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SVEA President
Clark Furlow

Presidents Message

Greetings neighbors: I hope you are having a good summer and are enjoying Elkhorn's many amenities, including the newly reopened Harker pool. If you have not seen it yet, I invite you to stop by. It is beautiful. Racquet sports have really taken off this summer. On many mornings, all the pickleball and tennis courts are full. Participation in our racquet programs is up 28% this year. Kudos to Scott Teller and his team. I thought I would also take a minute to bring you up to date on other matters your board has been considering.

The Community School's Sagewillow Campus

The school's Sagewillow Campus contains two parcels of land: the original campus and the five lots known as the Arrowleaf parcel. The Ar-

rowleaf parcel was originally part of the Sagewillow Subdivision. As I have previously reported, there are legal issues regarding the validity of a 1995 document that purported to incorporate Sagewillow Subdivision (which then included the land now called Arrowleaf) into Elkhorn. SVEA and the school want to remove the doubt created by those legal issues. To do that, we have agreed that Arrowleaf should be formally annexed into Elkhorn. Fritz Haemmerle, our attorney in this matter, has sent the proposed annexation documents to the school's attorney. She has reviewed them, and I am pleased to report that we are generally in agreement. There is, however, one holdup. The school is presently working with its uphill neighbors (who will overlook two townhouse-style apartment buildings the school plans to build on Arrowleaf) to define locations for those buildings that will minimize their impact on the

neighbors' views. They want to finish that work so that the agreed-upon building locations can be memorialized in the annexation documents. They expect to finish their work in the near future. When they do, we will move forward with the annexation. Under the annexation agreement, the school will be subject to all the same rules and regulations as all other homeowners.

The Sagewillow Subdivision

The owners of Sagewillow Subdivision have always believed they were part of Elkhorn, and so has SVEA. But the issues raised by the 1995 document referred to in the preceding paragraph also create doubt about Sagewillow Subdivision. We have discussed this with the Sagewillow HOA Board. They agree with SVEA that these issues should be put to rest by formally annexing Sagewillow into Elkhorn. Fritz has prepared and sent the annexation documents to
Continued on page 2

Presidents Message (continued)

the Sagewillow Board.

The Jericho Project

Chuck Williamson and I have remained in contact with Sam and Jordan Jadallah regarding the Jericho Project in Elkhorn Village. The Jadallahs recently obtained approval for their project from the City of Sun Valley P&Z Commission, and they want to go forward. However, they also remain willing to discuss a transaction through which SVEA could acquire and preserve the land.

Through these discussions, the idea of a property swap has arisen. I presented it to the SVEA Board at its July meeting. The Board was not enthusiastic about the idea because of the many problems posed by developing land currently classified by Elkhorn's Master Declaration and zoned by the City of Sun Valley as "Open Space." The board directed Chuck and me to continue discussions with the Jadallahs to see if some other solution might be found. To that end, the board directed us to talk with the Elkhorn Springs Master Association ("ESMA") and the Sun Valley Company ("SVCo") to see if they would be interested in some type of transaction that would allow the Jadallahs to develop real estate in a less sensitive location. Chuck, Linda Horensavitz, SVEA's incoming General Manager (see page xx of this newsletter), and I have had an initial discussion with ESMA and SVCo, and we expect to learn more about their level of interest sometime in August. SVEA will keep you posted as things develop.

Amenity Access Fee for Tenants of Rental Properties

The committee consisting of Jeff Mihalic (Chair), Marlene Fletcher, and Tom Kling has undertaken an extensive study of SVEA's Amenity Access Fee for tenants of rental properties. They began by holding a meeting with owners who rent their properties to learn their thoughts and concerns. After that, they did a close analysis of the actual use of Elkhorn's amenities by homeowners, long-term tenants, and short-term tenants. Their detailed findings are contained in a Power Point presentation that was discussed during the Board's July meeting and will be posted on SVEA's website. In summary, they found that while only 21% of Elkhorn properties are rented, these rental properties account for 42% of amenity usage. Most of this usage is by short-term tenants. 13% of Elkhorn properties are rented on a short-term basis, and they account for 36% of the usage. Properties rented on a long-term basis account for only 6% of the usage, which is roughly equivalent to usage by homeowners who do not rent. The committee concluded that these numbers suggest that the fees charged to landlords that rent on a short-term basis should be higher than the fees charged to those who rent on a long-term basis because their tenants impose more wear and tear on Elkhorn's amenities. The committee presented its preliminary findings to the board at its July meeting along with recommendations for a revised fee structure.

