ELKHORN NEWS

NEWSLETTER OCTOBER 2026

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PRESIDENT'S MESSAGE



OLEG ELKHUNOVICH
SVEA BOARD PRESIDENT



AS ANOTHER SUMMER SEASON COMES TO A CLOSE HERE IN ELKHORN, IT IS A GOOD TIME TO REFLECT ON THE SEASON BEHIND US AND LOOK AHEAD TO THE YEAR TO COME. WE ARE FORTUNATE TO LIVE IN SUCH A SPECIAL COMMUNITY, AND I HOPE EVERYONE HAD AN OPPORTUNITY TO ENJOY THE BEAUTIFUL SUMMER WEATHER, OUR AMENITIES, AND ALL THAT MAKES THIS PLACE SO UNIQUE.

AS WE LOOK TOWARD THE COMING YEAR, I AM EXTREMELY EXCITED TO INTRODUCE LISA ENOURATO AS SVEA'S NEW GENERAL MANAGER, WHO WILL BE JOINING US ON NOVEMBER 1. LISA BRINGS EXTENSIVE EXPERIENCE IN MUNICIPAL ADMINISTRATION, COMMUNITY DEVELOPMENT, CONSTRUCTION, AND PROJECT MANAGEMENT. DURING HER MORE THAN 15 YEARS WITH THE CITY OF KETCHUM, SHE SERVED IN SEVERAL LEADERSHIP ROLES, INCLUDING PUBLIC RELATIONS MANAGER AND ASSISTANT CITY ADMINISTRATOR. HER RESPONSIBILITIES INCLUDED BUDGET MANAGEMENT, CAPITAL PROJECTS, CONTRACTS, PUBLIC OUTREACH, AND COORDINATION WITH COMMUNITY STAKEHOLDERS.

ORIGINALLY FROM NEW JERSEY, LISA FIRST DISCOVERED THE WOOD RIVER VALLEY IN THE LATE 1970S, SKIING ON BALDY. SHE RETURNED IN 2005 WITH HER FIVE CHILDREN AND HAS CALLED THE VALLEY HOME EVER SINCE. ALL HER CHILDREN NOW LIVE HERE, AND SHE TREASURES SPENDING TIME WITH THEM AND HER GRANDCHILDREN. AN OUTDOOR ENTHUSIAST WHO APPRECIATES THE MOUNTAIN LIFESTYLE, LISA IS EXCITED TO BEGIN THIS NEXT CHAPTER IN THE COMMUNITY SHE HAS CALLED HOME FOR MORE THAN TWO DECADES.

PLEASE JOIN ME IN WELCOMING LISA TO SVEA. WE LOOK FORWARD TO WORKING WITH HER AND ARE EXCITED ABOUT WHAT SHE WILL BRING TO OUR COMMUNITY.

I ALSO WANT TO TAKE THIS OPPORTUNITY TO EXPRESS MY SINCERE APPRECIATION TO OUR EXISTING STAFF. SINCE OUR PREVIOUS GENERAL MANAGER DEPARTED ON SEPTEMBER 1, OUR TEAM HAS STEPPED UP TO TAKE ON ADDITIONAL RESPONSIBILITIES AND ENSURE THAT OUR DAY-TO-DAY OPERATIONS HAVE CONTINUED TO RUN SMOOTHLY. TRANSITIONS LIKE THIS REQUIRE FLEXIBILITY, TEAMWORK, AND A WILLINGNESS TO GO ABOVE AND BEYOND, AND OUR STAFF HAS DEMONSTRATED ALL THREE. WE SHOULD ALL BE GRATEFUL FOR OUR STAFF'S HARD WORK, PROFESSIONALISM, AND CONTINUED COMMITMENT TO OUR HOMEOWNERS AND COMMUNITY.

AS WE MOVE INTO THE QUIETER FALL AND WINTER MONTHS, THE BOARD WILL CONTINUE TO FOCUS ON RESPONSIBLE MANAGEMENT, MAINTAINING OUR COMMUNITY AND AMENITIES, AND PLANNING THOUGHTFULLY FOR THE FUTURE. WE WILL BE DISCUSSING THIS PROCESS AND INITIATIVES AT OUR ANNUAL MEETING ON JANUARY 9, WHICH I HOPE YOU WILL ATTEND.

