



Elkhorn News

SPRING 2021

NEWSLETTER MARCH 2021

SPECIAL POINTS OF INTEREST:

- Owner Barbecue to Resume
- New Rental Property & Public Access Fees Approved.
- Amenity Access FAQ's
- Sunshine Townhome Approved
- Construction Approval Process



COVID-19 doesn't deter Dave Galloway from enjoying the warmer spring ski days!

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Welcome to spring. Longer days, warmer temperatures and more reasons to be outside! We have had a good winter of skiing and snow sports thanks to our late January storm. Lets hope it will be enough to reduce our drought issues this summer.

Winter has been a busy time for your board and staff. As I mentioned in my winter message, our major task has been a review of our amenities usage and funding options going forward. The board established a Revenue Analysis Committee that met on numerous occasions over the last few months. The committee took a detailed look at the database that outlines who and how our amenities were being used over the last few years. The prior review was done over 10 years ago, and since that time, a lot has changed in our community. The committee has proposed to the board a number of updates to the current rules and regula-

Presidents Message

tions. Most changes are administrative so our programs work smoother for our staff. There is one major change, however, that I would like to focus on here.

More properties than ever before are being used as rentals and to house paying guests. Currently, rentals represent just over 20% of the homes in Elkhorn. These properties, over the last couple of years, have generated over 75% of all guest passes issued for access to our amenities. During that time period, less than 25% of the passes have been issued to all the other homeowners combined, who have non-paying family and friends staying with them.

Based on this disproportionate level of use, the committee has proposed for the board's consideration, an additional Rental Property Amenity Access Dues of \$600 annually, per rental property. This would be in addition to our current dues. These additional dues would be applied exclusively to our capital fund, to be used for maintenance, and the up coming Harker pool rebuild. If our capital reserve study is correct, and we can get 5 more years of use out of the existing Harker pool, these funds would be sufficient to cover approximately half of the projected special assessment that will be needed to pay for that \$2 million dollar project. Without these funds, a capital call of around \$1200 per property would be needed to cover the Harker pool

rebuild. With the additional dues from the properties that are renting, that special assessment is expected to drop to around \$600 per property.

Our amenities were originally built in large part by the developer of Elkhorn over 40 years ago. The Harker pool is the last of the 4 major amenities in need of rebuilding. We have been successful in rebuilding the tennis courts and the Village pool, with cash on hand and borrowed funds. The Revenue Analysis Committee determined that it was appropriate for the capital budget to be augmented by additional funds generated by the businesses that depend on these amenities.

A detailed discussion of the above, and a review of a couple of additional revenue modifications related to operations, are explained later in this newsletter, and will be outlined in detail in the board meeting minutes.

All of your board and staff hope that the new and improved amenities will get a lot of use this summer. We know that they are an important part of what makes our community so special, for all of us that call Elkhorn home.

Thank you,
Dave Galloway

SVEA Initiates New Dues and Fees - Page 3

“Without community service, we would not have a strong quality of life. It’s important to the person who serves as well as the recipient. It’s the way in which we ourselves grow and develop.”

Dorothy Heigh

Thank You For Your Service!



Departing Director, Anita Northwood leaves your SVEA Board of Directors after 6 years of dedicated service. Anita’s business experience and local resident presence served the Board and the Elkhorn community well. During her time on the Board Anita served on the Executive Committee, Finance Committee and Chairperson of the Recreations Committee. Anita’s leadership was instrumental in developing many summer programs our owners and guests enjoy each year, and the redesign of the Village pool currently under construction. We thank Anita for her dedicated Board service and unwavering support of the Elkhorn Community.

Welcome New Board Member!



SVEA Welcomes our newest Board Member Tom Kling. Tom is a full time area resident and retired Orthopedic Surgeon who specialized in spine and children’s surgery. Tom’s goal while on the SVEA Board, *“I hope to bring a love of community and the ability to listen quietly to all Elkhorn opinions and ideas and to consider common sense decisions as Elkhorn continues to evolve as a lively and diverse neighborhood. I am interested in preserving and enhancing the Elkhorn experience for us and our future generations.”* We welcome Tom to your SVEA Board.

