

# Elkhorn News

NEWSLETTER JANUARY 2025

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*Jeff Mihalic*  
SVEA, President

## Presidents Message

I am honored to be selected by the SVEA board to serve as president for 2025. I've been a board member for the past two years, serving as Vice President in 2024 and as Co-Chair of the Finance Committee in 2023 and 2024. My wife Nancy and I built our home in Elkhorn in 1997 and have been part-time and full-time residents of Sun Valley for more than 30 years. We can often be seen hiking with our dogs on Prospector loop – enjoying the beautiful open spaces and panoramic views that surround our community.

I would like to thank outgoing board members Clark Furlow and Bob Dierks for their outstanding service on the SVEA board over the past six years. Our outgoing president, Clark Furlow, deserves a special thank you for his selfless efforts to continually improve SVEA. During his tenure, Clark has volunteered countless hours, and we are the

beneficiaries. Not just of his time, but also his professional legal experience and wisdom. He's been a tremendous mentor to the newer board members (like me) and a steady guiding force as president. He will be greatly missed by his fellow board members and SVEA staff.

I would also like to welcome our two new board members. Oleg Elkhunovich is a part-time resident of Elkhorn, working as an attorney in the Los Angeles area while visiting his Elkhorn home with his family as often as possible. John Sobba is a full-time resident of Elkhorn and a not-yet-fully-retired attorney who still practices law. Marlene Fletcher is a returning board member who was elected to serve a second three-year term. We are grateful to all three individuals for offering to share their valuable time and impressive professional experience. I look forward to their engagement on the board and on our committees. Going forward, SVEA will continue along the path defined by our past president. Our priorities for 2025 include:

### Computer Systems & Website Upgrades-

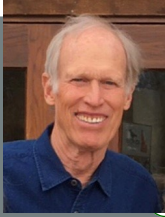
Last month we entered into an agreement with Hailey based Clear Mind Graphics to upgrade the functionality of our website, streamline processes for SVEA staff and introduce an Owner Portal for our members. We also began work with Ally systems (SVEA's primary system) to create the financial and account data connections between the website and our Ally system. The first set of deliverables is expected in the summer of 2025.

### Wildfire Protection-

In response to concerns raised by our members, the board established a Wildfire Prevention Committee to work with the City of Sun Valley and Blaine County to better understand how these entities come together to prevent and manage wildfire emergencies...and how we can help as an association and as individual residents. The committee will communicate this information to

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## Thank You For Your Service!

**Departing Directors,** Thank you to **Clark Furlow** and **Bob Diercks** who have retired from the Board of Directors after six years of service. The community offers a large thank you to both gentlemen for their time and service to the community.

## Welcome New Board Members!

### Marlene Fletcher,



This is Marlene's second term on the SVEA Board.. Mrs. Fletcher was first elected to the Board in 2021. Active on the Finance Committee as co-chair. Involved as the chairperson of the Ad-Hoc Search Committee for the new general manager. In addition, Marlene is a Board Member and Secretary-Treasurer of The Camp Homeowner's Association of SV-Elkhorn.

### Oleg Elkhunovich



We first came to Sun Valley for a short visit in the summer of 2016. With a 6-, 4-, and 1-year-olds in tow, we planned for an ordinary vacation in the mountains, but that trip changed our lives. We rented a house in Elkhorn and fell in love with the area: the hiking trails from the backyard, the bike path in the front, pools and sports courts, fishing derby, and Burger Night at the Elkhorn Grill. We knew we had to come back and did so the next summer. Later in 2017, we had the fortune to become homeowners on the same street—Sunrise Drive—we first visited, and have had the privilege to call it home since then. The natural beauty, close-knit community, and incredible resources of Elkhorn and greater Wood River Valley have enriched our family's life. I hope to serve on the SVEA Board to give back to this community and play a small role in ensuring that Elkhorn remains the special for our growing children and many more generations to come.

