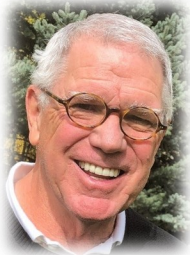




INSIDE

Amenity Usage Information	2
Owner BBQ Registration Information	2
Roadway Construction	3
Financial Information	4
ADC Approval Flow Chart	5
Nancy Auseklis Wins Gold!	6
World Cup Coming in 2025	6
Elkhorn Quick Hits	7



Clark Furlow

Presidents Message

Greetings, Neighbors;

The snow is beginning to melt, and summer will soon be upon us. Elkhorn's many amenities will be opening, and perhaps best of all, the new and upgraded Harker Pool is expected to be ready in July.

Elkhorn Burger Night

Many of you may remember Sun Valley Company's "Five-Buck Burger Nights" at the Elkhorn Golf Club. Those events were extremely popular and provided a great way to socialize with friends and neighbors. Unfortunately, they fell victim to the Covid lockdown. But good news may be on the horizon. SVEA has begun discussions with the Company to begin "Burger" nights (at an inflation adjusted price) for SVEA's members and their guests during the summer. Nothing is final; but we have begun the process. Stay tuned.

The Community School's Sagewillow Campus

The City of Sun Valley recently approved the school's plan to develop housing for some of its faculty and staff on its Sagewillow Campus. The plans contemplate four apartment buildings. Two will be located on a portion of the campus known

as the "Arrowleaf Subdivision." Each will contain five townhouse-style rental units. Unfortunately, SVEA's jurisdiction to exercise architectural design control over these buildings has been placed in question by an unresolved legal issue as to whether Arrowleaf is part of Elkhorn. SVEA intends to moot that issue by formally annexing Arrowleaf into Elkhorn. The Master Declaration provides two means by which this can be accomplished. The first is by agreement with the school. The second allows SVEA, under certain circumstances, to unilaterally annex the land. SVEA is in the beginning of discussions with the school to achieve an annexation agreement.

Jericho Project

The Jericho project is a proposed townhouse-style rental development planned for the Elkhorn Village core. The project is presently under the jurisdiction of Elkhorn Springs Master Association. Last year, the developer sought approval for the project, but Elkhorn Springs rejected the application because the developer's plans did not comply with the design requirements in the Association's governing documents. In December of last year, the developer submitted revised plans, but they were based on a non-existent easement across land owned by Elkhorn Springs. Elkhorn Springs declined to undertake the time-consuming process of having its Architectural Committee consider the re-

vised plans until the developer obtained the required easement. SVEA's Architectural Design Committee will not become involved until after the project has been approved by Elkhorn Springs.

Recently Sam Jadallah (the person who, with his son, owns the development company) suggested a meeting to discuss the project. I spoke with Mr. Jadallah, and can report that he is willing to explore alternatives for the Village core with SVEA. Mr. Jadallah cares about Elkhorn and believes that alternative uses might be beneficial to the community. I asked if he were still willing to sell the project. He indicated he might be willing to consider a fully funded offer at current market price, but he doubts that the community can raise sufficient funds. He said he thought the more realistic approach would be to discuss a land swap with SVEA. No specific parcel of land was mentioned. I reported this conversation at last month's Board meeting. Recently, Chuck informed Mr. Jadallah that, in his (and my) judgement, a land swap would be very unlikely to receive the required approval from SVEA's Members, but if he wanted to make a specific proposal, the SVEA Board would be obligated to consider it.

Amenity Fee for Rental Properties

During the winter of 2020-21,

Continued on Page 3

Pool and Tennis Amenity Card & Fee Information

Board Reaffirms \$600 Rental Amenity Access Fee - In their March 14, 2024 meeting, the Board of Directors affirmed that the Rental Amenity Access Fee will remain unchanged for fiscal year 2024/25.

Rental Amenity Usage in 2023 - Owners renting their property have requested that the Board review the actual usage of the amenities by rental occupants versus property owner usage. The Rental Amenity Access Fee is not based on usage and it is applied to all rental properties equally as a business type user, similar to property owner dues which are also not based on amenity usage. However, to address the usage question, staff was asked by the Board to recode the amenity software reporting to include rental property usage versus non-rental property usage of the recreational amenities. The results of that analysis indicated that in 2023 the average annual amenity uses per rental property was 27.2 versus non-rental property at 11.3 indicating that rentals account for a usage ratio of 2.4 to 1 versus non-rental properties. The Rental Amenity Access Fee is collected and maintained in the capital reserves to be used towards the replacement and upgrade of the recreational amenities. Some have asked if SVEA has the authority to impose the fee. Prior to implementation, the fee was reviewed by legal counsel and found to be in compliance with current State Statutes and the Master Declarations of SVEA.