Summer Owners Picnic Scheduled Online Registration Opens June 15, 2021

The SVEA annual summer property owners picnic has been scheduled for Wednesday July 21, 2021 from 6 p.m. to 8 p.m. Online registration will begin Tuesday June 15, 2021 at 9:00 a.m. Due to the tremendous success of our 2019 owner’s

picnic, SVEA will again feature local area food truck vendors, our summer grilling chefs, live music and drinks in the Harker Center Patty Rosewater Park. The maximum number of owners that can be accommodated for this event, due to venue limitations, is 350. Unfortunately, while we would like to accommodate all Elkhorn owners, it is not feasible. In an effort 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 altered since the picnic was first introduced. A waiting list will be maintained. Owners who want family members to attend may place their names on the waiting list. Chances are very good we may be able to accommodate your request as many owners may cancel their reservations at the last minute. Your patience and understanding are greatly appreciated. We look forward to seeing you at the summer picnic!



Board Approves Rental Property, Public and Property Transfer Charges

With the recent replacement of SVEA amenities and the resulting draw down of capital reserves, the Board of Directors formed the Revenue Analysis Committee. The purpose of this committee was to review and analyze amenity usage and operations for efficiencies and alternate revenue options with a primary focus on usage. The objective being the examination of use based revenue sources which could be used to supplement long-term amenity maintenance and replacement expenses, and in doing so keep dues increases or special assessments at a minimum.

To begin the analysis process, a capital reserve study was commissioned and completed by a third party capital analysis group. That study concluded that in approximately 5 years SVEA will need to accumulate \$1.5 to \$2 million dollars to replace the 40+ year old Harker Center swimming pool and provide funds necessary for ongoing maintenance and care of amenity assets.

The Revenues Analysis Committee working over the past few months proposed recommended changes to the current SVEA dues and fees structure. The following committee recommendations were presented to the Board at the March 18th meeting:

1) **Long-Term/Short-Term Rentals - \$600** - Long and short-term rental properties will be charged "Rental Property Amenity Access Dues" totaling \$600 annually.

2) **Non-Resident Public Access - \$5.00** - All persons not residing in Elkhorn will be charged a \$5.00 guest fee. A non-resident is anyone not physically residing/staying in an Elkhorn dwelling at the time of requested access to amenities. If living in an Elkhorn home while visiting the area, you are considered a resident.

3) **Long-Term Rental & Corporate Card Holders - \$5.00** - Long-Term Tenant and Corporate Cards will allow for one person access without any additional fee. All guests of a long-term tenants or corporate card holder shall be charged a \$5.00 amenity access fee.

4) **Administrative Property Setup Charge - \$100** - This fee will be used to offset the cost of administrative time and materials to transfer all property records into a new property owners' name and issuing the welcome packet. This charge will be collected during the closing of the property.

5) **Appeals Fee - \$2,000.**—This fee offsets the actual costs incurred for legal counsel fees and administrative expenses for Violation Hearing Board and Architectural Design Committee appeals to the Board of Directors.

These recommendations address many Elkhorn owners concerns expressed about public access to amenities, rental business activity impacts and efficiency of administration operations.

Prior to making their recommendations, the Revenues Analysis Committee reviewed in detail the past two years of amenity usage data and familiarized themselves with SVEA operational procedures. The data compiled from the SVEA amenity use software identified significant trends in the community. That data is provided below.

Significant data trends revealed that nearly 20% of the listed property owners do not have amenity cards. Of the 1632 total properties in Elkhorn, approximately 344 or just over 20% of all property in Elkhorn is used for rental activity. Approximately 60% of all the rental properties identified are short-term rentals. In 2019 and 2020 there were a total of 22,466 amenity passes issued. 17,429 of the 22,466 passes issued were for rental guests. Approximately half of all amenity cards issued annually by SVEA staff are concentrated to the 344 rental properties identified. On average that equates to approximately 50 amenity cards issued over the period of 2019 & 20 per rental unit. The balance of guest cards issued 5,037 over the remaining 1288 properties equates to an average of 4 cards issued per property.

Many rental property owners have asked what is the total actual number of property owner and family members using amenities compared to rental amenity users?

The assumption being the actual usage may skew towards the property owners. This information would require a comparison of all personal codes against daily amenity access records requiring potentially 100's of staff hours to accurately answer. Staff will investigate a possible modification to the amenity card system to assist in answering this question in the future. Please understand this data may show a larger disparity than indicated above, if so, what happens next?

