



# Elkhorn News

FALL / WINTER

NEWSLETTER SEPTEMBER 2021

## SPECIAL POINTS OF INTEREST:

- Twin Creek Riparian Restoration Update
- Hillside Ordinance under Review by City.
- Amenity Usage Update in 2021

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President - Dave Galloway  
Thanks Everyone!

I was elected to your SVEA board in 2016 and will retire from your board at the end of this year. I became president in 2018. Part of the president's job is writing an opening message for our quarterly SVEA newsletter. This is what I wrote in March of 2018, "Prior to writing my first official message, I reviewed newsletters going back many years. What stood out is how lucky we have been to have such a devoted group of members involved in moving our community forward year after year".

Working with your current SVEA board only reinforces that opinion. Most of the major issues the board deals with come with varied homeowner views, both for and against. Each topic is first researched by the appropriate committee and staff. Then when presented to the board as a whole, each has gotten a thoughtful informed review. At the conclusion of debate, the board has voted unanimously in favor of the solution that they believe best serves the SVEA community as a whole. We are all very lucky to have such an engaged and experienced group of directors

Six years ago, it was hard to imagine how the world would change and the number of major

## Presidents Message

issues the board would actually have to deal with during my tenure. Just to name a few of the most recent, we have had to rebuild both of our racket sports facilities, the Village pool, and developed a plan of action for the future Harker pool rebuild. We have reviewed our amenity usage and restructured our fee structure to deal with a rapidly expanding rental market in our community. The board has also implemented an updated capital plan looking 10 years into the future.

While your SVEA board has had a busy schedule, far and away, the heaviest workload over the past few years has fallen on our professional staff. They have had to develop the database to support each of the board's deliberations, and then implement the board decisions when finalized. They have accomplished this on top of record amenities usage, limited availability of seasonal staff, and the need to write new amenity use protocols, all caused by COVID disruptions. Our community has also seen a record volume of real estate transactions and unprecedented levels of new construction, all requiring staff involvement.

Every day our staff come into the office ready to go full speed ahead. They are the first contact for new homeowners, and the first to hear about homeowner issues and concerns. They are truly the face of our community

and during these difficult times, they have all performed their jobs with professionalism, grace, and compassion. Every one of them is a joy to work with and greatly valued by everyone on your board. Please review this newsletter carefully. You will see there are numerous items on the agenda going forward. Please know all of them will get careful review by your board and when a board decision is made, they will be implemented efficiently by our staff.

In closing, I would like to thank the SVEA community, as a whole, for all your understanding and support during the past couple of years. Your board and staff all realize every one of us who live here in Elkhorn have been impacted by the unusual times we are currently living in. We do live in a wonderful community, and a big part of that is the network of friends and neighbors who have chosen to reside here. Thank you again for making this neighborhood we call home so special. Please continue to extend the same good will to the board next year as it navigates its way forward. I will personally miss working with you, and all our talented board and staff members who make our community work so well.

Sincerely,  
Dave Galloway

"People don't notice whether it's winter or summer when they're happy."  
Anton Chekhov

"There shall be eternal summer in the grateful heart."  
Celia Thaxter

# Amenity Usage at a Glance - 2020 vs 2021

AMENITY	2020	2021	CHANGE	%
HARKER POOL	8,991	10,246	+1,255	+14%
HARKER TENNIS	2,924	2,111	- 813	- 38% *
VILLAGE POOL	N/A	3,652	+3,652	N/A **
VILLAGE TENNIS	1,643	1,666	+ 23	+1.4%
VILLAGE PICKLEBALL	4,475	4,559	+ 84	+1.8%

**NOTES:**

- \* Harker tennis season was shortened due to court reconstruction completed in mid to late June 2021.
- \*\* Village pool season was shortened due to delay in construction. Pool opened on July 31, 2021. Village pool was closed all of 2020.