The committee recently met with homeowners to get their reactions to its findings and its preliminary proposal. Their reaction was mostly positive. They also made some suggestions. The committee is considering those suggestions.

The committee is presently seeking an opinion from an accountant regarding possible tax issues. In the coming months, the committee will review its findings and proposals in light of the accountant's opinion, updated amenity usage data collected this summer, and SVEA's budget for next year. It will present its finished work to the board at the September meeting.

Clark Furlow,
Board President

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

June Day	Murray Hall	The Rocky Mountain Revocable Trust
John and Jennifer Livingston	Matt Fiorentino and Daniel DeLuca	The Ridge
Somerton Investors	Scott Larson	Daniel and Tanna Edler
James and Andrea Lieberman	Davis and Mindy Gross	John and Julie Schalka
Maude Park LLC	Bonne Vie	Christopher and Elizabeth Hayes
Yann and Angela Christiansen	Mark Holden	Sunburst
Proctor Ridge	Thomas and Jaime Chiado	Thomas and Marjorie Farkas
Pirie Grossman and Phillip Coosaia	Paul and Kristen Edelhertz	The Ranch
Tanlandia LLC	Chris and Jill Birkeland	Michael Masuda and Jacqueline Pierce
Sagecreek	Mark and Karen Helm	Fethke Investments, LLC
GM Property Holdings	Dale Schott and Silvia Garcia-Luengo	Mathew and Mary Hall
Twin Creeks II	John and Julie Schalka	Sunpointe Chateau
Michael and Alice Leiter	Christopher and Elizabeth Hayes	Christopher and Dyan Goulet
Village Condos	Willow Creek	Chateau LLC
William and Nancy Behling	Bob and Lisa Ratliffe	Elkhorn Springs John and Donna Walsh

Summer Programs & Events

Village Pool Opening - Village pool opened on Memorial Day weekend through the end of September. After Labor Day the hours will be adjusted and remain open through Sunday September 29th depending on available staff and weather. The hours of operation from Memorial Day weekend though Labor Day weekend will be as follows:

Monday thru Friday:

5B Swim Team - 6:00 a.m. to 8:00 a.m.

Property Owner Lap Swimming: 8:00 a.m. to 10:00 a.m.

Closed for Cleaning: 10:00 a.m. to 11:00 a.m.

Open for General Swimming: 11:00 a.m. to 7:00 p.m.

Saturday & Sunday:

General Swim: 11:00 a.m. to 7:00 p.m.

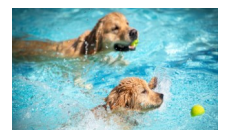
Harker Pool Hours - 11:00 am to 7:00 pm Daily

Please note that at this time we are unable to provide heat at the Harker Pool facility, including heat to the pool, hot tub and showers. We are working to obtain the needed materials to resolve the issue. Thank you for your patience as we resolve the issue., owners will be kept informed on the progress.

2024 Summer Programs and Events:

John Lundin Sun alley Historian—August 28, 4:00– 5:00 pm at the Harker Center Join Wood River Valley Historian, John Lundin, as he discusses “The Wood River Valley: a History from Mining, the Railroad and Sheep to Sun Valley and Skiing.” John considers himself to be “on sabbatical” from the law as he pursues his interests in history and writing, splitting his time between Seattle and Sun Valley. In 2020, John published two companion books that give an unparalleled insight into the history of the Wood River Valley and the Sun Valley resort: Sun Valley, Ketchum and the Wood River Valley, and Skiing Sun Valley: a History from Union Pacific to the Holdings. This event is free. Donations to the Center for Regional History at the Community Library in Ketchum are appreciated.

Archery Class ages 7 & up: August 8, 2024 , 3:00 pm and 4:30 pm Signup on line
<https://elkhorninsunvalley.com/events-calendar/>



Wet Dog Pool Festival - September 3, 2024 from 2:00 pm to 4:00 pm, Best Day of the Summer! Bring your furry friends and join us for a doggone good time at the Harker Pool. Owners will be notified what pool the event will be located at.

SVEA Financial Report



Sun Valley
Elkhorn
Association
Mission
Statement
“Prudently
managing the
finances of the
Association”

The Board of Directors have reviewed and approved all YTD financial statements through May, 2024. SVEA fiscal year begins on November 1, 2023 and ends October 31, 2024.

