

Harker Pool Hours - Harker Pool opens on June 18th. The hours of operation will be 11 a.m. to 6 p.m. daily. Full time lifeguarding of the pool may not be possible this season which may limit the diving board use. Daily information will be posted at the pool.

Programs and Events - The Sun Valley Elkhorn Association will once again be offering many programs and events for our Elkhorn Owners, Family Members and Guests. The programming season starts with the annual fishing derby on Saturday July 9th from 9 a.m. to 12 noon for children 12 and under. This is a family event so everyone is welcome to try their luck. Idaho Fish and Game will be on-hand with fishing rods, bait and instruction. It is a great time for young and old alike.

SVEA brings back its very popular Grilling Classes with local chefs Jane Petersen and Michael Lackey. Treat yourself to a great meal, spectacular views and a glass of wine on the Harker Center patio while learning from top chefs in the Sun Valley area.

Archery classes are available in July and August in the Patty Rosewater Park behind the Harker Center. New this year, an adults only (over 21) class is being offered with refreshments.

The 3rd annual block party for families will be held in August. This is a fun filled evening with games and good food for the whole family. Take a break during a warm summer evening and enjoy this special night out with family and friends.

New programs this year include: A wildflower walk with wildflower expert Jane Lundlin, co-author of Idaho Mountain Wildflowers; Bird Walk with local Environmental Resource Center bird enthusiast Poo Wright-Pulliam. Join Poo as she shares her knowledge and expertise in Idaho bird species; and, join Fire Code Official Reid Black for an informative Firewise presentation to help protect you and your family in the event of a fire.

Craft by the Pool will feature three (3) sessions for our younger Elkhorn members. Your children will enjoy making and showing off their craft projects in a great playful setting by the Harker Pool.

The programming season will conclude with the 6th annual Wet Dog Pool Festival on September 6th, at the Harker Center. You won't want to miss this chance to let your furry family member romp and play in the Harker pool. Your dog will enjoy treats, socializing with other pets and retrieving tennis balls to their hearts content. If you haven't already done so, you must see this to believe it and watch your dogs have the time of their lives.

Please go to: <https://elkhorninsunvalley.com> and click on event calendars to register in advance for all the fun filled activities SVEA has to offer.

Sun Valley
Elkhorn
Association
Mission
Statement
"Prudently
managing the
finances of the
Association"

SVEA Financial Report

Balance Sheet Snapshot

The Board of Directors have received and reviewed all financial statements as of April 30, 2022.

The SVEA fiscal year began on Nov. 1, 2021 and ends on October 31, 2022

The Capital Reserve asset replacement fund balance as of April 30, totaled **\$467,507**

The Operational Account cash and investments balance as of April 30, totaled **\$827,854**

The Property Owner Accounts Receivable balance as of April 30, was **\$149,852** the number of accounts **90** days or more delinquent stood at **1** as of April 30, 2022.

There were no outstanding liabilities as of April 30, 2022

Operations	YTD Actual	YTD Budget	Difference
Dues and Assessments	\$429,601	\$417,425	\$12,176 Over
Expenses	(\$375,590)	(\$389,307)	\$13,717 Under

For the eight months ending April 30, 2022 revenues are higher than expected and expenses are less than anticipated. The 2nd half dues and assessments billing was sent to all property owners in April with payment due by May 1. Expenses to date \$375,590 represent approximately 37% of the total annual budget. Complete financial information available online at www.elkhorninsunvalley.com.

