



Elkhorn News

FALL NEWSLETTER SEPTEMBER 2022

SPECIAL POINTS OF INTEREST:

- Electronic Voting
- Residential Construction Update
- Amenity Usage heavy in 2022

INSIDE

Annual Meeting Information	2
Residential Construction Update	3
Financial Report and Budget Info	4
Elkhorn Quick Hits & Water Agreement Message	5
Holiday Lighting Requirements	6



Presidents Message

Dear Elkhorn Property Owner,

As I write this newsletter, I reflect on the last six years of my time on the Sun Valley Elkhorn Association Board of Directors. It has been an honor and a very gratifying experience to have served. I am now counting down to the last two months of my service on the board. I'm extremely proud of what has been accomplished in the last several years. Working with our highly dedicated staff, we have been able to rebuild both racquet sports facilities and the Village pool. We inherited these facilities from the original developer of the Elkhorn community nearly 50 years ago, and they had come to the end of their useful life. It took many committee meetings to plan, design, fund and build these projects.

The feedback we have received on the new amenities has been nothing but positive. Three out of four of Elkhorn's major recreational amenities have now been rebuilt to first-class standards, and we have been able to achieve this with very streamlined budgeting and money appropriation. The final

major project in front of the association is the rebuild of the Harker Center pool. You will hear more about that in this newsletter. Once the Harker pool is rebuilt, the association will have new swimming and racquet sports amenities that will last for generations.

As you are aware, Elkhorn – along with the entire Wood River Valley – has experienced a significant growth period in the last two years. Over 250 new homeowners have joined our association, and with that growth comes change. The board of directors and various subcommittees continue to review policies and procedures and work hard to ensure that your time in Elkhorn is safe and enjoyable. This growth has also come at a price. We all have heard about the dire housing situation for workers in the valley and the shortage of long-term rental units, and SVEA is beginning to take some steps to try to solve a portion of this issue. Our involvement is mainly related to providing some form of housing for our employees. Please stay tuned to future newsletters as the current and future boards determine the best course forward. In regard to the association's finances, the inflation issues that have hit the country as a whole affect our community as

well. Our general manager and staff are working hard to keep the costs associated with managing SVEA to a minimum while providing a wonderful recreational and social experience for our owners. The finance committee and board review our finances very carefully, and we have recently made the decision to slightly increase the operational dues. SVEA is in a strong financial position, but costs are going up across the board and we must adjust for those increases. You can read more on this topic in the newsletter.

As I leave the board after two three-year terms, I want to personally thank Chuck Williamson, Darlene Kuehn, Sue Ahern, and Jon White for their dedicated, professional work on our behalf. An additional thank you to all our seasonal employees for the wonderful job they have done and continue to do. And finally, I'd like to thank the board members with whom I have served over the last six years and wish them continued success on the board going into the future.

Have a wonderful fall and holiday season.
Sincerely,
Grady Burnett

I don't think anything replaces the face-to-face meetings and the personal connections that you get when you're in the same room or same place with people.

Annamie Paul

Every election is determined by the people who show up."

— Larry J. Sabato ,

2022 ANNUAL MEETING CHANGES



Annual Meeting Back to In-Person and Upgraded for Zoom

The annual membership meeting scheduled for January 7, 2023 at 3:00 p.m. will be moving back to the American Legion Hall in Ketchum. The meeting will again offer a social time with wine and hors d'oeuvres prior to the start of the meeting. If you are not able to attend in person, the American Legion Hall has been upgraded with WiFi capability making it possible to provide out of town owners with Zoom meeting access.

Online Voting Will Be Used for 2022 Annual Meeting

A featured upgrade for this year's annual meeting is the ability for owners to submit their proxy and vote in the Board election online. Starting on November 7th owners will be emailed a link for submitting proxies and voting online in this year's Board election. The primary email address provided to SVEA for each property will be used in the email process.