Amenity and Owner Data Compiled and Reviewed by Revenue Analysis Committee

Total properties in Elkhorn: 1632
 Total of owners listed on property title: 3068
 Total of owners with amenity cards: 2466 or 80.4%
 Total of owners with no amenity cards: 602 or 19.6%
 Total owner/family member amenity cards issued: 3008
 Total number of rental properties identified: 344 or 21%
 Short-term Rental: 202 Long-term Rental: 142
 Short-term with Manager: 141
 Short-term Self-Managed: 61

Total amenity passes issued in 2019/20: 22,466
 Total amenity passes issued by SVEA in 2019/20: 9,687
 Total rental property passes issued by SVEA: 4,650
 Total passes issued non-rental properties by SVEA: 5,037
 Total S/T passes issued by property managers.: 12,799

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

SVEA Financial Snapshot

Balance Sheet Snapshot

The Board of Directors have received and reviewed all financial statements as of January 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 January 31, 2021 totaled **\$399,001**

The Operational Account cash and investments balance as of January 31, 2021 totaled **\$712,404**

The Property Owner Accounts Receivable balance as of January 31 was **(-\$1,166)** the number of accounts **90** days or more delinquent stood at **14** as of January 31, 2021.

There were no outstanding expense liabilities as of January 31, 2021

Operations	YTD Actual	YTD Budget	Difference
Assessments/Other Income	\$109,715	\$104,030	\$5,685 Over Budget
Expenses	(\$165,321)	(\$186,817)	\$21,496 Under Budget

For three months ending January 31, 2021 revenues are slightly above expectation (5.5%) and expenses are less (11.5%) than anticipated in operations. SVEA has \$749,923 invested in Treasury Bills with various maturity dates. Current financial information is posted online at: www.elkhorninsunvalley.com

Capital Reserve Study Online!



FAQ: What is a capital reserve study? Why is SVEA having an independent contractor provide a capital reserve study? Doesn't SVEA already have a capital reserve study?

A capital reserve study is an in-depth analysis of the condition of all SVEA equipment, structures, and amenities, and the projected remaining life of these capital assets. In addition, the capital reserve study updates current replacement costs for all of SVEA's capital components and assets.

Provided with this information, SVEA has the ability to project

with a great deal of accuracy the amount of capital reserves required annually to fully fund capital asset maintenance and replacement.

This information provides the Board and SVEA Finance Committee members with better planning tools to manage SVEA's financial resources well into the future.

SVEA has maintained a capital component listing which has been updated on a frequent basis, however, an independent audit is required from time to time to assure our property owners the financial information on which they rely is as accurate as possible. The capital reserve study prepared by Association Reserve Group, who special-

izes in capital reserve analysis, provides that assurance.

With the rebuild of the tennis facilities and Village pool concluding in 2021, an accurate assessment of monetary requirements for the replacement of the 40+ year old Harker pool has been projected. It is estimated that 1.5 to 2 million dollars will need to be accumulated in the next 5 years.

The Board is using this information to re-evaluate amenity operations for efficiencies and revenue alternatives in an effort to keep special assessments and dues increases to a minimum.

This study is available online at: <https://elkhorninsunvalley.com/financial-reports>

Amenity Access Dues and Fees in 2021 - FAQ's

General Information

Property owners who receive SVEA eblast information have been informed that on March 18, 2021 the Board approved the Revenue Analysis Committee recommendations for new fees and charges **beginning June 1, 2021**. For more information on the new dues and fees please refer to the article on Page 3 of this newsletter. Below are answers to common questions received since the new charges were announced.

For a complete listing of all general rules and guidelines regarding amenity access and charges applied, please refer to our website: <https://elkhorninsunvalley.com> or you may also obtain a copy of this information at the Harker Center administrative office.

Frequently Asked Questions

What has prompted SVEA to impose Rental Amenity Access Dues and Amenity Use Fees?

