



# Elkhorn News

WINTER 2023

NEWSLETTER JANUARY 2023

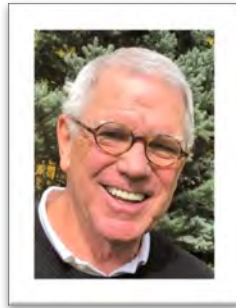
## SPECIAL POINTS OF INTEREST:

- New Board Members
- Development in the Village
- Harker Pool Closure
- Architectural Guideline Changes

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## Presidents Message



Clark Furlow  
SVEA, President

Greetings. My name is Clark Furlow. I have been elected by SVEA's Board to be its president this year. I am honored to be entrusted with the responsibility, and I look forward to doing my best to serve the Elkhorn community. In particular, I will work to preserve our wonderful amenities and continue SVEA's history of fiscal responsibility.

By way of further introduction, I'll share a brief summary of my background. I began my professional career as a lawyer litigating corporate disputes in Delaware. In 1996, I retired and moved to Ketchum. I became a ski instructor and worked in the local real estate industry. In 2002, I was offered a position as a professor of law at Stetson University College of Law in St. Petersburg, Florida. I taught corporate law and professional ethics. I also served as Associate Dean in charge of the school's Tampa Law Center. Most importantly, at Stetson I met and married my

wife, Cathy.

The other side of my life involves music. Before going to college, I was a rock n roll musician. After I retired to Ketchum in 1996, I returned to rock n roll and played in local bands, appearing occasionally at Ketchum Alive and the old Roosevelt Grill.

Cathy and I are full-time residents in the Sunrise neighborhood in Elkhorn. We love Elkhorn. It is our home. Four years ago, I was elected to the SVEA board. I served under the presidencies of Dave Galloway and Grady Burnett, and I hope to live up to the high standards they set. In the coming year, I look forward to working with my fellow directors as we seek to accomplish SVEA's priorities. Among them are:

The Harker Pool. After 40 years of service, the pool has reached the end of its useful life. As discussed in more detail on page 3 of this newsletter, it will be closed next summer. It is one of our community's most popular amenities, and SVEA is aiming to get it back in operation in the summer of 2024. Unfortunately, this may require a special assessment.

Village Parking. The parking lot that serves SVEA's pool, tennis, and pickleball facilities also serves the Sun Valley Elkhorn Golf Club, the Jewish Community Cen-

ter, and the Elkhorn Springs Condominiums. At times, it can be crowded, and it is likely to become more so when the townhouse project discussed on page 3 is completed. A committee of the Board is looking at ways to alleviate this looming parking pinch.

Employee Housing. As we all know, the shortage of extended-term rental units in the Wood River Valley is making it increasingly difficult for members of the local work force to find appropriate housing. SVEA has appointed a committee of the Board to look for ways to help SVEA's summer employees, including the people who work at Elkhorn's racquet and swimming facilities, find accommodations. These people are the backbone of Elkhorn's successful summer programs, and we must meet their needs.

In conclusion, I look forward to serving you as your new president. I also look forward to meeting many of you at SVEA's summer events, especially the annual homeowners' Barbeque. And, if we happen to meet on the pickleball court, I ask that you forgive my atrocious dink shot. If you have needs or concerns which involve SVEA please feel free to contact me.

Sincerely,  
Clark Furlow  
108 Sunrise Drive, W.

*“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, Grady Burnett** leaves your SVEA Board of Directors after 6 years of dedicated service. Grady' local real estate business and full-time residency combined with his willingness to serve the Elkhorn Community was instrumental in SVEA's communication efforts. Grady leaves the Board after serving as its President this past year. During Grady's term as a director SVEA completed the reconstruction of the Harker Tennis, Village Tennis, Village pickleball and Village pool facilities. Grady will continue to represent Sun Valley and the Elkhorn community as a new member of the Mountain Rides Board. Congratulations and Thank You Grady!

**Departing Director, Karen Curry** leaves the SVEA Board after serving 6 years on behalf of the Elkhorn owners. Karen's accounting background and local presence made her a perfect fit as SVEA Treasurer serving in that capacity from 2018 to 2022. In addition to those duties, she served on the Finance, Capital Planning, Executive and Communications Committees. Filling Karen's shoe's going forward will not be easy and we are grateful for all she has given to SVEA. Thank You!

## Welcome New Board Members!



**Rachel Clark** - Currently serves as the President for the Elkhorn Springs Townhome and Elkhorn Springs Master Association groups. Rachel has been a part-time resident of Elkhorn for over 15 years. Her professional experience includes product development, communications, marketing strategies, team management and budgeting for network entertainment groups UPN (CBS) and Telemundo Network Group (Sony). Rachel will be a tremendous help to our SVEA Board and future communication and management efforts. Welcome Rachel, and thank you for your willingness to serve as an SVEA board member.



