



## INSIDE

Amenity Access Information	2
Owner BBQ Registration Information	2
Summer Programs	3
Financial Information Special Assessment Terms	4
Architectural Design Process Flow Chart	5
Harker Pool Rebuild and Assessment Information	6
Elkhorn Quick Hits	7



SVEA President  
Clark Furlow

Greetings. The first quarter has been busy.

### The Special Assessment.

After 40 years of service, the Harker Pool has reached the end of its life. Your Board decided this popular amenity should be replaced as soon as possible. The cost will be approximately \$2,000,000. Your Board considered borrowing the required funds, but today's high interest rates made that option unattractive. After considering other options, your Board decided that a special assessment would allow SVEA to rebuild the Harker pool by next summer and at the same time accomplish two other important goals: (1) the retirement of the debt incurred when SVEA replaced the Village Pool two years ago, and (2) the replenishment of SVEA's diminished capital reserve account. This special assessment, the first in 39 years, will put SVEA on very firm financial footing for the foreseeable future.

The special assessment will be \$1,000 per household. Some of you may not be comfortable

## Presidents Message

making a single payment in that amount. For this reason, the assessment can be paid in four equal installments of \$250 each to be billed with your semi-annual dues. However, because much of the cost of replacing the Harker pool will be incurred this summer, the Board asks those who can to please pay the assessment up front in one lump sum. To encourage this, the Board has authorized a 4% discount which will reduce the payment to \$960. And, as a thank you, SVEA will put the names of those who pay up front in a drawing for a free summer grilling class for 4 people at the Harker Center.

**The Community School Rezone Request.** The Community School has asked the Sun Valley P&Z Commission to rezone parts of its Sagewillow campus to allow medium density housing. Your Board decided that SVEA would not take a position on the merits of that request. Instead, it decided to ask the P & Z Commission to employ a better process for dealing with the request. Your Board believes that an open hearing in which each side has a full and fair opportunity to present the facts and arguments in support of its position serve the interests of all Elkhorn homeowners, and allows the Commission to reach a fully-informed decision.

To that end, SVEA wrote a letter

and requested in person during the hearing that the Commission delay matters until both sides had sufficient time to present their cases. And, that's what it did.

Recently, the Community School invited the presidents of HOAs in the immediate vicinity of the Sagewillow Campus to meet with it and an architectural planning firm to explore ways to respond to homeowners' concerns. The school wants to limit the size of these meetings so that they can be run efficiently. However, your Board believes that the concerns of other Elkhorn homeowners (on both sides) should also be considered. To accomplish this, SVEA invites Elkhorn homeowners to send their thoughts and opinions by email to Chuck Williamson, SVEA's General Manager. He will attend the meetings and make sure these responses are properly presented. He will also stress that he is merely acting as a conduit on behalf of individual Elkhorn homeowners and that SVEA will remain neutral on zoning issues.

That's it for now. I look forward to meeting many of you at SVEA's various activities this summer. And, if we meet on the pickleball court, please be kind. My dink shots still stink.

Sincerely,  
Clark Furlow

## Pool and Tennis Amenity Card & Fee Information

**Amenity Access Rules** - 1) Everyone, 5 and older, entering an amenity location must have an amenity card. 2) An amenity card holder may bring up to 5 guests who do not possess an amenity pass; however, there is a \$5 fee for each person without an amenity pass. 3) Anyone residing in an Elkhorn home or condominium on a long or short-term basis qualifies for an amenity card or guest pass. If you are not staying in Elkhorn, and not a property owner, you are not entitled to an amenity pass. To avoid the frustration of being turned away, please bring your amenity pass every time you visit an Elkhorn amenity.