DELIBERATE STEWARDSHIP

Fiscal Year 2027 SVEA Dues Update

Maintaining Elkhorn today while building a more resilient financial foundation for tomorrow.

For FY27 ending October 31, SVEA's regular dues will increase from $460 to **$540 per semi-annual billing (*$1,080 annually*)**. The increase balances the operating budget and supports the facilities, services, staffing and reserves that underpin our community.

$540	$1,080	+$80	+$13
Semi-annually	Annual dues	Per semi-annual billing period	Per month

WHAT HAS CHANGED — EXPENSES ARE HIGHER

- **Expenses have reset higher.** Mountain Division Consumer Price Index rose ~25% from 2020-25; Blaine County wages rose 51% from 2014-24. Labor costs have moved higher, along with insurance and specialty-vendor contract costs continuing to rise, increasing the cost to hire and retain strong staff.
- **Maintenance needs.** Recent examples include the $66K Village Pool boiler (~$31K over budget), ~$8K of unbudgeted Harker sprinkler work, plus pool maintenance and tree removal. Our goal is to keep facilities top-notch and reduce deferred maintenance.
- **Legal systems and staffing expenses also rose.** Legal expense was ~$66K through August vs. a $40K FY26 budget (largely due to Architectural Design Committee). Website support, software fees and turnover—including the racquet-sports transition—also increased the run-rate.

WHAT THE INCREASE SUPPORTS

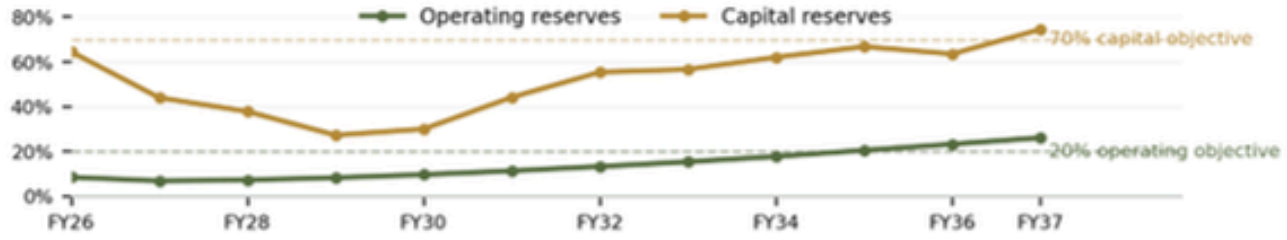
- **Pay the real cost of operations.** Labor, utilities, contracts, insurance, supplies, maintenance and other recurring needs.
- **Rebuild financial resilience.** Work toward prudent operating and capital reserve levels so known needs can be funded more predictably and reduce chance of special assessments.
- **Maintain what owners already have.** Fund routine care and lifecycle replacement before deterioration becomes more costly or turns into deferred maintenance.
- **Support service quality and staffing.** Preserve the ability to attract and retain strong employees and deliver the level of service Elkhorn homeowners expect.
- **Strategic improvements to facilities.** We will be able to pursue improvements to facilities that have long needed renovation (e.g. Harker Center, Village Pool area).

A LONG-TERM FINANCIAL FRAMEWORK

SVEA has a robust long-term operating planning model that brings together operating expenses, dues revenue, capital spending and reserve funding into a multi-year outlook. **The model is a planning tool—not an automatic schedule for future spending or dues increases.**

It will be refreshed each year using actual results, updated asset needs and current expense assumptions, assisting the Board to evaluate trade-offs earlier and make more deliberate decisions about budgets, reserves and capital priorities.

The long-term plan rebuilds financial resilience over time



DELIBERATE STEWARDSHIP

The goal is to pair adequate funding with expense discipline, competitive procurement, annual Board review, transparent reserve planning and thoughtful capital allocation—Maintaining Elkhorn today while preserving flexibility for the future.