**Kathy Large** - Was recently appointed by the Board to fill the remaining year and a half term of Laurie Fitzpatrick who resigned her board position early last year. Kathy's professional experience includes 20+ years in the areas of human resources, organizational development, leadership succession planning, training, business operations and program management. Her professional experience will be invaluable to the SVEA Board given the ever increasing staffing challenges facing SVEA in the coming years. Welcome Kathy. Your willingness to help and serve the Elkhorn community is greatly appreciated!



**Jeff Mihalic** - Has been a property owner in Sun Valley for over 25 years and as a full-time resident for the past 7 years. Jeff's business experience spans 42 years in the aircraft and airline industry where he started as an engineer with Boeing, later serving in senior management capacity in operations for United Airlines and Bombardier Commercial Aircraft. He served as CEO for private equity firm Q Investments and President of Western Aircraft based in Boise. He wrapped up his professional career buying and selling fleet aircraft assets for Delta Air Lines and facilitating the sale of Delta Private Jets to Wheels Up. Jeff comes to SVEA with a wealth of financial and capital planning experience for which we can all be grateful. Welcome Jeff, and thank you for volunteering to help the Board and your Elkhorn neighbors.

## New Development Proposed in Village

**Jericho Development** - Many of our Elkhorn Owners know about the 19 unit rental property under consideration for the corner of Village Way and Badeyana Drive. The property is owned by long time area residents Sam and Jordan Jadallah. The property known as Elkhorn Springs Block 7 (*erroneously reported as Block 8 in September newsletter*) was purchased in the summer of 2022, and plans for 19 unit modular residential housing development began. Preliminary plans indicate a mix of 3 and 4 bedroom townhome style units with garages. The units are intended to be rented on a long-term basis to working professionals with families. The project was submitted to SVEA for preliminary design review on December 14, 2022. The ADC members sited a number of concerns with the current design. The project is subject to review by the Elkhorn Springs Master Association, SVEA and the City of Sun Valley which is likely to be a lengthy process allowing for ample public comment opportunity. At this time the property has not been platted as either a condominium or townhome project restricting the sale of individual units. As previously mentioned in the September newsletter, Elkhorn owners will be kept informed and all noticing requirements will be met. If you are outside the noticing area and would like to make a comment about the proposed development, please direct your correspondence to SVEA ADC Manager, Sue Ahern at [Sue@elkhorninsunvalley.com](mailto:Sue@elkhorninsunvalley.com) All comments will be compiled and submitted to the ADC members for consideration during the review process.



*Jericho Development— Elkhorn Springs Block 7  
Final Design Not Yet Approved—Conceptual Plan Only*

## HARKER POOL RENOVATION COMING IN 2023 Closed for 2023 Summer Season

Due to recent events the Harker swimming pool will be closed for the 2023 summer season. The Harker pool was originally planned for rebuild in 2025/26 and later moved into 2023/24 due to the amount of water leakage and the difficulty in locating and repairing the problem. The revised plan was to operate the Harker pool in the summer of 2023 and close down mid-August as students return to school and begin the demolition process. Recent events have prompted a reassessment of that plan.

A faulty electrical breaker controlling the basement heat failed. A check valve on the Harker Center fire suppression system water main froze and broke. The Harker basement filled with approximately four and a half feet of water in just over one hour. The water submerged the pool, hot tub and kids pool heaters, pumps, electrical panels and automated chemical distribution systems. The damage to pool and hot tub equipment is substantial. The Board determined that any insurance proceeds would be better used towards the new pool equipment rather than trying to make the Harker pool operational for the two and a half month summer season in 2023.



*Harker Pool and Hot Tub Conceptual Design  
Approved by the Recreation Committee and Board of  
Directors in their January 6th Board meeting.*

In January, the Board approved the initial pool replacement conceptual design recommended by the Recreation Committee. The Board authorized that pool rebuild plans and engineering be developed. The initial budget for the Harker pool replacement is estimated at approximately 2 million dollars. Final pricing will be made available when the construction and engineering plans are provided to the pool installation contractor. The Finance Committee will hold their first meeting in February to consider funding options. Owners will be kept informed as this matter progresses. The Harker pool replacement could begin as early as April/May 2023, weather permitting. We thank you in advance for your patience and understanding. The Village pool will be open beginning Memorial Day Weekend.

The Harker pool is scheduled to reopen for the 2024 summer season.

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

# SVEA Financial Snapshot

## Yearend Snapshot October 31, 2022

The Board of Directors have received and reviewed all financial statements as of Oct.31, 2022.