Capital Fund as of May 31, 2024:

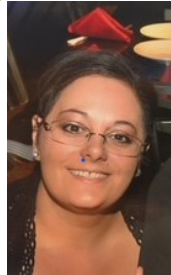
Treasuries:	\$495,897.22
Capital Checking:	\$111,030.63
Capital Savings:	\$533,071.71
<u>Zions Loan Account:</u>	<u>\$ 31,504.01</u>
Total Capital Fund:	\$1,171,503.57 (Capital Fund is growing as planned to pay off Village Pool loan in 2025)

Assessments Receivable: \$135,056.66 (Increase due to May billing of dues and installment payments for Harker Pool Special Assessment)

Operations YTD Financials:

	Actual	Budget	Variance
Operations Income:	\$1,101,184.50	\$1,040,972.00	+\$60,212.50 (Better Than Budget)
Operations Expenses:	\$632,224.17	\$ 693,264.89	-\$61,040.72 (Better Than Budget)
Net Income	\$ 468,960.33	\$ 347,707.11	\$121,253.22 (Better Than Budget)

Overall SVEA Financials for this fiscal year are trending better than budget.



Welcome to our New General Manager

SVEA is pleased to announce that Linda Horensavitz is its new General Manager. Linda joined SVEA on July 15th. She is presently working side-by-side with Chuck Williamson as she becomes acquainted with Elkhorn and SVEA’s operations and budgeting process. She is learning the lay of the land quickly and has already begun to make significant contributions.

During the fall, Chuck will be reducing his hours. He will be fully retired by the end of December. Linda has more than twenty years of experience managing homeowners’ associations. Before coming to Elkhorn, she managed Glade Springs Village Property Owners Association, a 2,400-unit community in Daniels, West Virginia where she oversaw a multi-million-dollar budget, the operation of two golf course, and the association’s office and operations staff. Before that she managed community associations in Ocean City, Maryland; Henderson, Nevada; and Gaithersburg, Maryland. She holds a Professional Community Association Community Managers Certification (PCAM) and a Certified Manager of Community Associations 9CMCA) certification from the Community Association Managers International Certification Board. Linda and her husband, Felix, have purchased a home in Hailey and are in the process of settling into our community. They are looking forward to hiking our trails and fishing in in our streams. And, Linda is looking forward to meeting you, the members of SVEA, whom she will be serving in her capacity as SVEA’s General Manager. Please join us in welcoming Linda to Elkhorn.

Electric Bikes



The Board has had some questions and concerns about electric bikes on the paths, below is the Sun Valley City Ordinance on E-Bikes.

The City has established an extensive paved trail system (the "trail system") which is designed to provide alternative thoroughfares in the City to the roads of the City for pedestrians, bicyclists and other human propelled vehicles. It is necessary and in the best interests of the health, safety and welfare of the citizens of and visitors to the City that traffic on the trail system be regulated. (Ord. 229, 6-19-1990)

4-6-2: REGULATION OF BICYCLES, HUMAN PROPELLED VEHICLES, E-BIKES, ALTERNATIVE ELECTRIC MOTORED VEHICLES, AND WHEELCHAIRS:

A. All regulation of bicycles, human propelled vehicles, E-bikes, alternative electric motored vehicles, and wheelchairs (hereby referred to as "allowed vehicles") on the City trail system shall be subject to applicable easements.

B. Where the trail system is provided and its use is practicable, it shall be unlawful for any person to operate an allowed vehicle along and upon an adjacent roadway within the City at a speed which is so slow as to impede the flow of traffic on the roadway.

C. No person shall operate an allowed vehicle on the path system at a speed greater than is reasonable and prudent under the conditions and having regard to the actual and potential hazards then existing. Consistent with the foregoing, every person shall operate an allowed vehicle on the trail system at a safe and appropriate speed on approaching and crossing an intersection, when approaching and going around a curve, when approaching a hillcrest, when proceeding down a hill, when traveling upon a winding section of the trail system, and when special hazards exist with respect to pedestrians or other traffic or by reason of weather or other conditions of the trail system. No person shall operate an allowed vehicle on the path system at a speed greater than twenty (20) miles per hour. Appropriate speed limit signage as determined by the City Police and Streets Departments shall be installed.