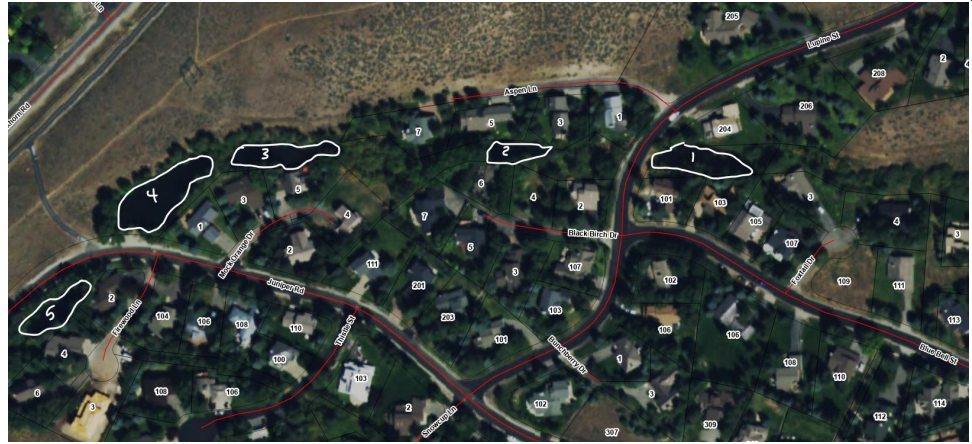
*The numbers indicated above are compiled from June 1st to Labor Day and taken from the amenity card check-in system. They represent the total number of owner/resident amenity card check-ins plus the number of guests hand entered who did not have a card. The numbers also reflect racquet sport clinics/lessons and pool program participants.*

*Total Amenity Uses Recorded in 2020 = 18,033*

*Total Amenity Uses Recorded in 2021 = 22,234*



# Twin Creek Riparian Restoration Project Update



In an attempt to keep Elkhorn owners informed, for many months now your Board of Directors have reported on the Twin Creek ponds and the planned riparian restoration. As depicted on the map above, there are a total of five (5) ponds with limited public access situated on SVEA open space within the Twin Creek Subdivision. For many years, property owners near the ponds have expressed concern over water condition and appearance and have requested that SVEA dredge the ponds on several occasions. Various SVEA Boards have reviewed the dredging requests, and associated costs, and all have concluded that minimal pond maintenance best serves the entire Elkhorn membership.

Your current SVEA Board was approached and again asked to dredge the ponds. The Board established an ad hoc pond committee to review owner concerns and make a recommendation to the Board. SVEA retained the services of a professional hydrologist who advised that the ponds should be dredged (an expensive process likely to be repeated every 15 to 20 years) or drained (a less expensive long-term solution) to restore the creek as a natural waterway. After due consideration the Pond Committee recommended to the Board that the ponds be restored to a riparian area. Your Board voted in favor of the committee recommendation concluding it to be the best course of action for the entire Elkhorn membership.

SVEA hired a hydrologist, a landscape architect, and wetlands expert to assist in the development of a riparian restoration plan. The proposed restoration plan has been submitted to various governmental agencies and SVEA is awaiting their approval.

Owners, primarily within the vicinity of the ponds, have hired an attorney to challenge SVEA's decision. Legal review by SVEA has been conducted, and the Board is confident in the correctness of their decision. The riparian restoration for the first pond is tentatively planned in the spring and summer months of 2022.

## 2021 Annual Meeting May Be Held Virtually

Due to the uncertainty of COVID-19 SVEA may again be holding the annual membership meeting virtually. Owners will receive their meeting information packets in November.

The annual membership meeting is scheduled for January 8th at 3:00 p.m. If required, a Zoom webinar will be scheduled and owners are invited to participate. If the meeting is held virtually this year, the Board and invited guests will be meeting at the Harker Center where distancing and masks protocols can be maintained should it be required.