**Amenity Pass Options** - SVEA offers owners several amenity card options. Many owners already take advantage of receiving guest passes via email. This saves you the inconvenience of having to come into the administrative office. Please call the office at 208-622-7420 or email [reception@elkhorninsunvalley.com](mailto:reception@elkhorninsunvalley.com) and give the name of your house guests and the duration of their stay and the guest passes will be issued and emailed directly to you upon request. Plastic cards with photo are issued to property owners, long-term residents and qualifying family members only. Grandchildren aged 5 and over will be issued a guest pass when staying in Elkhorn. Children under 5 do not need an amenity pass. Plastic cards can be processed and issued at the SVEA administrative office; however, those qualifying for a plastic card can have this card sent to you electronically for storing on your cell phone. All passes can be scanned directly from cell phones. If these options are still inconvenient for keeping the pass on your person, staff can issue a keychain amenity pass to store with your car or house keys. Let staff help you find the best option for you.

**Rental Property Amenity Access** - All properties in Elkhorn rented on a short or long term basis are required to pay the "Rental Amenity Access Fee" of \$600 annually. This fee is directed towards the long term capital replacement of amenity assets. Upon payment of the Rental Amenity Access Fee owners and/or their property management agent may request amenity passes for their guests. Long-term rental tenants and their family members residing in Elkhorn are eligible for amenity cards.

**Board Approves Amenity Access Policy Changes** - In March 2022, the Board approved a change to the amenity access policies. Owner cards will no longer be issued with an expiration date. Children under the age of five (5), accompanied by a parent or guardian with a valid amenity card, do not need an amenity card to access the recreational facilities. Children five (5) and over must have a card to avoid paying the \$5 amenity guest fee. In addition, children of long-term tenants (30+ days or more) who reside in Elkhorn full-time, may receive an amenity card upon payment of the Rental Amenity Access Dues by the property owner.

Please contact the administrative office if you have any questions regarding amenity access.

*Reprinted from article published in 2022*

## Summer BBQ Registration Opens June 21, 2023

*The SVEA annual summer property owners picnic has been scheduled for Wednesday July 26, 2023 from 6 p.m. to 8 p.m. Online registration will begin Wednesday June 21, 2023.*

*Go To: <https://elkhorninsunvalley.com> to Register - Click "Calendars" Click "Events Calendar" navigate to and Click on owners BBQ shown on calendar on July 26, 2023—fill out the information for your free tickets to the BBQ.*

The maximum number of owners that can be accommodated for this event, due to venue limitations, is 350. To provide access to the largest number of property owners, tickets will be initially limited to two (2) per property owned. Please understand, the limitation is a result of the actual physical space, event equipment availability and staffing limitations. The maximum number of guests (350) has not been changed since the BBQ was first introduced. A waiting list will be maintained. Owners who would like family members to attend may place their names on the waiting list. Chances are very good we may be able to accommodate your request due to last minute cancellations. Your patience and understanding are greatly appreciated. We look forward to seeing you at the summer picnic!



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

## Elkhorn Welcomes New Owners

**Bluff**

*Cynthia & Charles Givans*

**Crown Ranch**

*Carolyn & Phillip Bowie  
Kimberly Ellwanger*

**Fairway Nine One**

*Will Crowe  
Melanie Mentzel-Baird*

**Indian Springs**

*Allison & James Grant*

**Ranch**

*Kathy Crosson*

**Ridge**

*Renee & Darroll Batke*

**Sagecreek**

*Stephanie & John Sandberg  
John Rogers & Jeannie Shroads*

**Summit I**

*James Pearre & Diane DeRocher*

**Sunburst**

*Tina & James Sypher*

**Sunpointe Chateau**

*Lora & Jon Alegria*

**Village**

*Kathleen & Carl McNew*

**Willow Creek**

*Scott Williams*

## Summer Programs & Events

**Village Pool Opening** - Village pool will open on Memorial Day weekend through Labor Day Weekend. After Labor Day the hours will be adjusted and remain open through Sunday September 24th depending on available staff and weather. The hours of operation from Memorial Day weekend through 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 - Closed for Summer 2023**

**2023 Summer Programs and Events:**

**Fishing Derby** - Sun Valley Elkhorn Association will once again be offering many programs and events for our Elkhorn Owners, Family Members and Guests. The programming season starts with the annual fishing derby on Saturday **July 8th from 9 a.m. to 12 noon** for children 12 and under. This is a family event so everyone is welcome to try their luck. Idaho Fish and Game will be on-hand with fishing rods, bait and instruction. It is a great time for young and old alike.

