

## **New Rental Amenity Access Fee Commonly Asked Questions**

Q. When will the new fee structure start?

A. May 1, 2025

Q. When can I start to register for the May 2025 season?

A. February 2025, the registration form is available at the [www.elkhorninsunvalley.com/news](http://www.elkhorninsunvalley.com/news) and at the Elkhorn Management office located at 1 Harker Lane, Sun Valley, ID 83353.

Q. What if I paid the prior (2024/2025) rental amenity fee of \$600.00 recently, and now I must register and pay the new fee?

A. As owners register and choose from the new options and pay the new fees, owner accounts will be evaluated and adjusted as needed.

Q. Is the fee transferable between properties?

A. No, you may not transfer the fee paid between properties. Any credits that are issued will remain with the property that the credit is issued to.

Q. Does renting my unit obligate me to pay the \$100.00 administration fee, even if I plan to deny my tenants access to the Elkhorn amenities?

A. Yes, every owner who rents their units in the Elkhorn HOA must register their unit as a rental and pay the \$100.00 administration fee.

Q. How much would it cost if I only wanted to rent for the winter months?

A. There is a \$100 admin fee in addition to the \$150.00 winter session fee. Total cost: \$250.00

Q. How much will it cost if I rent just for the summer months?

A. The total cost of the \$100.00 admin fee and the \$850.00 summer season fee. Total Cost: \$950.00.

Q. What are my options if I only rent occasionally, for a few weeks a year?

A. You must first register and pay the administrative fee of \$100.00. After that, you have the option to order weekly rental passes for the following fee:

The winter season runs from November 1st to April 30th, and the cost is \$40.00 per week (7 days).

Summer season: May 1<sup>st</sup> to October 31<sup>st</sup> Cost \$210.00 a week (7 days)

No Single Day Passes or Daily Rates Will Apply

Q. What dates are the summer and winter season?

A. Winter season: November 1st to April 30<sup>th</sup>

Summer season: May 1<sup>st</sup> to October 31<sup>st</sup>

Q. Who should be making the payment for the fees?

A. The owner of the rental property is responsible for registering the unit and paying all fees.

Q. Why do I have to pay the \$100.00 administrative fee even if I do not plan to provide my tenant with access to the amenities?

A. The fee covers the cost of administration at the office to process the information required to maintain the database. After reviewing the tax code and conducting a legal review, the HOA concluded that a fee of a certain amount should be imposed on all homeowners belonging to a specific category, specifically those who rent out their units, to ensure appropriate charging. The Board selected a basic fee of \$100.00, excluding amenity access, to account for the administrative work involved in setting up and maintaining this category of homeowners within our system. Of course, those homeowners who want their tenants to have amenities access will pay a much higher fee. Note that the Rental Amenity Fee structure in place prior to May 1, 2025, which charged a flat \$600 annually for each homeowner who rented out their units, did not address this issue.

Q. Can an owner register at any time?

A. Yes, however, owners will pay the full administration fee and annual / seasonal cost, and the expiration date will apply for the option chosen. After registration of the rental unit and paying the \$100.00 administration fee owners will have the additional option of the weekly rental option.

Examples – if you choose to join the annual option for \$900.00 and you join in July you will pay the full \$900.00, and the term will expire on April 30<sup>th</sup>.

If an owner joins the winter seasonal session after the start date of November 1<sup>st</sup>, they will pay the full cost of \$150.00, and the season will expire on April 30<sup>th</sup>.

Q. Can an Owner have the Rental Amenity Fees be pro-rated or refunded?

A. No, the fees will not be prorated or refunded. Full fees will be applied at the time of registration.

Q. What will happen if I just give my owner passes to my tenants?

A. Amenity passes are non-transferable and will be confiscated at the amenity facilities if they are used by a non-facility pass holder. Owners will be contacted via email and will be required to come to the Harker Center to retrieve new owner facility cards.

Q. What if I am no longer renting my unit?

A. Please contact the SVEA office at [SVEA@elkhonrinsunvalley.com](mailto:SVEA@elkhonrinsunvalley.com) and notify the office, so that you may be removed from the billing and rental database.