The recreational amenities installed by the Elkhorn developers in the 1970's and Harker Center amenities installed by the owners in the early 1980's have reached the end of their useful life and are in need of replacement. SVEA will soon complete renovations on 3 of its 4 major amenity locations. The Village Racquet Sports Center, Village Pool and Harker Center Tennis facilities will have been completely rebuilt by the spring/summer of 2021 at a combined cost of nearly 3 million dollars. These rebuild projects have been completed using accumulated capital reserves and bank financing. The Harker Pool constructed 1982/83 is now approaching 40 years old with substantial leaking occurring at this time. The Harker pool will soon need replacing requiring capital reserve accumulations of 1.5 to 2 million dollars, as projected by Association Reserve Group, by the year 2025/26. The Board reasoned that with the new amenities coming online and the imminent Harker pool rebuild looming, it was now time to review amenity and administrative operations for efficiencies and amenity usage based revenue options. The Board formed the Revenue Analysis Committee to complete this task. The accumulated data, reviewed by the committee, indicated an evolving situation of high amenity usage and administrative requirements associated with short-term rental activity. The committee reviewed several user based fee options including memberships and entry fees for everyone other than property owners in addition to rental dues, and decided on the most equitable cost effective and least disruptive options for the Elkhorn community. Owners renting their property are doing so to generate income. In large part, the rent amount charged is a direct reflection on the availability of the amenities. The tenants are considered a type of public user of the SVEA amenities, having no ownership interest, and should no longer have free access to amenities. All Rental Amenity Access Dues collected will be used towards the Harker pool replacement, offset member dues and relieve some of the burden on the property owners for long-term care and maintenance of capital amenity assets going forward.

Long and Short-Term Rental Fee - \$600 Annually

Why is SVEA charging the same amount for long and short-term rentals?

The Revenue Analysis Committee reviewed this question and determined that owners renting their property are generating revenue as a business. Personal reasons for renting aside, short or long-term tenants have no ownership interest and are therefore classified as an additional type of public user of the SVEA amenities.

Why is SVEA treating property owners who rent unfairly? Is it legal to charge owners who rent these additional Dues?

SVEA obtained legal advice prior to initiating the new amenity access charges. Provided SVEA does not make exceptions and treats everyone equally who may be renting their Elkhorn property, the additional charge for tenant public users is permitted under the SVEA Declarations. Every exception requires additional rules implementation potentially creating confusion, mis-management and inequity.

Can I opt out if my tenant does not use the amenities?

No, if you rent your property you are considered in the rental business. Every rental property will be treated equally to avoid the problems which are inevitable whenever exceptions are made. The Rental Amenity Access Dues are paid on an annual basis. Your payment will allow for continued long-term tenant and/or short-term guest amenity access for a period of one (1) year and will renew on your subscription date.

FAQ's continued on page 10

"I can't grill vegetables, shellfish or steaks without tongs. Don't bother with those long-handled grilling tongs normally found in the BBQ section of your home store. Get intimate with your grill and opt for the regular stainless steel tongs"

"Charcoal or gas. Both give excellent results so choose the one that best suits your style of cooking"

Bobby Flay



Grilled Short Ribs will be a Family Favorite

SVEA Grilling Chef Jane Peterson's Grilled dry rubbed short ribs with a chimichurri sauce, roasted brussel sprouts with bacon and grilled sweet potatoes with fresh herbs

Ingredients for rub

1/4 c Packed Light Brown Sugar
1 1/2 T kosher salt
1 T paprika
1 T chili powder
1 t garlic salt
1 t dried oregano
1 t black pepper
3 pounds of bone in short ribs
Canola oil for oiling the grate

In a medium bowl, mix all of the ingredients. Rub the mixture all over the short ribs and let stand for 20 minutes.

Grill short ribs to mark on grill place them in foil and cook for 1.5-2 hours. On low heat on grill.

Chimichurri

1/4 c coarsely chopped parsley
3 T red wine vinegar
4 large garlic cloves, minced (2 1/2 T)
2 T oregano leaves
2 t crushed red pepper
Kosher salt and freshly ground pepper
1/2 c extra-virgin olive oil

Place in blender and blend until somewhat smooth. Does not have to be perfectly smooth.

Brussels sprouts in foil with bacon

3 c of Brussel sprouts cut in half.
4 strips of bacon chopped into bits.

Toss bacon and Brussel sprouts together with melted butter (can use olive oil) salt and pepper. Place into foil and put on medium heat grill for 10-15 minutes.

Grilled sweet potatoes

2-3 sweet potatoes sliced into long wedges
1T olive oil
1T of fresh herbs. Whatever you like here.

