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Elkhorn News

NEWSLETTER JULY 2025



*Jeff Mihalic
SVEA, President*

Presidents Message

I trust you're all enjoying summer in Sun Valley. All SVEA amenities are operational and fully staffed. In the past 30 days, we have scanned more than 5,000 homeowners, guests, and renters into the facilities.

On July 11th we held our summer board meeting. We were very pleased with the strong turnout by interested homeowners. Many questions were raised regarding the formal annexation of Arrowleaf into SVEA. You may recall that Arrowleaf is comprised of five one-acre lots located uphill from the soccer fields, just below the Highlands. These lots were previously included in the Sagewillow sub-association. Many years ago they were separated from the Sagewillow sub-association, renamed Arrowleaf, and then sold to the Community School. Last year the board discovered that Arrowleaf had not been properly

annexed into SVEA. So, we reached out to the community school and directed our attorneys to create the proper annexation documents. Those documents were recently completed, and the board approved annexation at the July 11th meeting. Many thanks to our past president Clark Furlow for seeing this through to completion. You may recall that because of the mediation between the Community School and adjacent Elkhorn HOA, three of the five lots will remain as open space, while two lots will each have one building with five townhomes each. The thoughtful location of these townhomes is a direct result of the mediation, minimizing the impact on Highlands residents. At our July 11th board meeting, we also approved a Code of Civility for SVEA, which was drafted by our Governance Committee and approved by outside counsel. We took this step because of several recent incidents where owners and renters exhibited hostile or abusive behaviors toward SVEA staff. I'm sure you've heard

folks comment that there appears to be an overall decline in civility in our society. Regardless of the reasons, your board felt it necessary to take action to curb—or ideally eliminate—this type of behavior in SVEA. Violations of the Code may result in the suspension of amenity privileges and fines. Please remember that your board approves all policies, rules, and regulations, and we expect our staff to enforce them. So, if you disagree with our policies, rules, or regulations, please bring your concerns to the attention of our general manager, Linda Horen-savitz, me, or any other board member. We will consider your comments, and one of us will respond. In the meantime, we continue to investigate process or systems improvements that could make it easier for our owners to accomplish routine tasks, reduce stress, and minimize potential conflicts.

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Presidents' Message Continued

Finally, budget season is once again upon us. During July and August, staff will develop the operating and capital budgets for the upcoming fiscal year (November 1, 2025, through October 31, 2026). This process includes a review of our capital requirements for the new year and provides an opportunity to consider operating improvements that may increase homeowner satisfaction or reduce costs. The new budget will be presented for review and approval at the September board meeting along with the recommended dues levels for the coming year.

I look forward to seeing you at this year's summer picnic! It's a very popular event and a great way to meet other homeowners.

Jeff Mihalic, Board President



City of Sun Valley Local Option Tax on November 4th Ballot

Sun Valley's City Council will be asking residents to consider renewal of its Local Option Tax (LOT) in the November 4, 2025 Election. (Exact ballot language will be finalized in a future city council meeting.)

LOT revenue is used to support essential city services such as fire protection, law enforcement, road maintenance and other services. LOT revenue represented approximately \$2.7M of the total revenue budgeted for FY2025. The City has relied on LOT revenue since 1978 and has not taken the legally allowed 3% increase in property taxes in over 10 years.

The proposed tax would only renew the current rates of:

- * three percent (3%) for hotel/motel rooms (including short-term rentals), restaurant food and non-alcoholic beverages, liquor by the drink, recreation memberships, lease or rental of personal property, sales price of certain sales transactions, and event admissions**
- * two percent (2%) on tangible personal property**
- * one percent (1%) on ski lift tickets and building and construction materials**

Questions? Please visit www.sunvalleyidaho.gov for more information or give us a call at

208-622-4438.

Fire Safety Information You Should Know:

Reid Black of the Sun Valley Fire Department strongly suggests an annual cleaning and inspection of all chimney pipes. Although gas fireplaces may produce less creosote, they can still accumulate debris, dust, and animal nests that might restrict airflow. It is best practice to have them inspected to maintain a safe and enjoyable working appliance. It is also suggested to have furnaces inspected and cleaned periodically. There have been some problems with furnaces malfunctioning in buildings, leading to gas leaks and exposure to CO.

Mr. Black also recommends cleaning dryer vents annually, or more frequently if there is suspicion of high usage. Cleaning the dryer vents will allow appliances to work efficiently and prevent fires.