We realize making this announcement in October for the January meeting may seem a bit early and overly cautious, however, planning for the meeting needs to be done at this time for proper noticing. The meeting location will be finalized by the time the annual meeting mailing is sent to owners in early November.

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 August 31, 2021.

The SVEA fiscal year began on November 1, 2020 and ends on October 31, 2021

The Capital Reserve asset replacement fund balance as of August 31, 2021 totaled **\$538,342**

The Operational Account cash and investments balance totaled **\$677,677**

The Property Owner Accounts Receivable balance as of August 31 was - **(\$1,547.20)** The number of accounts **90** days or more delinquent stood at **11** as of August 31. Owners paying in advance stands at **12**. There were no accounts payable as of August 31, 2021.

Operations	YTD Actual	YTD Budget	Difference
Assessments/Other Income	\$949,011	\$712,760	\$236,251 Over
Expenses	(\$798,528)	(\$860,043)	\$ 61,515 Under

After ten months ending August 31, 2021 revenues are above expectation and expenses are less than anticipated. The 2<sup>nd</sup> half dues and assessments billing was sent to all property owners in April with payment due by May 31. Expenses to date \$798,528 represent approximately 79.8% of the total annual budget. Rental Amenity Access Dues totaled \$187,200. Amenity Access Fees less taxes totaled \$13,167.00 and property Set-Up fees totaled \$3,800 as of August 31, 2021.

## 2021/22 Budget - No Dues Increase!

The Board of Directors in their September 23, 2021 meeting approved the 2021/22 operational and capital reserve budgets. The Board approved the operational budget with a small deficit anticipated at year end 2022. Funds carried over in operations will be used to offset any budget deficit which may occur in 2021/22.

No dues increase has been proposed in either the operational or capital reserve budgets for the upcoming fiscal year. The last dues increase occurred in November 2015 when the total dues amount was increased to \$674 annually.

Owners can find the updated financial statements by going online to: [www.elkhorninsunvalley.com](http://www.elkhorninsunvalley.com) You will find the updated financial information under the menu item Resources and then click on Financial Reports.



# Elkhorn Quick Hits and Updates

**COVID-19:** The City of Sun Valley, Ketchum, Hailey, Bellevue and Blaine County have all reissued mask mandates. The duration of the mask mandates all vary as well as the parameters in which masks are required. This does cause some confusion so please go to the respective websites to learn more about the mask mandates approved by these public officials. Breakthrough cases have been reported and the covid infection numbers are steadily climbing in Blaine County. You are encouraged to continue practicing social distancing, sanitizing hands and wearing a mask in public places.

**Sun Valley Pathway Project:** Mayor Hendricks reported that Sun Valley Road from Spruce Street to the Boundary Campgroup will be under construction in the summer of 2022. The road construction work completed this past summer season has moved into the landscaping phase. Landscape renovations are currently happening at the reconfigured entrance to Sun Valley City Hall.

**Sunshine Parcel Update:** The Sunshine Parcel Developers are working through the Sun Valley City approval process. The first phase of the project has been reduced in size from 25 units to 19 units. No specific timeline for final Sun Valley City approval or the start of construction has been indicated. Owners will be kept apprised as the project develops.

**Property Sales Information:** Since January 1, 2021 there have been 145 property sales in Elkhorn. There were 13 new homes approved in 2020. To date in 2021, there are 14 new homes approved, 3 new homes pending approval and 19 townhomes approved for construction.

## MOUNTAIN RIDES Red/Blue Route Winter Bus Schedule



Mountain Rides will again provide fun, easy and FREE bus service within Elkhorn. The Mountain Rides winter schedule will begin on Thanksgiving Day, November 25th and run until end of ski season.

The Red Route hours of operation from November 25th to December 10th and from March 28th to April 10th, will be hourly from 8:30 a.m. to 4:30 p.m. ending in Ketchum at 5:00 p.m. For peak season, December 11th to March 27th, there will be 30-minute service starting at 8:30 a.m. in Elkhorn Springs and ends at 12:30 p.m. and then runs hourly for the afternoon. The Red route starts in Elkhorn Springs and goes through the Elkhorn neighborhoods to River Run and continues through West Ketchum to the post office and ends at the Wells Fargo Bus stop.