D. Electric power-assisted bicycles ("E-bikes") shall be allowed to operate on the City trail system, provided operation of an E-bike is in accordance with regulations provided in this chapter. An E-bike shall be defined as a vehicle having two (2) tandem wheels or two (2) parallel wheels and one forward wheel, any two (2) of which, are not less than twelve inches (12") in diameter and is designed to be operated by human power with the assistance of an electric motor that has a power output of not more than seven hundred fifty watts (750 W) and disengages or ceases to function when the vehicle's brakes are applied.

E. Use of alternative electric motored vehicles (vehicles with the assistance of an electric motor that has a power output of not more than 750 watts) shall be allowed to operate on the City trail system, provided operation of an electric motored vehicle is in accordance with regulations provided in this chapter.

F. Use of wheelchairs and manually-powered mobility aides by individuals with mobility disabilities such as would qualify the user to obtain an Idaho State handicap parking permit or otherwise allowed under the Americans With Disabilities Act shall be permitted on the City trail system. The term "wheelchair" is defined as a manually-operated or power-driven device designed primarily for use by an individual with a mobility disability for the main purpose of indoor or of both indoor and outdoor locomotion. (Ord. 528, 12-6-2018)

https://codelibrary.amlegal.com/codes/sunvalleyid/latest/sunvalley_id/0-0-0-1420

Pickleball Camp



SUNDAY, AUG. 18th

MORNING

9:00-9:30: Registration and Warmup

9:30-Noon: Rotational Clinics

AFTERNOON

Noon-1:30: Lunch @ Elkhorn Grill

1:30-4:00: Matchplay and Strategic Coaching

EVENING

4:00: Private Pro Exhibition
Light Fare and Beer and Wine will be provided

EARLY REGISTRATION FOR ELKHORN OWNERS BEGINS 7/25

REGISTRATION OPENS TO ALL STARTING 7/28

PRICES

ELKHORN OWNERS: \$225

NON-OWNERS: \$250

PRICE INCLUDES 5 HOURS OF ON-COURT PICKLEBALL INSTRUCTION, LUNCH @ ELKHORN GRILL, PRIVATE EXHIBITION, FOOD AND DRINK, AND GIFT VOUCHERS FOR LESSONS AND PADDLES, 8:1 PLAYER TO COACH RATIO



ELKHORN
IN SUN VALLEY

REGISTER WITH SCOTT TELLER AT

scottvteller@gmail.com or

518.396.0783

SPACES ARE LIMITED!

Elkhorn Quick Hits

Jericho Project Update

The Jericho project, a planned 19 unit rental development in the Village, received Planning and Zoning approval. However, they also remain willing to discuss a transaction through which SVEA could acquire and preserve the land.

Harker Pool Update:

The facility is open, however the pool, showers and hot tub are not heated. We are still working to source the needed parts. The delivery time is still unknown. We would like to offer a reminder that children under five are not allowed in the hot tub. Your cooperation is greatly appreciated.

Rental Amenity Fee Update:

The most recent proposal and meeting recording has been placed on line at the link below for anyone who would like to review it. The Board will considering approval a the September / Fall board meeting.

<https://elkhorninsunvalley.com/rental-amenity-access-fee-committee-update/>

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

Bus Route information for Summer 2024:

Mountain Rides is making the red route available to Elkhorn residents so that they can attend the Sun Valley Concerts without having to deal with crowded parking. Below is a link with more information for your convenience.

<https://www.mountainrides.org/ketchumsv-area-red-route/>

Service During Sun Valley Music Festival Summer 2024

The Red Route will be running for the Sun Valley Music Festival in July and August.

Dates: August 1, 2, 4, 5, 7, 8, 9, 11, 13, 14, 17, 19, 20 and 22

To Sun Valley Pavilion and Dollar Circle: the bus will start in Twin Creeks and pick up passengers through Morningstar Loop to Dollar Circle: @ 5:30pm

On the return: the 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



Thank you,
Clark Furlow, Board President

Sun Valley Elkhorn Association

FUTURE EVENTS

Board, Membership, and Sub-Association Presidents' Meetings

Date	Event or Meeting	Location
25-Sep-24	2:00 pm Fall Board Meeting	Harker Center
10-Jan-25	2:00 pm Winter Board meeting, 4:30 pm Association Presidents Meeting	Harker Center Harker Center
11-Jan-25	SVEA Annual Meeting	TBD