There are a few chimney cleaning outfits in the Wood River Valley that can give good guidance and service for chimney and dryer vents.



Red Route

Summer Only

July 28 - August 21, 2025

Note exact dates below



The Red Route will be running for the
Sun Valley Music Festival
(formerly Sun Valley Symphony)



Concert Dates:



July 28, 29, 31

August 1, 3, 4, 6, 7, 10, 12, 13, 16, 18, 19, & 21

TO SV PAVILION	Departure #1	Departure #2
Juniper & Mayleaf	5:30p	6:00p
Mayleaf & Bluebell	5:30p	6:00p
Bluebell & Lupine	5:31p	6:01p
Moming Star & Lower Ranch	5:35p	6:05p
Moming Star & Independence	5:36p	6:06p
Moming Star & Harker Center	5:36p	6:06p
Moming Star & Parker Gulch	5:38p	6:08p
Moming Star & Syringa	5:39p	6:09p
Moming Star & Elkhorn Rd	5:40p	6:10p
Village Way & Elkhorn Rd (Summit)	5:41p	6:11p
Elkhorn Springs	5:44p	6:14p
Dollar Circle	5:45p	6:15p

Schedule

TO SV PAVILION @ DOLLAR CIRCLE:

Bus starts in Twin Creeks,
picks up in Elkhorn to Dollar Circle:
•5:30pm •6:15pm

ON THE RETURN:

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

Elkhorn Happenings.....



- From the Recreation Committee: The American Association of Pediatrics (AAP) recommends that children under the age of five not go into hot tubs. Older children may use one with supervision and proper precautions. Children over 5 years old can use a hot tub, but sessions should be limited to 5–10 minutes at lower temperatures (95°F or below).
- The Recreation Committee wants to hear from you. Are you an expert in a field that you would be interested in sharing with the community? The Harker Lounge is a great venue for teaching a skill or presenting a favorite topic. Contact Sue in the Harker office. 208-622-7420 or sue@elkhorninsunvalley.com
- Pets: Please clean up after pets and properly dispose of waste bags. SVEA continues to receive this as the most frequently reported complaint.



- For safety reasons please walk your bikes on the sidewalk around the Harker Center and patio, thank you.

- Thank you to everyone who volunteered and participated in the annual fishing derby!



Golf at Sun Valley Resort

The back nine on Elkhorn Golf Course is now open. Elkhorn residents and guests can receive a 10% discount on green fees by calling the EGC clubhouse to make a tee time. The golf course is privately owned by Sun Valley Company and is to be used by golfers who have checked in at the clubhouse.

Please call the Elkhorn Golf Club Pro Shop to place a reservation and confirm fees and hours (208) 622-2271.

Use of the course for other purposes (such as walking, exercising your dogs, playing in the sand traps and frisbee throwing) is not allowed at any time, even if you don't think anyone is golfing. We appreciate your corporation.

The Dollar Mountain hiking trails can be accessed from two different points. One is the trail behind the putting green located at the intersection of Elkhorn Road and lower Village Way. The other access is located at the top of Village Way near the intersection with Elkhorn Road between the #4 green and #7 green.



Amenity Access Rules

The SVEA Staff gets a lot of questions about the Amenity Access Rules. We wanted to take this opportunity to provide the information below to our owners and residents to clear up any misunderstandings. 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. Cards are non transferable.
- 2) An amenity card holder may bring up to 5 guests to the pools and hot tubs and 3 guest to the racquet sports who do not possess an amenity pass; however, there is a **\$10 fee for each person without an amenity pass**. This includes Elkhorn racquet sports and the pool facilities.
- 3) You can take a photo of the front and back of your amenity pass to keep on your phone to be scanned as you enter the Elkhorn facilities if you do not want to carry your physical pass with you.
- 4) Anyone residing in an Elkhorn home or condominium on a long or short-term basis qualifies for an amenity card or guest pass, **only if the owner has registered for the Rental Amenity Program**. 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. If your amenity pass has expired please drop by the office at the Harker Center and have a new pass printed. To request amenity passes, deed owners or authorized parties (Rental Agents) will need to provide the staff with the following information.

- First and last name of each renter/owner guest (5 and older).
- Clarify if the passes are for a renter or an owner guest. – To qualify for a guest pass, all individuals must be residing in Elkhorn and in your unit/house during their stay.
- Duration of their stay (accurate arrival and departure date)
- Owner's Elkhorn account number or property address and last name.
- Property accounts must be paid in full.