The online proxies and voting process will still have all the options of a paper proxy/ballot. Multiple property owners will be allocated appropriate number of votes available for the cumulative voting process. Owners will still have the ability to assign their proxy to the Board or other personal representative, similar to the paper proxy which you all are familiar. After you vote, your property online account is locked to prevent duplicate voting; however, you can change your vote and proxy once submitted by contacting the SVEA office and asking staff to reset your online account. You will be able to easily submit your proxy/vote in less than 5 minutes.

The goal of the utilizing online methods in the annual meeting process is to streamline the proxy submittal process, simplify Board election voting, reduce ballot errors so all votes are counted, encourage more owner participation and save a substantial amount on mailing and production costs.

Each year staff sends out approximately 1600 proxies and ballot information packets. On average, slightly more than half (52%-55% average) are returned. With postage, envelopes and copies each packet costs approximately \$2 to \$3 to produce without labor expense. It is estimated that if 25% of the property owners vote electronically, the cost of online voting pays for itself in reduced paper production costs. We hope you will take advantage of this opportunity to save money and time by submitting your proxy and voting online this year.

Some of our owners may still prefer the hard copy option for submitting their proxy and ballot. Owners not responding to the online voting option will be mailed a hard copy on or about November 20th.

Residential Construction Remains Strong in Elkhorn



Sunshine Parcel: TVIV Sunshine LLC is proceeding with plans to begin construction on Phase II of the Sunshine development. The Sunshine development is located on Village Way and will consist of 42 total townhome units when complete. Plans for phase II have been submitted to SVEA for review and the project was tabled at the October 12th ADC meeting pending additional information requirements. Phase I is currently under construction and will consist of 19 of the total 42 townhome units when complete. Originally intended as a three-phase construction project the developers have proposed advancing their building schedule and consolidating the project into two phases.

Village Townhomes: The owners of Village Block 8 located at the corner of Village Way and BADEYANA DRIVE are currently working on plans for developing an 18-unit townhome project. The project will consist of a mix of 3 and 4 bedroom townhomes with garages. The stated intent of the developer is to create a rental project suited for working professional family housing. The project will be developed utilizing modern modular construction methods. The project is in the early stages of plan development which is subject to revision as they work through the SVEA, Elkhorn Springs Master Association and the City of Sun Valley approval processes. Owners will be kept informed, and notices will be sent to owners in the immediate area when the plans are scheduled for review.



Board Forms Ad Hoc Village Parking Review Committee



The SVEA Board of Directors in their September 29th meeting approved a staff request to form an Ad Hoc Village Parking Review Committee. Currently, the Village parking area is used for accessing the Village Pool and Racquet Sports facilities, as well as the Sun Valley Golf Course, Wood River Jewish Community Center and the Elkhorn Inn. The Village parking area is owned by the Elkhorn Springs Master Association. With the planned development of the Village Townhomes on Block 8 approximately 20 to 25 parking spaces will be eliminated. The parking spaces to be eliminated are situated on a portion of land within Village Block 8 at the north end of tennis courts 1 and 2. The elimination of these spaces will worsen an already difficult parking situation for those trying to access SVEA amenities. Owners will be kept informed as this matter progresses.

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, 2022.

The SVEA fiscal year began on November 1, 2021 and ends on October 31, 2022

The Capital Reserve asset replacement fund balance as of August 31, 2022 totaled **\$566,384**

The Operational Account cash and investments balance totaled **\$742,875**

The Property Owner Accounts Receivable balance as of August 31 was - **(\$17,485)** The number of accounts **90** days or more delinquent stood at **19** as of August 31. Owners paying in advance stands at **54**. There were no accounts payable as of August 31, 2022.

Operations	YTD Actual	YTD Budget	Difference
Assessments/Other Income	\$924,016	\$852,975	\$71,041 Over
Expenses	(\$878,989)	(\$884,516)	(\$ 5,526.76) Under

After ten months ending August 31, 2022 revenues are above expectation and expenses are less than anticipated. The 2nd half dues and assessments billing was sent to all property owners in April with payment due by May 31. Expenses to date \$878,989 represent approximately 99.4% of the total annual budget. Rental Amenity Access Dues totaled \$192,600. Amenity Access Fees less taxes totaled \$15,437.00 and property Set-Up fees totaled \$9,300 as of August 31, 2022.