DUES AND FEES in Fiscal Year 2021/2022



As of November 1, 2021 your Board of Directors approved and implemented the following dues and fees for fiscal year 2021/22:

- 1) Annual Homeowner Dues for 2021/22 - \$674 Annually (Billed semi-annually \$337 in April & October)
Operational Dues \$258.50 + Capital Reserve Dues \$78.50 = \$337
- 2) Rental Amenity Access Dues: All rental properties in Elkhorn are required to pay \$600 annually allowing for tenant and guest access to amenities.
- 3) Amenity Access Fee: A \$5 amenity access fee for all guests not residing in Elkhorn that are accompanied by a valid cardholder or participating in an SVEA program or clinic. If you cannot present a valid amenity card when accessing the amenities you are required to pay \$5.00. *(Children under 5 excepted)*
- 4) Property Setup Fee: A property transfer setup fee of \$100 is required on all property sales and transfers.
- 5) Appeals Fee: The appeals fee has been increased to \$2,000 to offset the cost of ADC and Violation appeals to the Board of Directors and the legal expenses incurred.
- 6) Violation Monetary Assessments in accordance with Schedule A as published in the Master Declarations.
- 7) Interest on past due accounts is 1.75% monthly.

Effective July 2022, Idaho Code Chapter 32, Title 55 "Homeowners Association Act" requires that fees associated with the transfer of property be published annually in January. Charges indicated above represents all fees and charges approved in fiscal year 2021/22 by the SVEA Board of Directors.

Elkhorn Quick Hits and Updates

Seeking Nominating Committee Members - If you are interested in helping in the SVEA nomination process for Board of Director elections, please consider applying for the Nominating Committee. The Nominating Committee is comprised of a seven (7) member panel. The seven (7) member panel consists of three (3) past board members, two (2) current board members and two (2) at large owners. Property owners and past board members wishing to serve on the Nominating Committee are encouraged to submit their names and a random drawing will be held to select the committee members from each qualifying group. The Board would also like to encourage those interested in serving on the Board to submit their names to the administrative office and you will be contacted in October to schedule an interview with the Nominating Committee. Board Member applications can be found on our website at www.elkhorninsunvalley.com.

Board Reviews Architectural Design Committee Process - The Board of Directors completed a review of the ADC processes and potential construction conflicts between the SVEA Master Declarations and the various subdivision declarations. The Board determined there is sufficient authority within the Master Declarations and the subdivision declarations to adequately address conflicts between the documents when they occur. Changing the subdivision declarations can be a difficult and time consuming process. The Board will continue to monitor and adjust the ADC process as may be required when new construction materials are introduced and concerns regarding the review procedures arise. Most problems experienced in the ADC review process occur when owners seek City approval prior to review by SVEA. We ask all Owners to please bring all new construction and remodel projects to SVEA for review prior to seeking City of Sun Valley approval. This could save you time and expense.

“Proactively keeping members well informed of issues affecting them and the broader Elkhorn community”

Electronic Voting Being Considered - The Governance Committee will be reviewing the use of electronic voting for Proxies and Board elections. It is anticipated that if electronic voting is implemented SVEA may be able to generate more involvement in the Board election process by the Elkhorn owners. In addition, if proxies can be received electronically, a significant amount of the annual meeting mailing costs could be saved. More information will be reported soon.

Sun Valley City Street and Pathway Reconstruction Update - Roads and pathway reconstruction will continue this summer season. Sun Valley Road from Ketchum Main Street to the Gun Club in Sun Valley is slated for improvement. The pathway from Spruce Avenue to Festival Meadows will undergo improvement as well. The intersection at Sun Valley Road and Saddle Road will not be done this year as the City reviews potential traffic pattern alternatives.

Homeowners Association Act - The State of Idaho amended their Homeowners Association Act adding a new chapter which specifies various requirements of conduct for Condominiums and Homeowners Associations in Idaho. Specifically it requires that all Board meetings be open to it’s members and specifies issues that are allowed for holding Executive Session. In addition, matters with regard to “Disclosure of Fees and Financial Statements”, “Violations and Due Process and Limitation on Fines”, “Homeowner’s Association Liens”, “Solar Panel”, “Political Signs”, “Flags” and “Rental Restrictions” may impact some of the Elkhorn condominium associations. SVEA current operations complies and meets the requirements of the amended Homeowners Association Act requiring only very minor adjustments. Concern has been expressed to SVEA regarding the limitations this may place on the Associations in Elkhorn. A copy of the Homeowners Association Act has been added to the SVEA website for the convenience of our condominium Board members to review. It may require some modest modifications to your Associations management practices. Please go to: <https://elkhorninsunvalley.com> and click on **Elkhorn Lifestyle** tab and **FAQ’s**. You will find a question **“How does the Idaho Homeowners Association Act affect my Association?”** You will find a link to the State Statute which goes into effect on July 1, 2022.