Bake on sheet pan until just done but still has some firmness. Cool
Place on grill to mark and rewarm.



Construction Approval Process

Think of SVEA first, it may Save Time and Money!

Your SVEA staff understands that the approval process for new construction and remodels can be a bit daunting. When construction activity requires both SVEA and City of Sun Valley approval then confusion can and does occur. Often it is difficult to know what approval you should seek first, should you receive SVEA ADC approval first, or Sun Valley City approval first, and what's the difference?

The City approval will review your project in terms of health, safety and building code compliance. Aesthetic consideration, while important, is not a primary consideration for City approval. SVEA approval is primarily concerned with the project aesthetics leaving health, safety and building code issues to the City.

SVEA staff recommends that you seek Association approval first. There may be restrictions with regard to building envelopes, roof slope, material usage, view preservation, height restrictions, etc. that may be more restrictive than the City requirements given your property location within Elkhorn. SVEA tries to avoid the situation where you obtain City approval for your project only to discover that changes are required given the construction constraints of the governing documents. In some instances, the subdivision supplemental declarations may include building envelope restrictions designating the position of a home or improvement on a specific lot. Building envelope location might not be considered during the City approval process unless specifically indicated on the filed plat. Supplemental declarations are often more restrictive and do run with the property in our planned community. Err on the side of caution, seek SVEA approval prior to submitting your application to the City of Sun Valley. It may just save you time and money and get your project started as soon as possible!

“ I see you didn’t get a building permit... I too like to live dangerously”

Anonymous



Preserving Views What to expect when your neighbor builds!

2020 was an unprecedented year for real estate sales in Elkhorn and the entire Wood River Valley. Vacant lot parcels throughout Elkhorn which had been on the market for several years suddenly found a resurgence in sales activity.

Many of our Elkhorn Owners who have enjoyed open space views across vacant lots are now discovering those views will soon be impacted as new homes are constructed. This is causing much concern among the owners impacted by the new construction. Your SVEA staff believes it is important to remind our Elkhorn owners about the Architectural Design Committee role when it comes to protecting views.

The Master Declaration of Elkhorn does not specifically address the preservation of views. Views are considered as part of the architectural guidelines established by the Board of Directors and directs the ADC review of new projects. The following applies:

Excerpt from ADC Guidelines 3.1 VIEW CONSIDERATION
Distant views perceived from a site by forming view corridors and views originating from off site and projecting through a site to significant features beyond should be preserved. The objective is to maintain as many opportunities for views as possible, within the constraints imposed by the site. The ADC shall have discretion in approving, disapproving or conditionally approving an application for construction of improvements on a Lot based upon view considerations.

While there is no guarantee your existing views will be preserved, the ADC does take into consideration how new construction will impact your views, and will to a reasonable extent protect views whenever possible.

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

Elkhorn Quick Hits & Updates

Twin Creek Ponds Update: In their September 2020 meeting of the Board, the Directors decided on a temporary basis to suspend moving forward on the conversion of the ponds in Twin Creek to a natural riparian corridor. This temporary suspension of activity was to allow area owners an opportunity to investigate available options for retaining the ponds. Since that decision, SVEA has received complaints from owners with regard to maintenance of the ponds. A homeowner filed a nuisance complaint with the City of Sun Valley and rumors regarding the ponds is creating concern among the area homeowners. In addition, SVEA no longer holds the water rights required for maintaining the ponds in their current state as these were lost many years ago during the time of the Snake River Basin adjudication process.

“ Proactively keeping members informed of issues affecting them and the broader Elkhorn Community

Given these matters of concern and the lack of water rights, the Board of Directors approved the formation of the Twin Creek Riparian Renovation Committee in their March 18, 2021 meeting of the Directors. The Twin Creeks Riparian Renovation Committee is a Board committee tasked with the objective of developing plans to restore the Twin Creeks ponds to a riparian corridor. The Committee has received initial funding to hire the experts required to develop restoration plans for a natural aesthetically acceptable riparian corridor.

As this Committee progresses in their task SVEA will communicate the Committee progress on a monthly or more frequent basis to all Twin Creek property owners through the eblast system. In addition, all SVEA owners will be kept up to date through the quarterly newsletter.

Holiday Lighting - Owners please remember that all holiday lighting should be **turned off by March 15**. If you still have holiday lighting displayed on your property please turn it off for the season. It is greatly appreciated by your neighbors.