On the return to Elkhorn, the Red route will start at the Main & 4<sup>th</sup> (Wells Fargo) stop, go to the post office through West Ketchum to River Run Plaza and then on to the Elkhorn neighborhoods with the last bus leaving at 4:00p.m. ending in Elkhorn Springs at 4:30p.m. Please check the times for your stop as they are subject to change from time to time.

The Blue Route will run until the end of ski season, seven days/week. Service is every 30 minutes and begins at Warm Springs Base at 7:00 a.m. and ends at Baldy View Circle in Sun Valley at 10:30 p.m. Hourly service continues with the last bus leaving Elkhorn Springs at 1:30 a.m. back to Ketchum.

For more information please visit the website @ [www.mountainrides.org](http://www.mountainrides.org), download App to your phone, or contact Mountain Rides at 208-788-RIDE (7433). Printed bus schedules are available at the Harker Center office.

“ Preserving the beauty of Elkhorn by guiding the design of attractive residences and landscaping...”

City of Sun Valley  
cleans up  
Hillside  
Ordinance  
Language

SVEA recognizes building envelopes shown in Subdivision Supplemental Declarations

## ADC Matters



October is traditionally a time when many of our Elkhorn owners install outdoor lighting in preparation to celebrate the upcoming holiday season. To assist in planning your lighting display we offer these simple guidelines as established by the City of Sun Valley:

- \* Residential holiday lighting is allowed from **November 1 to March 15**
- \* The use of LED lighting is strongly encouraged
- \* Flashing holiday lights on residential properties are prohibited
- \* Holiday lights may be on only between dusk and 11 p.m. **(Please turn off holiday lighting after 11 p.m., it is appreciated by your neighbors!)**

## Sun Valley City Reviews Amendment to Hillside Ordinance

The City of Sun Valley is currently reviewing, updating and potentially amending Hillside Building Ordinance 558. Changes primarily include the following:

- 1) Better renderings of hillside construction examples.
- 2) Limiting driveway slope to 7% unless approved by fire chief up to 10%.
- 3) Defines and restricts skylining.
- 4) **City recognizes only platted envelopes, however, recorded private agreements may exist which is not a substitute for platted envelopes.**
- 5) Minor encroachments into 25% slope will be permitted; however, the intent is to allow very small alterations “de minimis” as defined without having to apply for a variance which is currently required.

### Unplatted Building Envelopes Causing Confusion

When building in Elkhorn, new property owners need to be aware that every subdivision created in Elkhorn comes with Supplemental Declarations. Every home and condominium is located within a defined subdivision. The subdivision declarations are recognized by SVEA as a **private enforceable agreement** for building within the subdivision. **SVEA recognizes the building envelopes as indicated within the subdivisions recorded governing documents.** An official plat filed with Blaine County may not show the SVEA recognized building envelope locations for your subdivision. However, the Supplemental Declarations may contain an Exhibit identifying the building envelope location.

Whether you’re planning to build a new home, or adding to your existing home footprint, please contact SVEA before spending large amounts of money designing plans only to have them denied for non-compliance with the subdivision declarations. SVEA should be the property owners first call when planning a new residence or remodel project.