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 residing 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 your name, account number, the name(s) of your house guests and the duration of their stay. Guest passes will be issued and emailed directly to you upon request. Plastic cards with photo are issued to property owners, long-term tenants 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 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.

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



Summer BBQ Registration Opens June 26, 2024

The SVEA annual summer property owners picnic has been scheduled for Thursday July 25, 2024 from 6 p.m. to 8 p.m. Online registration will begin Wednesday June 26, 2024.

On Wednesday June 26, 2024 Go To: <https://elkhorninsunvalley.com> to Register - Click “Calendars” Click “Events Calendar” navigate to and Click on July 25, 2024 owners BBQ shown on calendar - fill out the information for your free tickets to the BBQ. **Registration before June 26th is not available!**

The maximum number of owners that can be accommodated for this event, due to venue limitations, is 350. 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 staff may be able to accommodate your request due to last minute cancellations. Your patience and understanding are greatly appreciated. We look forward to seeing you at the summer picnic!

Presidents Message Continued...

in response to concerns expressed by some homeowners, the Board decided to adopt a \$600 annual Amenity Fee to be paid by all owners renting their properties. The decision was based, in large part, on the belief that tenants account for a disproportionately large amount of amenity usage. To test this belief, Chuck and a committee of the Board looked at records of SVEA Amenity Cards issued to tenants and homeowners. This analysis revealed that about 21% of the Elkhorn owners rented their properties, but their tenants accounted for 77% of the amenity cards issued each year.

In March of 2021, the board adopted the Amenity Fee for all rental properties. The Fee went into effect on June 1, 2021, and has now been in effect for nearly three years.

Recently, Chuck asked SVEA's computer programmer to adjust the Amenity Card program so that it would identify actual amenity usage by rental properties vs. non-rental properties. The revised program reporting revealed that the total number of uses by both groups was 25,147. The approximately 400 rental properties in Elkhorn accounted for 10,878 of these uses. That means, on average, each rental property had **27.2** amenity uses per year. The non-rental properties accounted for the remaining 14,269 uses, which means that, on average, each had **11.3** amenity uses per year. Thus, in the aggregate, the volume of usage attributable to rental properties was 2.4 times greater than the volume of usage attributable non-rental properties. These numbers confirm the conclusion that rental properties contribute a disproportionately large volume of amenity usage and consequent wear and tear.

At its last meeting, your Board voted to continue to charge the existing Amenity Fee on all rental properties. The Board also decided to investigate the cost of updating SVEA's amenity computer system to make it more user friendly. Jeff Mihalic has kindly volunteered to chair a committee that will examine this possibility.

I hope everyone has a wonderful summer season, and I look forward to seeing you on the pickleball courts (I apologize in advance for my lousy dinks), in the pool or around the neighborhood.

Thanks,
Clark

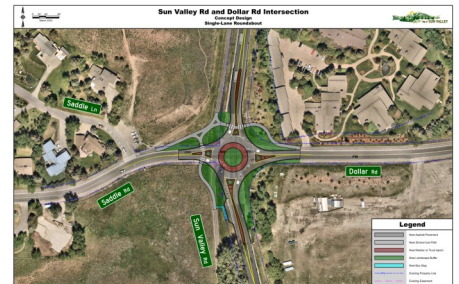
Spring/Summer Roadway Construction

Several road construction projects are under consideration or scheduled for the upcoming spring/summer season and beyond. The potential for increased traffic through Elkhorn may be very likely and ongoing as traffic gets detoured during construction. Ketchum, Sun Valley and the Idaho Transportation Department have road improvement projects planned in the coming months.

SUN VALLEY CITY - The City is currently reviewing the possible installation of a roundabout at the intersection of Sun Valley Rd. and Dollar/Saddle Rd, currently a blinking light intersection. The City of Sun Valley has applied for a \$3 million grant to defray construction cost. City officials have indicated that even with the grant approval, a final decision has not yet been made regarding whether they will proceed with the roundabout construction.

KETCHUM - The City of Ketchum is preparing for Project Main Street to begin soon. Initially, this project scheduled to begin April 1, has been delayed to a date uncertain; however, the City is in contract negotiations and expects to start soon. This will close down a portion of Main Street and Sun Valley Road for an estimated 2 to 3 weeks.