Board Halts Riparian Restoration Plan in Twin Creeks

The SVEA Board of Directors voted to withdraw its application for the Stream Alteration Permit for the Twin Creek ponds contested by the area owners. This action essentially halts the plan to restore Twin Creek ponds to a natural riparian area and water way. The following explains the Board rationale for making this determination:

Board Action Summary

A waterway known as Twin Creek runs through a portion of Elkhorn. The developer of Elkhorn, acting pursuant to water rights granted by the Idaho Department of Water Resources (“IDWR”), constructed dikes and dams along Twin Creek and thus created five ponds.

The land on which these ponds are located is owned by Sun Valley Elkhorn Association (“SVEA”) and is designated by the Master Declaration of Covenants, Conditions and Restrictions of Elkhorn at Sun Valley (the “Master Declaration”) as “Open Space.”

In 2019, some homeowners asked SVEA’s Board of Directors (the “Board”) to dredge the ponds. SVEA hired a hydrologist to advise as to the best way to address the condition of the ponds. The hydrologist advised that the ponds could be dredged, an expensive process that would likely have to be repeated every 15 to 20 years, or eliminated at a less expensive one-time process involving the removal of the dikes and dams and restoring the ponds as a natural waterway.

In January, 2020, the Board decided that the less expensive alternative would best serve the interests of the Elkhorn community. Accordingly, it approved the removal of the dikes and dams and the restoration of Twin Creek as a natural riparian area and waterway.

Subsequently, IDWR informed the Board that the water rights that had allowed SVEA to keep the ponds had expired by operation of law. SVEA currently does not have water rights to maintain the dikes and dams that retain the water which forms the ponds.

In August, 2021, SVEA submitted a joint Stream Alteration Permit application to IDWR and the Army Corps of Engineers for permission to remove the dikes and dams and restore Twin Creek as a natural riparian waterway. Both agencies approved the Stream Alteration Application. The Stream Alteration Permit approval was subsequently appealed by a small group of Twin Creek homeowners adjacent to or in the vicinity of the ponds.

IDWR scheduled a four-day hearing to be held in August, 2022, for the purpose of considering that appeal. SVEA was advised that the cost of litigating that appeal, including attorney’s fees and expert witness fees, could cost as much as \$50,000 to \$100,000, or higher. To pay these fees, SVEA would need to impose a special assessment on all of its members or deplete available cash reserves or implement an increase in member dues.

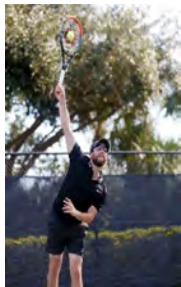
Conclusion by Resolution

While the Board continues to believe that the best interests of the SVEA community would be better served by restoring Twin Creek as a natural riparian area and waterway, the Board also believes the cost of litigation makes the pursuit of that plan financially impractical at this time. Within the Board resolution to withdraw the Stream Alteration Permit, the Board retained the right to pursue restoring the Twin Creek ponds as a natural riparian area and waterway at a future date.



SVEA
Withdraws its
Application for
Stream
Alteration Per-
mit in Twin
Creeks

Racquet Sports News and Info



Scott Teller

SVEA welcomes back Scott Teller and Don Becker to head up Racquet Sports in 2022. Scott is starting his 6th season with SVEA as Racquet Sports Director. Don is returning for his second season as head racquet sport professional. Both Scott and Don have hit the ground running with early season lesson and program offerings for tennis and pickleball activities.