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

The Capital Reserve asset replacement fund balance as of October 31, 2022 totaled **\$703,994**

The Operational Account cash and investments balance as of October 31, 2022 totaled **\$895,330**

The Property Owner Accounts Receivable balance as of October 31 was \$112,337 and the number of accounts 90 days or more delinquent stood at **5** as of October 31, 2022.

Outstanding Liabilities: As of October 31, 2022 - Village Pool Loan - \$1,283,891

	Operations YTD Actual	Capital YTD Actual	Total Combined Income/Expenses
Assessments/Other Income	\$1,127,368	\$473,561	\$1,600,929
Expenses (Less Depreciation)	(\$1,031,817)	(\$59,988)	(\$1,091,805)

*Notes: For the fiscal year ending October 31, 2022 revenues exceeded expenses by \$509,124. The Board approved the transfer of \$400,000 from operational account to the capital reserve account. Unexpended funds during the year are invested in short-term Treasury bills.*

*Current financial information is posted online at: <https://elkhorninsunvalley.com>.*

## Accounting Changes in 2023

### Billing and Reporting Changes Coming:

The Sun Valley Elkhorn Association manages its accounting and financial reporting as if it were two separate businesses. One business for the Operational Account and one business for the Capital Reserve Account. Financial accounting in this manner requires cross over journal entries, cash transfers and accounts receivable adjustments between the operational and capital accounts that are difficult to explain to the property owners. SVEA reports on an accrual accounting method to the Internal Revenue Service; however, throughout the year revenues are reported on a cash basis to our owners due to advance billing practices and the accounting cross over that occurs from one fiscal year into the next.

The Executive Committee of the Board met with SVEA auditor, Scott Hunsaker CPA, to review the feasibility of merging the capital accounting and operational accounting into a single entity. Doing so would provide cleaner accounts receivable information, combined financial statement reporting and be more consistent with standard accounting practices common in the homeowner associations industry.

Financial reporting in 2023, while accurate, will seem a little odd due to billing owners in October 2022 for the first half of fiscal year 2023. Some of the 2023 revenue received in advance is accounted for in fiscal year 2022. To avoid this complexity in the future, owners will be billed for their semi-annual assessments in the actual month in which they are due.

**This means that the billing cycle will be changed from October to November and from April to May each year.**

This change will begin starting in May 2023. We apologize for any confusion and inconvenience these changes will cause. We are confident that by making these changes SVEA can provide clear, transparent and understandable financial reporting at any time throughout the fiscal year.





## ADC Matters - Are Yew in Violation?



### **Protect the Elk in Your Neighborhood -**

As late winter approaches, many of our Elkhorn residents worry about the neighborhood elk. Elk have become a common sight wandering in the natural areas between your homes or on the golf course fairways in search of food. Winter food sources are scarce so they will eat what is available and often it includes the landscaping around your home. The Yew plant, while attractive and providing year around color, is poisonous and often fatal to animals, including the elk. It is for this reason that Yew shrubs are banned in Sun Valley. If you have Yew shrubs around your home, please remove the plants as soon as possible.




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## Board Approves Architectural Guideline Changes

During the January 6, 2023 meeting of the board, the directors approved changes to the ADC Guidelines that all owners should be made aware. The following changes will take effect immediately:

**Notification Process** - The use of "proof of mailing" certification from the postal service is no longer required. Proof of mailing services provided by the USPS is used so infrequently that it is often an unknown and complicated procedure for the postal workers. SVEA adopted a method similar to the City of Sun Valley notification process. The applicant must provide a list of names and addresses and a self addressed stamped envelope for all the owners within the SVEA 100 to 300 foot notification requirement as part of their project submittal. The names and addresses within the notification area can be found easily on the Blaine County GIS system. If you have questions with regard to the noticing requirements, please contact ADC manager, Sue Ahern, who can assist you in obtaining the required information.

**ADC Approval Change** - Previously, owners receiving ADC approval on all construction plans had one year to complete their project from the date of approval. If for any reason, owners were unable to complete their project within one year of approval date, they were required to request an extension from the ADC. Often, due to contractor availability, it is difficult to complete a construction project within one year of the initial approval date. The policy has been changed to require that a project must be completed within one year of the construction start date. ADC approvals are good for one year, and construction must start within that time or an extension must be requested. If there are no project changes proposed by the applicant for an existing approval, the ADC Manager may extend the project approval for one additional year. If an approved project does not start within the extended approval time frame, it must be resubmitted to the ADC as a new project.

Should you have any questions regarding these changes, please don't hesitate to contact the administrative office for additional information. ADC Manager, Sue Ahern, can be reached at 208-622-7420.