Board Approves Rental Amenity Changes, as of April 1st, 2027

Dear Elkhorn Community,

At the fall board meeting, the board approved a structure and fee change to the Rental Amenity Program (RAF), effective May 1, 2027.

The new rental program stucture is:

All rental properties that rent on a short-term basis (< 12 months) will be requred to be registered and pay $1,000.

Short-term Rental (< 12 Months) - Annual Access: $1,000/year billed in April

All rental properties with a tenant on a lease for 12 months or more may recieve amenity access by presenting a lease to SVEA that reflects a 12 month rental term, registering, and paying $350.00

Long-Term Rental (> 12 Months) - Annual Access: $350.00/year billed in April

Access options provide amenity access for tenants/renters of any duration for the full year.

All properties will be required to fill out a registration form.

Please note that No Refunds, No Prorated Rates and No Daily Rates are provided
If you would like more details on the Board's decision, please see the board meeting minutes from the September Board meeting that are posted on the HOA website at: www.elkhorninsunvalley.com

If you would like to make changes to your current rental amenity registration, please reach out to the SVEA Office before the middle of March. If no changes are made, SVEA will bill according to how your property is currently registered.

ELKHORN
IN SUN VALLEY

Elkhorn *Happenings…*

- **It is illegal** in Idaho to allow noxious weeds to grow on your property. Please remove any noxious weeds as you see them. Do not let them go to seed.
- **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).
- **Pets:** Please clean up after pets and properly dispose of waste bags. SVEA continues to receive this as the most frequently reported complaint.
- **Parking at the Harker Center:** Please note that SVEA does not permit overnight parking, trailer or RV parking, storage, overflow parking, or parking for commercial vehicles in the Harker Center parking lot. This parking area is reserved exclusively for patrons of the Harker Center facilities. Thank you for your understanding.
- **Financial Reports** are available for review online at https://elkhorninsunvalley.com/financial-reports
- **The Village Pool** will reopen for the winter season on November 28, 2026. Hours will be 2pm to 9pm daily.

SUN VALLEY ELKHORN ASSOCIATION COMMUNITY FOOD DRIVE

Join us for our annual Elkhorn HOA food drive throughout the entire month of November! We have once again partnered with the Hunger Coalition, and all food donations will be provided to the local non-profit. Any non-perishable food items may be dropped off at the Harker Center Office. SVEA staff will collect all food items and ensure that they are given to the great folks at the Hunger Coalition. **Please avoid donating food in glass containers or jars as they may break during transport**

The top 10 Food Items needed for the drive are:

- *Canned meat (Tuna, chicken, ect.)*
- *Healthy Cereal*
- *Dry Legumes (Beans, Lentils, ect.)*
- *Cooking Oil*
- *Nut Butters*
- *Dry Grains (Barley, Pasta, Farro)*
- *Maseca/Flour*
- *Shelf Stable Alternative Milk (Oat, Almond, Soy)*
- *Canned Beans*
- *Canned Fruits/Vegetables*

We had a great turnout last year and look forward to a successful turnout this year!
Thank you for your participation!

Annual Meeting Information

SVEA Annual Meeting Available in Person and on Zoom!

We will hold the annual meeting on Saturday, January 9, 2027, at St. Thomas Episcopal Church, located at 201 Sun Valley Road, Sun Valley ID 83353, in the meeting hall on the lower level of the church. Please join us at 1:00 pm for a brief social time, which will include wine and hors d'oeuvres, before the start of the meeting. We will email a Zoom link to all owners prior to the meeting date if you are unable to attend in person. The Elkhorn HOA needs you! The HOA must meet the quorum requirement in the HOA documents to conduct any business at the annual meeting. Please take the opportunity to participate in the annual meeting by voting or submitting a proxy so that the HOA can meet the quorum requirement.

Online Proxy/Voting Available for 2027 Annual Meeting

You will have the opportunity to vote electronically using a third-party representative. This is a safe and efficient method to increase participation while saving both time and money. Each property with an email on file will receive an email invitation to vote. Please be sure to add this email address, elkhornsun@ivotehoa.com, to your safe sender list address book so you can participate in the vote. If we do not have your email address on file, please contact the office as soon as possible at svea@elkhornsunvalley.com. In November, the HOA will send the emails to the primary property owners whose records are on file. If the property has multiple listed owners, only the primary owner will receive a voting email.