Village Pool and Harker Tennis Construction Update - The Village pool replacement project has continued throughout the winter months. The pool and hot tub concrete shells were completed prior to the large snow fall. The construction crews will work on the equipment room for the remainder of the winter season. Plaster and tile work on the pool and hot tub will resume as weather permits in the spring. The completion schedule at this time remains the same with a July 4th opening date. The Harker tennis courts are on track to be completed as weather permits this spring with a planned June 15, opening.

Owners Survey: Due to the COVID 19 impact on recreational amenities in 2020, the SVEA Communications Committee has temporarily put on hold the owners survey. The survey is used to gauge owner satisfaction with your existing recreational amenities as well as future amenity and program considerations. We will keep owners updated as this matter progresses.

Board to Review Election Process: The Governance Committee will be reviewing the Board election process. It has been several years since the last review and the Governance Committee will re-examine the procedures and processes used during Board member elections. A significant portion of the membership who return their proxies do not vote in the annual elections. The Committee would like to examine the election process for potential improvement and guidance for our property owners.

PETS: [Please cleanup immediately after pets and properly dispose of waste bags!](#) This continues to be the most frequent complaint received by SVEA. As the snow melts and the bags and refuse start to surface, all neighborhoods suffer. The Board will be discussing this problem again in the near future. [Your cooperation in cleaning up after your pet, and that of other pet owners unwilling to cooperate, is appreciated by everyone!](#)

Amenity Access in 2021 - FAQ's - Continued

I only rent a couple times a year, do I have to pay the \$600 fee?

Yes. All rental property owners are required to pay the \$600 Rental Amenity Access Dues annually regardless of the number of times the property is rented or the circumstances for which they rent. SVEA is starting this program by treating all rental properties in an equal basis regardless of rental frequency, size of the rental property, the nightly or monthly rates charged, professionally managed or not, etc. All of which would lead to an insurmountable number of exceptions, rules and differing dues rates that would be requested for each exception.

I have a family member staying in my home do I have to pay the \$600 Amenity Access Dues?

No, provided you are not renting your property to family members and friends staying in your Elkhorn home, you are not required to pay the \$600 annual Rental Amenity Access Dues.

How does SVEA know when I rent my property?

The Rental Amenity Access Dues must be paid by all owners who rent their property on a short or long-term basis and generating rental income. SVEA will rely on our Elkhorn owners to honestly and openly admit when they are renting their properties and pay the required fee for their tenant/guest access. SVEA does not want to become a policing agency and realizes that these dues are reliant on honest people being honest. There are those who have already expressed that they will simply report their tenant as a family member and/or state they are not renting their property to avoid paying the annual Rental Amenity Access Dues. This harms the entire Elkhorn community not just SVEA. All funds collected will be placed in capital reserves and used towards replacement and long-term care of the recreational amenities. These rental tenant/guest dues will aid in keeping all owner dues lower and the requirement for special assessments and dues increases kept to a minimum. Everyone attempting to sidestep the rental dues requirement places an increased financial burden on your neighbor. SVEA's amenity system will flag owner accounts where inordinate amenity pass activity is present and SVEA will respond to neighbors reporting apparent rental activity. If found to be in violation of the rental dues policies, amenity access will be suspended and the owner will be asked to come before a Board hearing to be reinstated. SVEA assumes the Elkhorn owners are above this type of deceit and that you understand what SVEA is trying to accomplish. Many Elkhorn owners have expressed their support of the rental charges and hope their neighbors will comply.

Non-Resident Public Access Fee - \$5.00

Does this fee apply to all my family members when they visit?

No. The only time this fee would apply is if you have a family member living outside of Elkhorn at the time they access the amenities. If a family member lives somewhere other than your residence, and outside of Elkhorn, they must pay the access fee. If they stay in your home, or another property in Elkhorn, they have complimentary access to amenities as has always been the case.

Does this fee get added to program participants?

Yes, if an SVEA program participant does not reside in Elkhorn at the time they participate in a tennis clinic, pickleball clinic, water aerobics, grilling class, etc. they will be charged a \$5.00 amenity access fee.

Does everyone need a valid amenity card to avoid paying the Public Access Fee?