ITD - Projects are planned from the bridge south of Elkhorn Rd. to Serenade Lane. Timing of this project is not yet known. As more information becomes available owners will be notified through the SVEA eblast system. If you are not signed up for eblasts, please consider doing so to stay informed on these important issues. Everyone's patience and understanding while this work is being done is appreciated.



SVEA Financial Report

Balance Sheet Snapshot as of January 31, 2024

The Finance Committee reports the following 1st Quarter results as of January 31, 2024.

The SVEA fiscal year began on Nov. 1, 2023 and ends on October 31, 2024

The Capital Reserve asset replacement fund balance as of January 31, totaled **\$1,687,748**

The Operational Account cash and investments balance as of January 31, totaled **\$446,719**

The Property Owner Accounts Receivable balance as of January 31, was **\$79,575** the number of accounts **90** days or more delinquent stood at **11** as of January 31, 2024.

Outstanding current and long term liabilities totaled \$1,190,531. (*Includes the Village Pool Loan)

Operations	YTD Actual	YTD Budget	Difference
Dues and Assessments	\$515,804	\$517,416	(-\$1,611) Under
Expenses	\$223,410	\$226,065	(-\$2,654) Under

The Revenues and Expenses are in line with expectation. The net cash position has increased by \$279,282 since the beginning of the fiscal year. Treasury bills remain the primary investment tool for cash on hand. Complete financial information is available online at www.elkhorninsunvalley.com.

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

Finance Committee News and Information



Your SVEA Finance Committee has been actively reviewing and updating their role, responsibilities and goals. The quarterly financial statements and meeting minutes can be found under "Financial Reports" on the SVEA website at <https://elkhorninsunvalley.com>

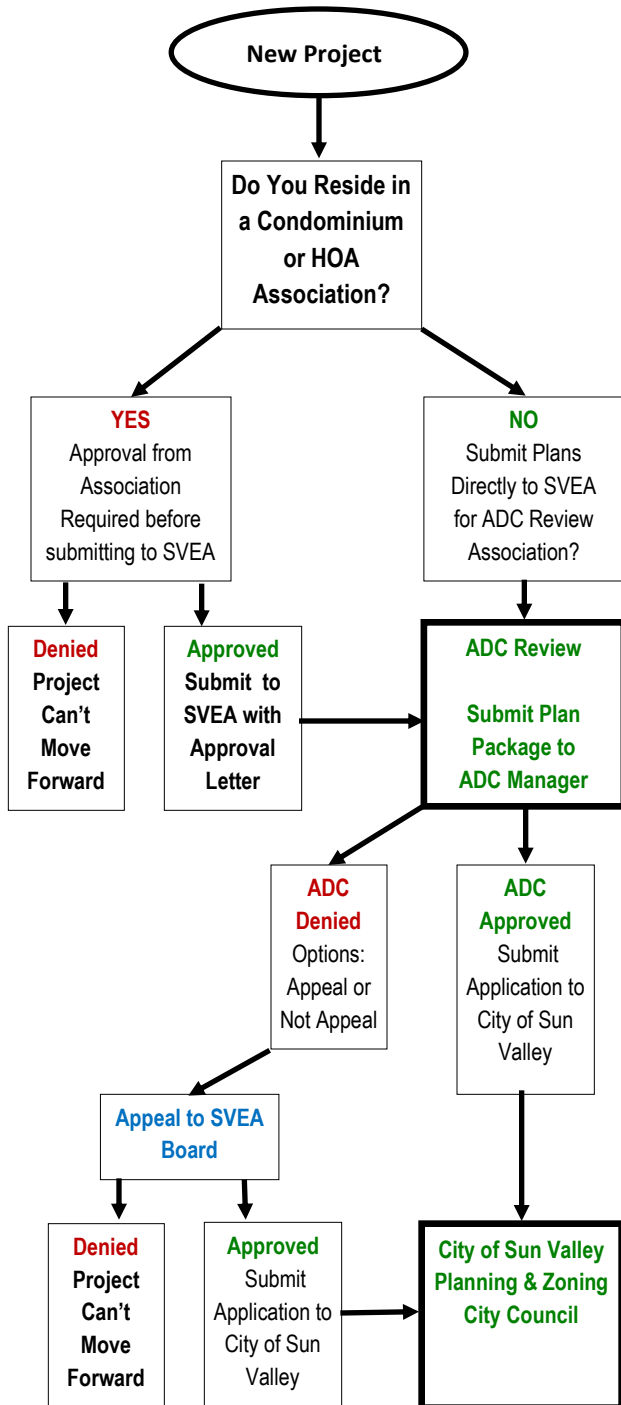
Finance Committee Responsibilities and Goals for 2024/25 include:

- 1) Updating the Committee responsibilities and post to the website.
- 2) Monitor monthly financial statements.
- 3) Meet and review quarterly financial statements.
- 4) Post quarterly financial statements on SVEA website for owner access.
- 5) Monitor Harker Pool rebuild cost.
- 6) Update the Capital Reserve Study by the end of July and report to the owners.
- 7) Review and Update the Master Amenity Plan for Board and Owner approval.
- 8) Oversight and Approval of the 2025/26 Operational and Capital Budgets.
- 9) Monitor treasury investments and schedule Village pool loan payoff in 2025.

Be sure to check out all the latest financial and committee information on SVEA 's website. Please contact the SVEA administrative staff if you have any questions.

ADC Matters

ARCHITECTURAL DESIGN REVIEW PROCESS



SVEA staff is often asked *“Who should review our project first, SVEA or the City of Sun Valley?”*

SVEA encourages property owners to seek SVEA architectural design committee approval prior to submitting to the City. Approval from SVEA first could save you time and money. There is no requirement that owners must submit plans to SVEA before seeking City approval; however, if the ADC requires plan changes you may need to resubmit to the City before beginning your project.

The process shown here explains what SVEA believes to be the most efficient construction project approval process.

- 1) If you reside in a condominium, townhome or HOA Association in Elkhorn your project must first be approved by your association. A letter of approval must accompany your ADC review application package submitted to SVEA. Single family homeowners may submit their application directly to SVEA. ADC Manager, Sue Ahern, is available to answer any questions you have regarding the process requirements.
- 2) The ADC can approve, deny or place conditions on the approval of your project. In most cases, if a project is approved with conditions the project can receive final approval administratively when conditions are met without another meeting. If a project is denied by the ADC, the property owner can appeal that decision to the SVEA Board of Directors. If a project is approved by the ADC, that decision can be appealed to the Board by any Elkhorn owner objecting to the project. All approvals are final after 10 days.
- 3) After approval is received by the ADC and/or Board of Directors it must be submitted to the City for review.

Please note the City of Sun Valley and SVEA review construction projects in two very different ways. The City will review the project in terms of health, safety and code requirements. The SVEA ADC members will review the aesthetics and design requirements, views from neighboring properties and its compatibility within the neighborhood which is much more subjective.

OTHER ADC MATTERS:

- TRASH IN THE STREETS** - Owners please remember to place your trash containers out for pickup on Tuesday and not the night before. The Elk and other animals are knocking over trash containers in search of food making quite a mess in the neighborhood.
- HOLIDAY LIGHTING** —All holiday lighting should now be off for the season.
- NOXIOUS WEEDS** - Please be sure to attend to noxious weeds as they appear on vacant lots. Please either pull or spray noxious weeds to keep them from spreading onto neighboring property or into SVEA common areas.

Elkhorn Resident Brings Home the Gold!

Nancy Auseklis, a long-time resident in Elkhorn's Twin Creek neighborhood, won the Class 11 Slalom, Giant Slalom, and Super G events at the Winter World Masters Games held in Lombardy, Italy. The Winter Games are said to be one of the most important winter competitions for older athletes. Class 11, the one in which Nancy competed, is for athletes 80-84 year of age. This year, only two people qualified for Class 11, so Nancy was pretty sure that she would finish first or second. But that does not diminish her accomplishment. Her race times were better than those of the winner of the more heavily populated Class 10 (ages 75 - 79) and would have earned her a third-place finish in the even more heavily populated Class 9 (ages 70 -74). Congratulations, Nancy!

Nancy is an active member of our community. In the winter, she skis on Bald Mountain, and in the summer, she joins the crowd on Elkhorn's pickleball courts. Nancy served six years on the SVEA board and presently serves on SVEA's racquet sports committee.



Sun Valley
Attracts the
Best Skier's
in the World

Sun Valley to Host 2025 World Cup Finals

During the March 14, 2024 Board meeting Sun Valley Mayor, Peter Hendricks, reported the World Cup is coming to Sun Valley in March 2025. It is anticipated that an event such as this will bring with it a huge impact on the entire Wood River Valley. Logistics involving transportation, parking, racer support services, food and housing are currently under review by the impacted cities. Mayor Hendricks reported that approximately 600 rooms have already been reserved by teams that will be attending. It is estimated that 3,000 - 5,000 people will be in Sun Valley for the event. The World Cup Finals activities will begin on March 13th and run through March 23rd 2025.