## Elkhorn Extends a Warm Welcome to New & Returning Property Owners

### **Bluff**

Clare Frost  
Melanie Mentzel-Baird  
Rebecca & Kenneth Tice  
Elizabeth & Matthew Clark  
Alina & Christopher Moore  
Emily & Brian Blackburn  
Tiffany & Darshan Amrit

### **Bonne Vie**

Anne Hsu & Stephen Gibson  
Robert Samway  
McSandven Properties, LLC

### **Crown Ranch**

Crown Ranch V, LLC  
Peggy Van Sice Phillips  
Nancy & Stephen Wasilewski  
Gail & Michael Leach  
DeClark Idaho Holdings, LLC  
Carol & David Mutzel  
Cynthia Becker  
Margaret Porfido & Mark Feuer

### **Elkhorn Meadows**

Debora & Lawrence Raike

### **Elkhorn Springs**

Kimberly & John Kenney  
Ottilia & David Scherschel  
Gretchen & Gavin Lee  
Toni LeClercq  
Senabi Elkhorn, LLC  
Phyliss Blackburn  
Maureen & Scott Smith  
June Bowe  
Sherrie Petermann

### **Fairway Nine II**

Mary I & Thomas Benedict

### **Fairway Nine One**

Shannon & Daniel Aja  
Diane, Cuyler & Christopher Gilbert  
Nancy Farrelly  
Margaret & Gregg Ose  
Kenneth Tice  
Catherine & Jesse Franklin

### **Fairway Nine VII**

Karen & Robert Kropp

### **Fairway One**

Facility Solutions, LLC  
Laurie & Jack Burke

### **Indian Springs**

Merri & Craig Hanson  
Mendie & Douglas Moyes  
Elvira & Joseph Lordeon  
& Christopher Ederle  
Brianna Cooper  
Kristine Bowman  
Karen & Steven Hayward  
Breanna & David Taylor  
Lucas Campbell  
Joanne & Peter Davenport  
Angela & James Davis

### **Kuolt Parcel**

Kevin Longe

### **Legends**

Marlys & Todd Hinders  
Corrine & Brian Lloyd

### **Morningstar**

Gail Stern

### **Proctor Ridge**

Barbara Madden & John King  
BLUE108 LLC

### **Ranch**

Meghan Mead & Robert Warnaca  
Margolita Pollack

### **Ridge**

Katie Kornfield  
Dawn & Paul Clay  
Stephen Smith

### **Sagecreek**

Alexander Wiedemann  
Nancy & David Madden  
Kirsten & Aaron Duke  
Erin & Robert Thomson

### **Sagehill**

Dark Sky LLC  
William Pollock Jr  
Catherine & Edward Staes  
Deborah & Arthur Scully III  
Brown Properties, LLC

### **Summit I**

Carrie Grant & Robert Law  
Jill Alessi  
Shannon & Mark Burkhart  
Erin & Qing-Min Chen

### **Summit II**

Elissa Eva

### **Sunburst**

Kimberly Pollack  
Kelly & Brian Strauss  
Amber & Casey Crawford  
Anna & Ryan Steen  
Cristina Nelson

### **Sunpointe Chateau**

Sara & Brian Fleming  
Elizabeth & Steven Huebner  
Barbara Boswell & Harold Robinson III

### **Sunpointe Villas**

Joanna & Clark French

### **Twin Creeks**

Trish Cardoso  
Living Sun Valley, LLC  
Bobbie Jordan & Lowell Bengoechea  
Lauren & Alexander McCoy

### **Village**

Julie Heithecker  
Mary Austin Crofts  
Robert Gordon  
Errin Bliss  
Alnorm Limited Partnership  
Dianna Scheu  
Elizabeth & Robert Taska  
Stephanie & Dale Smith

### **Willow Creek**

Amie & John O'Shaughnessy III  
Emily Allen & Ben Parker  
Kara & John Sims

# Sun Valley Elkhorn Association

## FUTURE EVENTS

Board, Membership, and Sub-Association Presidents' Meetings

Date	Event or Meeting	Location
Friday, January 7, 2022	Board Meeting (2:00 pm)	Harker Center
Friday, January 7, 2022	Association Presidents' Meeting (4:30 pm)	Harker Center
Saturday, January 8, 2022	Annual Membership Meeting (3:00 pm)	American Legion Hall
Saturday, January 8, 2022	Board Meeting (After Annual Meeting)	American Legion Hall