**Grilling Classes** - SVEA brings back its very popular Grilling Classes with local chefs Jane Petersen and Abby Correa. Treat yourself to a great meal, spectacular views and a glass of wine on the Harker Center patio while learning from top chefs in the Sun Valley area. Scheduled for 7/11, 7/18, 7/25, 8/2, 8/9 & 8/16 from 6:00 p.m. to 8:00 p.m.

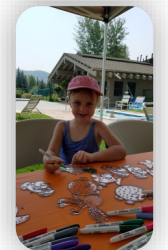
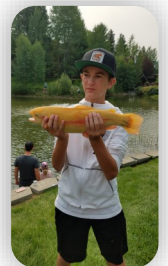
**Archery Classes** - Class are available in July 20th and August 3rd in the Patty Rosewater Park behind the Harker Center.

**Craft by the Pool** - Scheduled for July 18th and August 3rd for our younger Elkhorn members. Your children will enjoy making and showing off their craft projects in a great playful setting by the Village Pool.

**Fly Casting Clinics** - August 15th & 16th - Learn the secrets of expert fly casting presentation to catch the big one!

**Additional Program Activities:** To round out the summer events your SVEA staff has reached out to area experts to schedule a Mountain Wildflower Walk; Bird Walk and Firewise Presentation. Date and times to be determined. Owners will be informed through an SVEA eblast when these programs are finalized.

**Wet Dog Pool Festival** - Unfortunately, the Wet Dog Pool Festival will not be held this year due to the Harker Pool rebuild. SVEA hopes to bring this event back in 2024.



# SVEA Financial Report



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

## Balance Sheet Snapshot

The Board of Directors have received and reviewed all financial statements as of March 15, 2023.

The SVEA fiscal year began on Nov. 1, 2022 and ends on October 31, 2023

The Capital Reserve asset replacement fund balance as of March 15, totaled **\$1,029,281**

The Operational Account cash and investments balance as of March 15, totaled **\$314,674**

The Property Owner Accounts Receivable balance as of March, was **(-\$1,218)** the number of accounts **90** days or more delinquent stood at **3** as of March 15, 2023.

There were no outstanding liabilities as of March 15, 2023

Operations	YTD Actual	YTD Budget	Difference
Dues and Assessments	\$313,936	\$485,332	(-\$171,395) Under
Expenses	\$293,682	\$313,515	(-\$19,832) Under

The Dues and Assessments (Revenues) are under budget due to the accounting changes made in the current fiscal year. The revenue difference was accounted for in the prior fiscal year. This discrepancy will continue for the remainder of fiscal year 2022/23. The actual revenues billed on an accrual basis will self adjust in fiscal year 2023/24 as the revised accounting practices are fully implemented. Complete financial information is available online at [www.elkhorninsunvalley.com](http://www.elkhorninsunvalley.com).

## Special Assessment Terms and Conditions



*The Board of Directors in the March 16, 2023 meeting approved a Special Assessment of \$1,642,000 or \$1,000 per property owned. The purpose of the special assessment is to rebuild the 40 year old Harker Center swimming pool and pay off the loan incurred for the Village pool rebuild when financially feasible.*

*The \$1,000 special assessment amount may be paid in 4 equal installment payments of \$250 along with your regular dues assessment payment. Statement Dates 5-1-23, 11-1-23, 5-1-24 & 11-1-24.*