2022/23 Budget - \$60 Increase Approved

In their meeting on September 29th, the Board of Directors passed the 2022/23 Operational and Capital Budgets. Due to inflationary impacts resulting in increased local labor, utility and supply cost it was necessary to increase the operational dues. The semi-annual dues were increased from \$337 to \$367 resulting in an annual dues increase of \$60.

Many of our Elkhorn property owners use autopay for their dues payments. If you are using autopay, please remember to make the \$30 adjustment in your semi-annual payment amount.

The Operational and Capital Budgets are posted on the SVEA website. You can find the budget information and recent financial statements at <https://elkhorninsunvalley.com/financial-reports>. Scroll down the page to find the most recent budget information.



Elkhorn Quick Hits and Updates

Village Hot Tub Reopens Thanksgiving Weekend: The Village hot tub will reopen for the winter season on Thanksgiving weekend. The hours will be 3 p.m. to 10 p.m. daily. The hot tub is scheduled to remain open for the ski season depending on available staffing.

SVEA to Review Private Road Maintenance Issues: Throughout many of the Elkhorn Subdivisions there are private roads/drives “flag lots” maintained and owned jointly by the property owners using these area to access their homes. In addition to being unsightly, these private roads and drives are falling into disrepair which may compromise emergency vehicle access and/or create a safety hazard. SVEA will soon be reviewing all “flag lot” private drives and contacting owners on those found to be in disrepair.

Harker Pool Replacement Under Review: SVEA has been reporting for the past couple of years that the Harker pool loses a substantial amount of water on a daily basis. Staff has made numerous attempts to locate leaks and repair the 40 year old plumbing. All repair attempts have had little success in stopping or slowing down the daily water loss. The SVEA Board has approved the review and gathering of information for the replacement of the Harker pool, which could begin as early as August 2023 with a planned reopening date of July 4, 2024. More will be reported to owners in the coming months,

Board Approves Email Violation Notice: Owners have requested that SVEA notify them by email if a violation is observed on their property. This would be in lieu of a formal violation letter. On September 29th the SVEA Board approved the use of email notifications when a violation is observed. Often owners are unaware they are in violation of the Elkhorn restrictions and a quick email notifying them is often all that is required to correct minor infractions.

Sun Valley Fire Chief Recommends Review of SVEA Open Space: The amount of open space willows is a concern when it comes to fire safety and emergency vehicle access. Many of the willows in the open space corridors have grown to a height that may present a safety hazard by contributing a substantial amount of fuel in the event of a fire. Sun Valley Fire Chief, Taan Robrahn, has recommended a review of SVEA open space corridors for potential mitigation consideration. Owners interested in information on recommended landscape plantings near homes can contact the Sun Valley Fire Department (208-622-8234) for more information.

Water - What's Happening!

While typically a fairly dry subject (*pun intended*) which many of us have a tendency to overlook, water consumption should be more at the forefront of everyone's mind during what is now considered a persistent drought condition in Idaho. Sun Valley Water and Sewer and the Mountain Express have written several articles informing Sun Valley property owners about the 3-year Bigwood Groundwater Management Agreement. How does this agreement directly affect Elkhorn property owners? To avoid irrigation water curtailment from what is often referred to as a “water call”, the water municipalities north of Highway 20 have several conditions which must be met. These conditions include water purchases, infrastructure repairs, public awareness efforts, water rate structure evaluation, a continued moratorium on new water rights in addition to the “**revision of irrigation season to a narrower date frame**”. The irrigation season limitation requires action on the part of all Elkhorn homeowners and Association properties. All Sun Valley property owners may only use water for irrigation purposes from **May 1st through September 15th** for the duration of the agreement. All irrigation systems must now be off for the winter season. Please confirm with your landscape maintenance provider that the irrigation system on your property has been turned off and that the water will not be turned on again until May 1, 2023. Thank you all for your cooperation, think snow!



