

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

Q. What if I paid the prior 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 is \$950.00.

Q. What are my options if I only rent occasionally, 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 1st to October 31st Cost \$210.00 a week (7 days)

Q. What dates are the summer and winter season?

A. Winter season: November 1st to April 30th

Summer season: May 1st to October 31st

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 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.