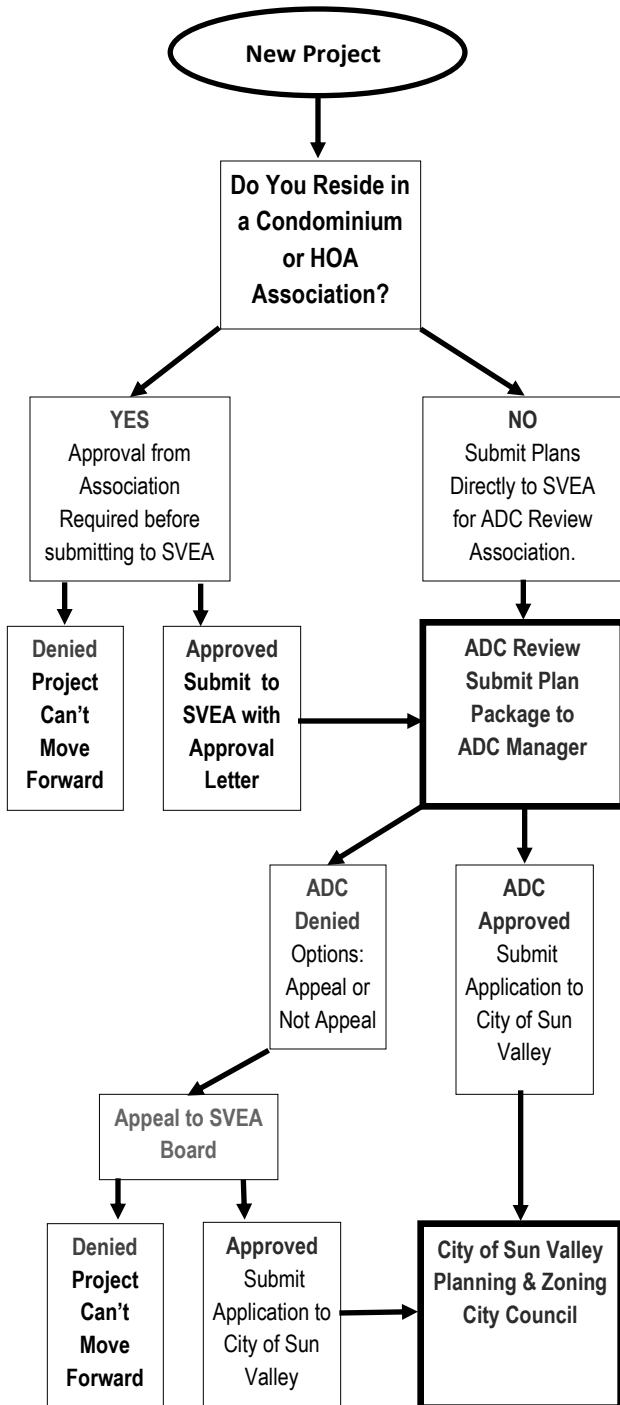
*To avoid the necessity of a short term construction loan, a 4% (\$40) discount is being offered for paying the entire assessment amount by May 31, 2023. If paid by personal check, bank issued check, ACH withdrawal or cash, owners can pay \$960 and receive an immediate credit on their account for \$40.*

*Owners may pay the entire special assessment amount of \$1,000 by credit card on or before May 31, 2023 without incurring any additional credit card fees. SVEA will pay the bank credit card processing fees incurred.*

*As a token of appreciation for paying the entire assessment amount by May 31, 2023 owners will be entered into a complimentary drawing for 4 Summer Grilling Class tickets. The drawing will be held by June 6th.*

*More information is available online: <https://elkhorninsunvalley.com/News>*

# Recommended Construction Project Review Process



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

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

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

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

Please note the City of Sun Valley and SVEA review construction projects in two very different ways. The City will review the project in terms of health, safety and building code requirements. The SVEA ADC members will review the aesthetics and design requirements, views from neighboring properties and its compatibility within the neighborhood which is much more subjective. Owners are encouraged to start the SVEA and City approval processes 3 to 4 months before your planned construction start date.