Elkhorn Quick Hits

General Manager Search - A Recruitment Committee has been formed to find individuals best suited to fill the role of General Manager. The committee is currently accepting applications from qualified individuals locally and from across the country. The committee has scheduled multiple interviews in preparation for presenting finalists for Board consideration. If you know anyone qualified to be the next General Manager, encourage them to apply. The process is expected to conclude in the next few weeks.

Fire Mitigation Grant - The Sun Valley Fire Department is pursuing a grant to help fund the removal of overgrown willows and brush in common area corridors throughout Elkhorn. Removing the overgrown willows and brush will open the corridors between the housing subdivisions allowing fire vehicle and hiking access.

Elkhorn Community School Rezone Application. The Community school rezone application has been approved by the City of Sun Valley. The Community School has reached out to SVEA to begin the process of resolving the Arrowleaf annexation issues. SVEA attorney, Fritz Haemmerle, is preparing annexation information for Board review. More information can be found in the President’s message on page 1 of this newsletter.

Pool Opening Schedule - The Village pool is scheduled to open on May 25, 2024 for Memorial Day weekend. The Harker pool remains on schedule for a July 4th opening. Owners will be notified of any changes.

Amenity Access Rules - There are three conditions placed on the use of the recreational amenities in Elkhorn as follows: 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 to the pools and hot tubs 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. Anyone not staying in Elkhorn, and not a property owner, is 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.

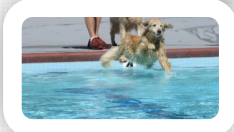
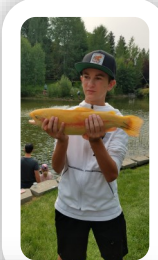
Village Parking - Parking for the Village pool and racquet sports facilities is again expected to be very limited. This shared space is often very congested. Please be aware that parking in front of the golf clubhouse is available to all Elkhorn owners and guests using any of the SVEA amenities. Everyone is encouraged to carpool, take the bus, ride bikes or walk to the amenities if possible.

Governance Committee - The governance Committee is currently reviewing the Annual Meeting Proxy/Ballot for modifications making it easier to vote in Board elections. The goal is to simplify the process so all property owners take the time to return their proxies and vote in Board elections.

SUMMER PROGRAMS FOR ALL AGES - SVEA staff is in the process of finalizing the 2024 summer programs. Back by popular demand is the “Kids fishing Derby” and “Grilling Classes”. Other popular returning programs include Archery Classes, Crafts by the Pool and the Fly Casting Clinic. If you are a wildflower enthusiast, plan on joining wild flower expert Jane Lundin at the Harker Center on June 26th. If you are interested in regional history, plan on joining local historian and writer John Lundin on August 28th at the Harker Center to hear how we have gone from mining, the railroad and sheep to Sun Valley and skiing.

SVEA is working with Sun Valley Company to bring back the very popular “Burger Night” for Elkhorn owners. For our pickleball contingent our newest program offering is “Dinks and Drinks” where owners can drop in for open play pickleball and socialize after at the golf clubhouse for drinks. We will keep owners informed as these programs develop.

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



For more information on programs and events, please visit the SVEA website at:
<https://elkhorninsunvalley.com>

Registration for programs and events will open in June, watch for the eblasts announcement

Sun Valley Elkhorn Association

FUTURE EVENTS

Board, Membership, and Sub-Association Presidents' Meetings

Date	Event or Meeting	Location
Friday, July 12, 2024	Board Meeting (2:00 pm)	Harker Center
Friday, July 12, 2024	Association Presidents' Meeting (4:30 pm)	Harker Center
Thursday, July 25, 2024	Annual Owners BBQ (6:00 pm—8:00 pm)	Harker Center—Rosewater Park
Wednesday, Sept. 25, 2024	Board Meeting (2:00 pm)	Harker Center
Friday, January 10, 2025	Board Meeting (2:00 pm)	Harker Center
Friday, January 10, 2025	Association Presidents' Meeting (4:30 pm)	Harker Center
Saturday, January 11, 2025	Annual Membership Meeting (3:00 pm)	TBD
Saturday, January 11, 2025	Board Meeting (After Annual Meeting)	TBD