Owners can email your request to **SVEA@elkhorninsunvalley.com** or call the Harker Center. Amenity passes for your guests will be emailed to the owner or the authorized agents.

Thank you,

Linda Horensavitz, SVEA General Manager





Financial Summary

SVEA Financial Summary

Fiscal 2024-2025 YTD (November– May)

Income- Net income YTD thru May 31 = \$717,357 (\$33,053 better than budget due to below plan expenses)

Cash balance as of May 31 = \$1,728,878 (an increase of \$217,531 due to collection of 2nd half dues and rental amenity fees, offset by normal expenses).

Capital Reserves as of May 31- \$1,105,886, slightly below forecast due to below plan interest income and delayed rental amenity fee revenues.

Operating Reserves as of May 31- \$622,987, slightly above plan due to lower than plan expenses.

Balance Sheet- As of May 31

Current Assets- Increased to \$1,921,712 due to 2nd half dues and fees receipts

Fixed assets- Decreased slightly to \$6,148,236 due to depreciation of assets

Total Assets- Increased to \$8,069,948 due to receipt of dues and fees payments

Homeowner's Equity- Increased to \$7,086,548 due to positive net income

Total Liabilities- Decreased to \$983,399 due to Village Pool loan payments.

Accounts Receivable- Increased to \$169,214 due to billing of dues and fees in May. \$165,257 of this amount is current.

Forecast- We still expect cost pressures through the summer months due to the hiring of a summer operations manager plus higher than plan staff manhours and hourly rates. We are forecasting a possible deficit in Operating Reserves by year-end due to below plan net income. Cost savings are being pursued where possible to mitigate the cost overruns without degrading service levels or amenity quality.

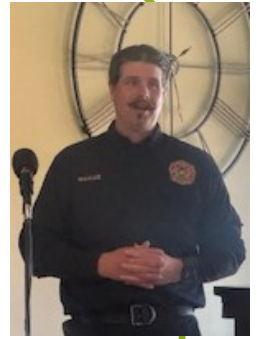
The Financial reports are available online for owner review at: www.elkhorninsunvalley.com

(From the website home page click on Resources and then choose financials
from the drop down menu)



Fire Wise

The Fire Safety Committee partnered with Reid Black Division Chief of Community Risk Reduction Fire Chief Official, and the Sun Valley Fire Department and hosted an event in April that educated the community on what owners can do to protect their homes from wildfires. Thank you to the City of Sun Valley, the Fire Department, Reid Black and all the owners who participated in the event. We had an unprecedented amount of participation from the SVEA ownership in the two day event. Mr. Black referenced a PBS Video that was released on the topic. The link is below if you would like watch it, the link is



https://www.youtube.com/watch?v=PiX9t_wovEY - Weathered The Real Story of the LA Fire by Maiya May. This video has good information and footage from the 2025 Palisade and Eaton Fire.

Division Chief Reid also provided information on IPAWS and Code Red that was discussed at the April 16th presentation by Blaine County Emergency Manager Chris Corwin.

Code Red Alerts <https://www.co.blaine.id.us/795/Code-Red-Alerts>

The Code Red Alerts will allow Blaine County to notice you about emergencies such as Wildfires and evacuation notices.

IPAWS <https://www.fema.gov/emergency-managers/practitioners/integrated-public-alert-warning-system/public> This requires no set up but if you have silenced amber alerts you may have to look at the notification setting to make sure that it is set to receive messages.

<https://www.fema.gov/emergency-managers/practitioners/integrated-public-alert-warning-system/public/wireless-emergency-alerts>

During the presentation Mr. Reid mentioned IBHS - Insurance Institute for Business & Home Safety. They are a third-party testing agency that has done extensive research on how structures burn in Wildland fires. <https://ibhs.org/>

They have a program that is being implemented in California and Oregon at this time but has great information and could potentially be accepted by many insurance companies in the future.

<https://wildfireprepared.org/wildfire-prepared-home-plus-overview/> has a great check list and examples of what to look for in the 0-5 Foot Immediate zone.

As I discussed in both meetings the City of Sun Valley uses the National Fire Protection Association Firewise program for guidance. The information can be found here

<https://www.nfpa.org/en/education-and-research/wildfire/preparing-homes-for-wildfire>

The elkhorninsunvalley.com website also has resources posted related to wildfires for our owners.



Sun Valley Elkhorn Association

FUTURE EVENTS

Board, Membership Meetings

Date	Event or Meeting	Location
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