# Board Approves Harker Pool Rebuild Recommendations

## HARKER POOL REBUILD

The 40 year old Harker pool will be rebuilt in 2023 and reopen July 4, 2024

### HISTORY OF HARKER POOL – REPLACEMENT SCHEDULE ADVANCED INTO 2023/24

The Harker Swimming pool is scheduled to be rebuilt during the summer and fall months of 2023. Final pool equipment installation, concrete deck and finish work will be completed in the spring of 2024. The anticipated opening date is July 4, 2024. Originally planned for 2025/26, the decision to advance the pool replacement into 2022/23, was based on the following:

- \* The pool is 40 years old and has reached the end of its useful life.
- \* There is daily water loss of approximately 5,000 to 7,000 gallons due to severe leakage.
- \* Leak repair attempts costing in excess of \$25,000 were unsuccessful.
- \* Pool equipment damage, during the Harker basement flooding from a broken fire sprinkler line, would cost in excess of \$100,000 for temporary pool operations prior to rebuild.
- \* Insurance loss funds \$100,000+ could be better used if redirected to new pool equipment costs.



### RECREATION COMMITTEE APPROVES POOL AND HOT TUB REDESIGN

The recreation committee considered information provided from the 2021/22 amenity survey on usage and improvement recommendations in making its final decision. Other consideration included long-term staffing requirements, cost of construction, security, property value enhancement and the swimming experience desired for adults and family members. The artist rendering of the new Harker Center pool and hot tub can be found on the SVEA website: <https://elkhorninsunvalley.com/news>

### FINANCE COMMITTEE RECOMMENDATION APPROVED

The finance committee reviewed several Harker Pool/Hot Tub replacement funding options which included a special assessment for pool rebuild only, bank financing over 10 years and special assessment for Harker rebuild and debt payoff on Village pool loan. Finance Committee members reviewed long term impacts of the various options and recommended Board approval of a \$1,642,000 or \$1,000 per property special assessment for the following reasons:

- \* Current cost projections for the Harker pool/hot tub rebuild are estimated at \$2,000,000.
- \* Current available funds in capital reserves are approximately \$1,000,000.
- \* The \$1,000 per unit special assessment allows for paying off the Village pool loan when funds are collected.
- \* After paying the Village pool loan, despite significant inflationary pressures, it is anticipated that sufficient funds for capital asset replacement will immediately accumulate with dues remaining stable for the foreseeable future. A spreadsheet with anticipated cash flow projections is available on the website: <https://elkhorninsunvalley.com/news>
- \* The third party capital reserve analysis completed in 2020/21 will be updated after the Harker pool rebuild is complete. This analysis will be used to confirm future capital revenue and asset replacement projections.
- \* The \$1,000 assessment spread over 2 years, in 4 equal installments of \$250, causes the least financial hardship on the owners while achieving financial stability and maintains the current capital dues structure.
- \* A 4% discount is offered to owners paying the entire assessment at the time of initial billing. The 4% discount, equivalent to taxable yields on Bank CD's, Treasury investments and savings account returns is anticipated to entice enough advance payment receipts to provide sufficient funding to complete the Harker pool/hot tub rebuild without the need for a short term construction loan.
- \* To avoid the necessity of a temporary construction loan it is estimated that 25% of the owners would need to respond to the prepayment offer. Committee members believe the 25% response is achievable by reaching out and asking the members assist us in meeting this goal.
- \* As a small token of appreciation there will be a drawing among the owners paying in advance for four (4) summer grilling class tickets. The drawing will be held on or about June 5, 2023.
- \* The dues and assessment Information is as follows:  
Operational Dues: \$288.50  
Capital Dues: \$78.50  
Special Assessment: \$1,000.00 - 4 Payments of \$250 - Billing Dates 5/1/2023, 11/1/2023, 5/1/2024 and 11/1/2024  
Special Assessment Discount 4% - \$960 if paid by May 31, 2023. Only applies to ACH, Personal and Bank Checks  
Special Assessment Discount 0% - \$1,000 if paid by credit card - regular credit card fee of 4% is waived.
- \* A monthly payment plan is available upon request with auto bank withdrawal option.
- \* The entire assessment amount outstanding on properties that are sold during the special assessment period are to be paid upon closing and collected by the title company.