ADC Matters - Holiday Lighting!



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

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.)

*Your cooperation in adhering to these simple guidelines is appreciated by everyone.
Thank you!*

Amenity Usage at a Glance - 2021 vs 2022

AMENITY	2021	2022	CHANGE	%
HARKER POOL	10,246	5,696	-4,550	- 44%
HARKER TENNIS	2,111	970	-1,141	- 54%
VILLAGE POOL	3,652	11,220	+7,568	+207% *
VILLAGE TENNIS	1,666	1,003	- 663	- 40%
VILLAGE PICKLEBALL	4,559	3,663	- 896	-19.5%

NOTES:

* Village Pool opened Memorial Day Weekend in 2022. Harker Pool opened in June 2022.

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 2021

22,234

Total Amenity Uses Recorded in 2022

22,552



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

Elkhorn Extends a Warm Welcome to New & Returning Property Owners

Elkhorn Meadows

JoAnne & Bradley Bastian
Patric Hooper

June Day

Elkhorn SV LLC
Alan Srebnick & Margaret Bowen

Elkhorn Springs

Sam Jadallah

Sagecreek

R. Thomas Robinson & Carla Murray

Sagehill

Rebecca & Greg Binns
Matthew Steward & Megan Shigeoka
Erin & Shawn Oxenham

Twin Creeks

Michael Smith & Katie Bernacchi
William Park & Jung Choi
Suzanne & Douglas Sommer
Twila & Wade Ficklin

Willow Creek

Ashley & Curtis Anderson
Georg Klein

Sagewillow

Robert Schult

Crown Ranch

Rhonda & Bill Dolsen

Village

Red River Investments
Canada Sun LLC
Marlene & Robert Jarvis
Donna & Blake Dommert
Sarah Neukom
Gretchen & Benjamin Evans

Bonne Vie

Lisa & Michael Overby
Robert Watson

Indian Springs

Six Ketchum LLC
John Hornbaker & Sharon Knight
Elizabeth Holtz

Ridge

Margaret & David Jobe
Michael Stanley
Avalon Lance
Chad Brown
Ridge 91, LLC

Summit I

Rutter & Analisa Roberts

Summit II

Beverly & James Figus

Ranch

Gayle & James Phillips
Latitude 4-SV, LLC
Laura Zlot
Meredith & Joseph Weber

Bluff

Nichole & Weston Caywood
Alec Makdessian & Susan Olsen
Sarah Dick
Kathleen Mardian
Joy Lukhard

Fairway Nine One

Tana & Stuart Feeley
Jeffrey Brownson &
Annie Brownson McDevitt
Leslie & Scott Tutt
Mary Lou Mucci Trust

Fairway Nine II

Klein Trust
Michele & Christopher Satovick

Highlands Townhomes

High Country View LLC

Sunpointe Chateau

Nancy & Alan Bohling

Sunpointe Villas

Letitia & David Street

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 24th and run until end of ski season.

Early/Late Season: The Red Route hours of operation from November 24th to December 9th and March 27th to April 16, 2023 will be hourly from 8:30 a.m. to 4:30 p.m. from Elkhorn Springs ending in Ketchum at 5:00 p.m.

Peak Season: December 10th to March 26th, there will be 30 minute service from 8:30 a.m. to 12:30 p.m. with hourly service for the afternoon.

On the return to Elkhorn, the Red route will start at the Main & 4th (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 from 10:30 p.m. 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, download App to your phone, or contact Mountain Rides at 208-788-RIDE (7433). Printed bus schedules are available at the Harker Center office.

Sun Valley Elkhorn Association

FUTURE EVENTS

Board, Membership, and Sub-Association Presidents' Meetings

Date	Event or Meeting	Location
Friday, January 6, 2023	Board Meeting (2:00 pm)	Harker Center
Saturday, January 7, 2023	Annual Membership Meeting (3:00 pm)	American Legion Hall
Saturday, January 7, 2023	Board Meeting (After Annual Meeting)	American Legion Hall