Yes, all family members staying in your Elkhorn home must have a valid amenity card or guest pass when accessing amenities. All family members and personal friends staying in your Elkhorn home are entitled to receive a guest pass while living/staying overnight in your Elkhorn home. Anyone attempting to access amenities without a valid amenity card/pass is considered a guest of the cardholder, and must pay the \$5.00 public access fee.

SVEA understands that many owners renting their property may object to the additional charges. We have attempted to explain the need and reasoning behind the decision of the Board to implement these charges. While you may still object, we at least hope you can understand the reasoning behind this decision.

Bluff

Tishara Adams
Tara & Brent Locknane
Monserrat Castro & Brian Cutlers

Bonne Vie

MY01 Riverside, LLC
Kelly & Craig Oliver

Elkhorn Meadows

Joseph Brubaker

Elkhorn Springs

Nancy & Douglas Rae
David & Crista Solaro
Nick & Jennifer Rensch
Karen & George Mulhern
Sonja Erickson & Timothy Seifert

Fairway Nine One

Angela & Frederick Wyler
Amy Woy & Robert Champion
Jonathan Fitzgerald

Independence Creek

C. David Taylor

Indian Springs

Linda Meade & Kelly Cavanaugh
Eagle Financial, LLC

June Day

Laura & James Hodgson
Caroline & Vincent Aicale
Renee & Scott Albro
Erin & Eric Anderson

Proctor Ridge

Marybeth & David Collon
Kelsey & Charles Schubert

Ranch

Jennifer & John Livingston
Marilyn & Gregory Polonica
Gertrud Schneider Abby

Ridge

Amy Woy & Robert Champion

Sagecreek

Sarah & William Costigan
GM Property Holdings, LLC
Kristine & David Monroe
Melissa & Jeffrey Tindall
Seana & Christopher Daniel

Sagehill

4 Buck LLC

Sagewillow

Whitney & Jonathan Sargent

Summit I

Barbara & Frederick Dwyer
Brendon McQueen

Summit II

Julia de Haan

Sunburst

Christopher Tang & Irina Serjogina

The Camp

Elizabeth Carter

Twin Creeks

Neiman-Kimel Family Trust
Jananne & Michael Mead
John Sobba

Village

Taylor Harris
Sarah Resor
Crown Union LLC
Rebecka & David Bervig

Willow Creek

Daina & Scott Haas

HELP AND HOUSING WANTED

HELP WANTED: As we rapidly approach the upcoming summer season, the amenity usage is anticipated to once again be at record levels. SVEA is now hiring summer help. If you have a son, daughter or grandchild that would like to work with SVEA this summer season, we are in need of lifeguards and racquet sports desk personnel. The pay is very competitive. Lifeguard training and certification training is also paid for and arranged by SVEA. All that is asked of the employee is a commitment to work for SVEA for the summer season. Certifications are good for 2 years and employees are asked to return assuring future employment opportunity. Summer bonuses are paid to all employees who complete the summer season with SVEA, college and high school return dates are taken into consideration and will not effect receiving the seasonal bonus. Applications can be found online at: <https://elkhorninsunvalley.com> or you can come by the SVEA administrative office and pickup an application at your convenience. SVEA is also in need of reliable employees that can continue to work throughout the winter season at the Village hot tub.

HOUSING NEEDED: If you are a property owner in Elkhorn or Ketchum, SVEA is in need of housing for the summer Racquet Sports professionals. Housing is needed from June 1 through Labor Day. For our Elkhorn property owners, SVEA will pay the annual \$600 rental amenity access fee for accommodating this rental. We are in need of one (1) and two (2) bedroom accommodations. If you have a summer rental available, please contact Jon White at 208-622-7420.

Sun Valley Elkhorn Association

FUTURE EVENTS

Board, Membership, and Sub-Association Presidents' Meetings

Date	Event or Meeting	Location
Friday, July 9, 2021	Board Meeting (2:00 pm)	Harker Center
Friday, July 9, 2021	Association Presidents' Meeting (4:30 pm)	Harker Center
Wednesday, July 21, 2021	Annual Owners BBQ (6:00 pm—8:00 pm)	Harker Center—Rosewater Park
Thursday, Sept. 23, 2021	Board Meeting (2:00 pm)	Harker Center
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)	TBD
Saturday, January 8, 2022	Board Meeting (After Annual Meeting)	TBD