### John Sobba



I moved to Sun Valley in 2012 and eventually purchased my home in Elkhorn. As a home owner in Elkhorn, I am vested in the short and long terms goals and issues in our community. I have always been an outdoor enthusiast with an avid interest in Cross-Country skiing and mountain biking. I am particularly interested in maintaining and guiding our immediate and long term needs in our Elkhorn community. I have been involved with several boards over my career, e.g. Seattle Hospice, Wenatchee Valley Velo and Cambridge Ventures. This board experience will be of considerable value to you and the SVEA.

Thank you, to all of the candidates who ran for the board this year.

### Board Officers Update:

At the Board meeting on January 11, 2025, the Board elected the following members to serve as officers for the upcoming year:

**Board President, Jeff Mihalic**

**Board Vice President, Oleg Elkhunovich**

**Treasurer, Tom Eklund**

**Secretary, Pete Peterson**

## Presidents Letter Continued

members this Spring. We know that many homeowners are struggling to keep their homes insured because of our rural location and the history of nearby wildfires. SVEA's first action will begin this spring to clear brush and grass from the open space access corridors. Tom Kling will co-chair this committee along with Jeff Mihalic. Tom Eklund will join as committee member along with select board members and members of the community.

Robust Balance Sheet- We will continue to build our financial reserves to avoid any future requirement for a loan or a special assessment. We are establishing an investment account to hold these operating and capital reserves, primarily investing in Treasuries and CD's to deliver reasonable returns with minimal risk to principal in accordance with our financial policies. A portion of your dues goes to fund these reserves, and we will exercise the proper due diligence to invest your funds wisely.

Given these priorities for 2025, we have realigned our committees as follows:

Recreation- The scope of the Recreation Committee has been expanded to include all of Elkhorn's open space as well as the open space access corridors. Marlene Fletcher will co-chair this committee along with Pete Peterson. Tom Kling will join as committee member along with selected members from our community.

Elkhorn Community Vision- The board has established a new committee to focus on the longer-term vision for our community and deliver an updated Master Amenity Plan. This effort will include actions that help to preserve Elkhorn's unique character and build our sense of community. Scott Pertel and Marlene Fletcher will co-chair this important new committee along with selected committee members from our board and engagement with our homeowners.

Water Conservation- This Committee has been eliminated because Sun Valley Water & Sewer has asked to speak at our board meetings and provide information to SVEA homeowners via our Newsletters. Their direct participation makes our water conservation committee redundant.

Village Core Parking & Annexation Committee- We have formed a new committee for the purpose of executing agreements between the stakeholders. Clark Furlow has agreed to chair this committee, continuing the efforts already underway. Clark will chair this committee and Tom Kling will join him as committee member.

Communications Committee- This committee will now routinely coordinate with the City of Sun Valley to capture important information for inclusion into our Newsletters, seeking input from SV Administration, SV Water, and SV Fire & Police Departments. Our goal is to consistently provide relevant information that is of interest to our homeowners.

As a final note, I am very grateful for the tireless efforts of our SVEA staff... our General Manager Linda Horensavitz, Office Administrator Korionna Brune, Finance Director Sue Kwapick, ADC Manager Sue Ahern, and Operations Manager Mark Lube. Since joining us this summer, Linda has rapidly engaged herself in SVEA affairs and has already begun to expand the team's skills and capabilities. The staff enjoys having homeowners stop by the office, so if you haven't met the staff- or just want to say hello- please stop by the Harker Center. The staff is a friendly and jovial group who would be pleased to meet you- and your dogs!

Best Regards, Jeff

## ADC Matters

- While it is viewed by many as a “silly little thing”, the proper screening of trash containers is actually referred to specifically within the Elkhorn Master Declarations. Trash cans/recycle bins need to be properly stored out of view by neighbors by end of the day on Tuesdays after pickup. Thank you for your cooperation, do not put your trash out until Tuesday morning.
- City emergency service crews request that you please keep snow cleared from address monuments so emergency vehicles can locate your property quickly in the event of an emergency.
- Thinking about an exterior improvement project? Let the SVEA Staff help you through the approval process, Contact Sue Ahern 208-622-7420 or [sue@elkhorninsunvalley.com](mailto:sue@elkhorninsunvalley.com) for guidance and answers on all your ADC questions.
- As a reminder please your holiday lights should be turned off by 11:00 pm.
- ADC forms can be found online at [www.elkhorninsunvalley.com](http://www.elkhorninsunvalley.com). From the home page click on “Resources: located along the top of the home page, and then choose “Architectural Design”.
- Christmas trees can be dropped off in the lot by the cardboard and glass recycling on Lewis St in Ketchum and Lions Park in Hailey