Voting online is easy and quick! You will have three steps to complete the voting process!

1. Receive the email and click the link to go to the voting site (or go to the voting site and enter your code provided in the Vote Now secure email).

The Association's voting web address is: https://elkhornsun.votehoa.com/register

2. Register for the vote by entering your name, email, and creating a password.
3. Make your choices on the ballot and submit.

You will receive both an onscreen confirmation and an email confirming the recording of your vote once it's complete. The entire process takes only a few minutes—less time than it did to read these instructions! The online proxy and voting process offers all the features of a traditional paper proxy or ballot. Owners have the ability to assign their proxy to the board or another personal representative, which is similar to the paper proxy/ballot. We lock your online property account after your vote to avoid duplicate votes. You will be able to easily submit your proxy or vote in less than 5 minutes. Please note: Some of our owners may still prefer the paper copy option for submitting their proxy and ballot. On or around November 30th, we will mail a hard copy to owners who do not take advantage of the online voting option.

Holiday Lighting!

October/November is traditionally a time when many of our Elkhorn owners install outdoor lighting in preparation to celebrate the upcoming holiday season. To assist you in planning your lighting display, we offer the following simple guidelines as established by the City of Sun Valley:

- You can use residential holiday lighting from November 20th to March 15th.
- The City strongly encourages the use of LED Lighting.
- The City prohibits flashing holiday lights on residential properties.
- Holiday lights may be on only between dusk and 11 p.m.

Please turn off holiday lighting after 11 p.m.

We appreciate your cooperation in following these straightforward guidelines. Thank you!

MOUNTAIN RIDES Red/Blue Route Winter Bus Schedule

For more information on the free bus service please see the Mountain Rides website at https://mountainrides.org/.

You can find information such as: Airport Shuttle information, Bus Schedules and Maps, Bus Tracker, and more! You can also stop the bus by just waving the driver down; you do not need to be at a bus stop.

Starting November 1, 2026 SVEA Will No Longer Accept Cash at Amenity Facilities



At the September 17, 2026, Board meeting, the Board discussed eliminating cash sales at all SVEA facilities.

Beginning November 1, 2026, SVEA will no longer accept cash payments at any of our amenity facilities. We will continue to offer convenient **tap-to-pay options** for our members.

Thank you for your understanding and cooperation as we make this transition.

Authorization for Electronic Billing and Correspondence Notice
According to the SVEA GoverningDocuments,it is mandatory for the ownertograntthe HOA permission to send them notices electronically. SVEA is asking all ownerswho would like to continue to receive information such as assessments (paperlessbilling), meeting notices, newsletters, policy notices, and all other notices from the SunValley Elkhorn Association only via email to please sign and return this page to theSVEA management office at:

SVEA:POBox1708Sun Valley, ID 83353.Attn:EmailAuthorization.
Owners can also email this page to 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 checked items below (paperless bills and correspondence 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.
Iunderstand that it is my responsibility to update my primary contact information with the HOA as needed. SVEA 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**

Please Check All Boxes in Which You Would Like to Receive Email Correspondence.

Billing ☐ **All Other Notices (Newsletters, Annual Mailings, SVEA Notices)** ☐

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: PO Box 1708 Sun Valley, ID 83353 Attn: Email Authorization
Owners can also email this page to SVEA@elkhorninsunvalley.com

1 Harker Lane • PO Box 1708 • Sun Valley, ID 83353
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www.elkhorninsunvalley.com

Sun Valley Elkhorn Association

Future Events

Board, Membership Meetings

Date	Event or Meeting	Location
Friday, January 8, 2027	Board Meeting (2:00 p.m.)	Harker Center
Saturday, January 9, 2027	Annual Membership Meeting (1:00 p.m.)	St. Thomas Episcopal Church
Saturday, January 9, 2027	Board Meeting (After the Annual Meeting)	St. Thomas Episcopal Church

PO BOX 1708 . SUN VALLEY, ID 83353

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