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## Private Roads Under Review

Many of the private roads in Elkhorn provide access to multiple homes. Most of these private roads do not have a shared maintenance agreement in place to provide care, maintenance and upkeep guidance to the roadway owners. This lack of private roadway maintenance guidance results in neighbor disputes and deteriorated roadway conditions which are not only unsightly but a safety concern as well. The private roadways must be properly maintained to provide adequate fire safety equipment access for all homes in these areas.

SVEA will soon be reaching out to the private road owners, where deteriorated roadway conditions are present, and requesting that improvements be made in the summer of 2023. We thank you in advance for your patience, cooperation and understanding.

## Elkhorn Quick Hits & Updates

**Elkhorn Community School Rezone Application.** The Community school has submitted a rezone application to the City of Sun Valley allowing for medium density housing. Preliminary plans indicate they may be proposing the development of 69 employee housing units. The City of Sun Valley will be reviewing this application on February 9, 2023. More information can be found at <https://sunvalleyidaho.gov>.

**Holiday Lighting** - Owners please remember that **all nightly holiday lighting should be turned off by 11:00 p.m.** It is greatly appreciated by your neighbors. The hours of operation are dictated by the City of Sun Valley. Please note that all holiday lighting should be **turned off for the season no later than March 15, 2023.**

**Village Pool Opening** - The Harker pool will be closed for the 2023 summer season and the rebuild initiated as soon as weather permits in the spring. *(Please see article on page 3 for more information.)* The Village pool will open on Memorial Day Weekend and remain open through the summer season. The hours of operation and available programs are under review and will be reported to owners prior to opening. Thank you for your patience and understanding.

**Online Proxy Submittal and Board Voting** - The use of online voting in this year's annual meeting proxy solicitation and board election proved a huge success. Approximately 50% of the owners used the online voting process this year. An additional 20% of the owners returned their paper ballots. With over 70% (1,152) of the owners responding, it was the highest annual meeting proxy and voting return ever received. Including online voting expenses, it is estimated that SVEA saved over \$2,000 in mailing and preparation costs. Your board thanks everyone for their participation in this year's annual meeting process.

**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.

**Amenity Access Rules** - There are three conditions placed on the use of the recreational amenities in Elkhorn as follows: 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 to the pools and hot tubs 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. We thank you for your cooperation and understanding.

**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 email [reception@elkhorninsunvalley.com](mailto:reception@elkhorninsunvalley.com) or call the office 208-622-7420 and provide your account number or address, the name of your house guests, and the duration of their stay. Guest passes will be issued and sent directly to you upon request. Plastic cards with photo are issued to property owners, long-term residents and qualifying family members. 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 keyring amenity pass to store with your car or house keys. Let staff help you find the best option for you.

**Village Parking Committee** - The Village Parking Committee has been tasked to review the parking access to the pool and tennis amenities as well as the golf course and businesses operating in this area. Recently there has been a significant amount of overnight parking of out of area vehicles, trailers, boats, RV's, construction equipment, buses, etc. in what is becoming a very limited area. This parking area will be further reduced in size when residential units adjacent to the tennis courts are constructed. The committee will be making recommendations to curtail unauthorized parking and oversight of the area. More information will be made available soon.

**Bluff**

Mallory Tyler

**Crown Ranch**

Bradley Costello

**Elkhorn Meadows**

210 Elkhorn SV, LLC

**Fairway Nine One**

John Olson & Susan Lunny

**Ridge**

Alexandra & Shawn Funderburg  
Gail & William McCormick

**Sagecreek**

Karen & Sidney Grossman

**Sagehill**

Laura & James Lambert

**Summit II**

Vicki Riedel

**The Camp**

Laurine & Tom Fenz

**Twin Creeks II**

Ricardo Llanos

**Village**

Kendall & Curtis Kimball

## 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 24th to December 9th and from March 27th to April 16th, 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 10th to March 26th, there will be 30-minute service from Elkhorn Springs starting at 8:30 a.m. to 12:30 p.m. then hourly to 4:30 p.m. 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 Elkhorn Springs at 10:00 p.m. Hourly service continues with the last bus leaving Elkhorn Springs at 1:00 a.m. back to Ketchum.

For more information please visit 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.

## 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 seeking to hire 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 pool and racquet sports desk personnel. The pay is very competitive. Summer bonuses are paid to all employees who complete the summer season with SVEA, and 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 drop by the SVEA administrative office and pickup an application at your convenience. SVEA is also in need of employees interested in working through 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 some of our summer staffing. 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
Thursday, March 16, 2023	Board Meeting (2:00 pm)	Harker Center
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