## BOARD APPROVES RENTAL AMENITY ACCESS CHANGES AS OF May 1<sup>st</sup>, 2025

During the September 2024 Board meeting the SVEA Board approved the following changes to the Rental Amenity Access Fee program: More information is available at [www.elkhorninsunvalley.com/news](http://www.elkhorninsunvalley.com/news)

### 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 **\$10 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.

### SVEA Financial Snapshot:

The most recent audit has been provided to you along with this newsletter in accordance with Idaho law. It is also available on line at [www.elkhorninsunvalley.com](http://www.elkhorninsunvalley.com). **Current financial information is posted online at: <https://elkhorninsunvalley.com>.**



## 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 28th, and run until the end of ski season. This is a flag-stop service; all you need to do is stand on the side of the street in a **safe location** and wave at the drivers, and they will stop for you. **For more information, please visit the website at [www.mountainrides.org](http://www.mountainrides.org), Download the Bus Tracker app to your phone, or contact Mountain Rides at 208-788-RIDE (7433). Printed bus schedules are available at the Harker Center office.**

**HELP WANTED:** As we rapidly approach the upcoming summer season, SVEA is now seeking to hire summer help. If you know of someone who would like to work for Elkhorn this summer, please have them reach out to Mark Lube at [mark@elkhorninsunvalley.com](mailto:mark@elkhorninsunvalley.com). The employee must commit to working for SVEA during the summer season.

**Staff Housing is needed: SVEA is in need of housing for the summer Racquet Sports professionals.** We require housing from June 1st to Labor Day. We are in need of one (1) and two (2) bedroom accommodations. If you have a summer rental available, please contact Mark Lube at [mark@elkhorninsunvalley.com](mailto:mark@elkhorninsunvalley.com).

### Website Update:

The Association has recently approved a proposal from Clearmind Graphics, a local company in Hailey, to update the HOA website. This project will integrate the association's current main software with the website. The aim is to develop a website and system that will enhance a user-friendly platform for owners while also enhancing the aesthetic appeal and efficiency of the website for staff use. The timeframe for the project completion is five to six months. We also encourage the owners to participate in this exciting endeavor by submitting any photos of our community to the SVEA office. We will need to update the photos on the site. We thought this would be a fantastic way of involving ownership in the project. You can submit photos to:

**[SVEA@elkhorninsunvalley.com](mailto:SVEA@elkhorninsunvalley.com),**

**Attn: Website photos**

**Please note that Images need to be at least 300**

## PONDS & thin ice HAZARDS

### Caution



*Winter in the Idaho mountains* brings a special beauty and the excitement of cold-weather, outdoor activities. Your Board and Staff take this opportunity to remind you of the dangers of thin ice. The many ponds and waterways in Elkhorn and the surrounding areas provide fun recreation. However, as everyone knows thin ice can be hazardous. Please be cautious and carefully supervise your children and pets, and remind your out-of-town guests of the danger.

**Pets:** Please clean up after pets and properly dispose of waste bags. SVEA continues to receive this as the most frequently reported complaint.

**Snow Plowing:** Please remember to ask your snow removal contractor to plow all driveway snow onto your property. Plowing snow into road right-of-way is not permitted and could lead to fines issued by the City. As a matter of common courtesy please don't plow snow onto neighboring property without permission.

**Wildlife:** Observe wildlife at a safe distance. We are fortunate to have amazing creatures to observe. Please keep a distance for your own safety and avoid adding undue stress to the animals.