# Elkhorn Quick Hits

**Community School Rezone Application.** The Community School issued the following statement:

*“Sun Valley Community School has engaged GGLO, a planning firm with offices in Seattle, Los Angeles, and Boise, to help facilitate the next steps in the Sagewillow planning process. GGLO is working with the School to plan a series of workshops, conversations, and surveys with Elkhorn homeowners; the first of these workshops will happen in mid-April and will be with representatives from HOAs nearest to the School’s property. There will be more outreach from GGLO and the School this spring and early summer. Following the stakeholder engagement, SVCS & GGLO will work to incorporate feedback into a revised site plan and anticipates seeking a P&Z hearing later in the summer.”*

The first workshop has been scheduled for April 17th. Owners will be kept informed with regular updates as this matter progresses.

**Jericho Project Update** - The Jericho project, a planned 19 unit rental development in the Village, received Planning and Zoning approval on April 6th. The project is planned for review by the Sun Valley City Council during their June 2023 meeting.

**Board Approves Online Voting Software Addition** - The success of online voting has encouraged the Board to approve an update to the current association management software that will allow staff to incorporate online voting for the annual and special meetings going forward.

**Nominating Committee** - Property Owners interested in serving on the Board nominating committee, please send a letter or an email indicating your interest to serve. The Nominating Committee meets in October to interview prospective Board candidates. The Nominating Committee serves an important role in the Board election process. We hope you will consider serving on this important committee.

**Village Parking Committee** - The Village Parking Committee has been tasked with the review of the available parking in the Village core. The parking area is used by owners accessing the pool, tennis courts, pickleball courts and the golf course. In addition, the area is used by the Wood River Jewish Community, the Elkhorn Inn and adjacent condominium owners. Unauthorized parking of boats, trailers and buses in violation of the SVEA Master Declarations routinely occurs and it may be necessary to pursue parking restrictions through the SVEA violation process. The Sunshine development and the Jericho project when complete may also create additional parking challenges for this limited space. With the closing of the Harker pool, it is anticipated the summer demand for parking will increase and owners/guests are being asked to carpool, bike, bus or walk to the facilities whenever possible. Using alternate modes of transportation whenever possible will be very helpful in what we believe will be a very busy summer season. We will keep owners informed as a parking management plan is developed. Thank you for your cooperation.

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

## Bus Route information for Summer 2023:

During the Sun Valley Music Festival (formerly SV Symphony) the **Red Route** will run on all Music Festival nights.



**Bus picks up in Elkhorn to Dollar Circle:**  
· 4:45pm  
· 5:15pm

**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**

The **Blue Route** (Connecting Elkhorn Springs and Warm Springs via Sun Valley Village and Ketchum) will run every 30 minutes from Elkhorn Springs at 7:30am to 10:00pm with late night hourly service until 12:00am. Service runs daily.

# Sun Valley Elkhorn Association

## FUTURE EVENTS

Board, Membership, and Sub-Association Presidents' Meetings

Date	Event or Meeting	Location
Friday, July 7, 2023	Board Meeting (2:00 pm)	Harker Center
Friday, July 7, 2023	Association Presidents' Meeting (4:30 pm)	Harker Center
Wednesday, July 26, 2023	Annual Owners BBQ (6:00 pm—8:00 pm)	Harker Center—Rosewater Park
Thursday, Sept. 21, 2023	Board Meeting (2:00 pm)	Harker Center
Friday, January 5, 2024	Board Meeting (2:00 pm)	Harker Center
Friday, January 5, 2024	Association Presidents' Meeting (4:30 pm)	Harker Center
Saturday, January 6, 2024	Annual Membership Meeting (3:00 pm)	TBD
Saturday, January 6, 2024	Board Meeting (After Annual Meeting)	TBD