Scott and Don will be joined later this month by Brandon Hearn, Assistant Racquet Sports Pro from Scottsdale, Arizona. Brandon comes to SVEA with extensive teaching experience for both junior and adult programs. Brandon brings a wealth of pickleball experience. At age 50 Brandon played in Senior Professional Singles events on the APP and PPA Professional Pickleball Tours where he advanced to a #16 in the world pickleball rankings.



Brandon Hearn

To round out the amazing professional lineup, Daniel Harden, Assistant Racquet Professional from Naples, Florida will join SVEA this summer. Daniel has extensive experience running and developing Junior Tennis programming. Daniel played Division 1 tennis at Georgia Southern University. After college he competed in Ultimate Tennis and is a six (6) time champion at 6.0 level. Not satisfied, he led his men's 9.5 combo doubles team to the South Carolina state title. Welcome Daniel.



Don Becker

Get ready for one of the best tennis and pickleball professional staffs SVEA has ever assembled. Our thanks to Scott and Don for making this happen. If you ever thought about playing tennis or pickleball, or if you just want to improve your game, there has never been a better time for you and your family to learn from the very best. For more programs, clinics and lesson information go to: <https://elkhorninsunvalley.com/project/tennis-courts/>

For the competitive ladies in Elkhorn, the Wood River Valley Idaho Tennis Association offers an opportunity to play competitive team tennis. The deadline for USTA signup has passed, but don't let that stop you from checking out your options for playing competitive 40+ and 55+ team tennis. If you are interested in learning more, contact SVEA Racquet Sports Committee Member, Judith Steinbock at jasrn70@gmail.com for additional information.



Daniel Harden

The Summer Women's Challenge program has been discontinued. However, a mixed doubles program fills the gap on Monday (2.5 mixed doubles), Wednesday (3.0 - 3.5 mixed doubles) and Friday (4.0 mixed doubles) throughout the entire summer season. Signup is easy online. Once registered you will receive an email confirmation with link to see all players signed up to play. You need only to create a profile on your first visit to the site and you are ready to schedule your entire summer play. Doubles matches are computer generated.

Go to link: <https://elkhorninsunvalley.com/project/tennis-courts/> and click on the register for Summer Tennis Mixer.

Step 1: Create a player profile in "Register/Modify"

Step 2: Register to play under "Sign Up/Cancel"

Bus Route information for Summer/Fall 2022:

During the Sun Valley Music Festival (formerly SV Symphony) the **Red Route** will run on all Music Festival nights. I have attached the bus stop sign that will be posted at several stops in Elkhorn.



Bus picks up in Elkhorn to Dollar Circle:
 • 4:45pm
 • 5:15pm

Bus will pick up at Dollar Circle (bus circle by SV Inn pool)

15 minutes after the concert ends and will drop off at all bus stop locations in Elkhorn

The **Blue Route** (Connecting Elkhorn Springs and Warm Springs via Sun Valley Village and Ketchum) will run every 30 minutes from Elkhorn Springs at 7:30am to 10:00pm with late night hourly service until 1:00am. Service will start on May 27th and run until September 30th (one month earlier and one month later than in years past!)

Sun Valley Elkhorn Association

FUTURE EVENTS

Board, Membership, and Sub-Association Presidents' Meetings

Date	Event or Meeting	Location
Friday, July 8, 2022	Board Meeting (2:00 pm)	Harker Center
Friday, July 8, 2022	Association Presidents' Meeting (4:30 pm)	Harker Center
Wednesday, July 27, 2022	Annual Owners BBQ (6:00 pm—8:00 pm)	Harker Center—Rosewater Park
Thursday, Sept. 29, 2022	Board Meeting (2:00 pm)	Harker Center
Friday, January 6, 2023	Board Meeting (2:00 pm)	Harker Center
Friday, January 6, 2023	Association Presidents' Meeting (4:30 pm)	Harker Center
Saturday, January 7, 2023	Annual Membership Meeting (3:00 pm)	TBD
Saturday, January 7, 2023	Board Meeting (After Annual Meeting)	TBD