## Owner Email Authorization Form

According to Idaho State law, it is mandatory for the owner to grant the HOA permission to send them notices electronically. SVEA is asking all owners who would like to continue to receive information such as meeting notices, newsletters, policy notices, and all other notices from the Elkhorn in Sun Valley Homeowners Association only via email to please sign and return this page to the SVEA management office at:

**SVEA: 1 Harker Lane, Sun Valley, ID 83353. Attn: Owner Notice.**  
**Owners can also email this page to [SVEA@elkhorninsunvalley.com](mailto:SVEA@elkhorninsunvalley.com).**

I \_\_\_\_\_

**(Owner's Printed Name)**

Deed owner of the unit located at

\_\_\_\_\_

**(Elkhorn Property Address(es) Applicable)**

Grant SVEA permission to send all correspondences ie: meeting notices, annual meeting proxy, newsletters, copies, policy changes, and all other unit-related information to the following email address:

\_\_\_\_\_

**(Email Address)**

SVEA will send all digital information to this primary email address.  
I understand that it is my responsibility to update my primary contact information with the HOA as needed. SEVA recommends that all owners check their spam and/or junk folders to make sure their service provider is not filtering important association information.

\_\_\_\_\_

**Owners Signature**

**Date**

\_\_\_\_\_

**To be completed by SVEA Staff**

Date Received at office \_\_\_\_\_ Staff members initials \_\_\_\_\_

Saved to owner file \_\_\_\_\_ Added to Email list: CC \_\_\_ ACC \_\_\_

**Return to: SVEA: 1 Harker Lane, Sun Valley, ID 83353. Attn: Owner Notice.**  
**Owners can also email this page to [SVEA@elkhorninsunvalley.com](mailto:SVEA@elkhorninsunvalley.com).**



# Safe Ash Disposal



- If possible, allow ashes to cool for several days in the fireplace, wood stove, grill, or firepit where you had the fire. These devices are designed to safely contain heat and flames. Recommended cooling time in the burn location is at least four days. Even if you think the fireplace or stove is completely cooled, wear fire resistant gloves when handling it and the ashes.
- When it's time to remove the ashes, transfer them to a metal or earthenware container with an air-tight, non-flammable lid.
- Once the ashes are in the container, put the lid on securely and set it outside your home on a non-combustible surface at least ten feet away from any combustibles until all ashes inside have fully cooled (wait at least a week). You're keeping the ash can away from combustibles because any heat in the ashes can transfer itself to the metal container and from there to nearby combustible surfaces
- If you need to dispose of ashes without waiting a full week, you can speed up the cooling process by adding water to the container and stirring it into the ashes until no dry pockets remain.
- **Do not** place any combustible materials in the metal container with the ashes.
- **Do not** use a combustible container for storing ash (wood, plastic, and cardboard are all very bad ideas).
- **Do not** put your ash container on or near anything that is capable of catching fire.
- **Do not** use a regular vacuum cleaner or shop vac to clean out your wood or pellet stove (unless you haven't burned in it for weeks). Only fire resistant vacuum cleaners designed for that purpose can be used safely.



For additional information or questions please contact:

Division Chief Reid Black

Email: [rblack@sunvalleyidaho.gov](mailto:rblack@sunvalleyidaho.gov)

**Dispose safely!**

# Sun Valley Elkhorn Association

## FUTURE EVENTS

### Board, Membership Meetings

Date	Event or Meeting	Location
Thursday, March 13, 2025	Board Meeting (2:00 pm)	Harker Center
Friday, July 11, 2025	Board Meeting (2:00 pm)	Harker Center
Wednesday, July 23, 2025	Annual Owners BBQ (6:00 pm—8:00 pm)	Harker Center—Patty Rosewater Park
Thursday, September, 4, 2025	Board Meeting (2:00 pm)	Harker Center
Friday, January 9, 2025	Board Meeting (2:00 pm)	Harker Center
Saturday, January 10, 2026	Annual Membership Meeting (3:00 pm)	TBD
Saturday, January 10, 2026	Board Meeting (After the Annual Meeting)	TBD

