

SUN VALLEY
ELKHORN
ASSOCIATION, INC.

Newsletter

Elkhorn Community News
Fall, 2005



BUDGETS

The Board of Directors recently approved the 2005/2006 Operational and Capital Budgets. The regular assessments will remain the same at \$520 per year. Of this amount, \$400 is allocated to operations and \$120 to capital. The budgets will be posted on the SVEA website www.elkhorn-assoc.org during the third week of December. The audit should be completed by that time and will be available on the website as well.

ANNUAL MEETING

Your 2005 Annual Meeting will be held, as always, on December 30th. The location for the meeting will be the **American Legion Hall on 220 Cottonwood Street in Ketchum**. Business being conducted will include approval of the 2004 meeting minutes, presentations of the Board report and budgets, a vote on the proposed Master Declaration Amendments, and the election of new board members. The proxy and other information pertaining to the meeting will be sent to you on November 2nd. Upon receipt of the meeting information we ask that you please take a moment to review and then complete and return your proxy. This will help to establish the quorum of 51% that is required to hold an official meeting.



THE COMMUNITY SCHOOL LAWSUIT AGAINST SVEA

As previously reported, the lawsuit brought by The Community School against your Association after the Architectural Design Committee (ADC) turned down the school's proposed development of the Sagewillow Property has not been resolved. The Community School continues to maintain that the Sagewillow Property is not part of Elkhorn and therefore not subject to the Master Declaration and its requirement of ADC approval. We have asserted numerous defenses which we believe are meritorious including the defense of "estoppel" which means that after 15 or more years of treating the Sagewillow Property as if it is part of Elkhorn (that is, paying dues, voting, obtaining ADC approvals, etc.) you can't change your mind just because it no longer suits your purposes. Preparation for trial is ongoing and has developed substantial documentary support for our position. In the meantime, representatives of each side have met to discuss a possible settlement that would require The Community School to acknowledge that the Sagewillow Property is part of Elkhorn.



ELKHORN SPRINGS

The construction of the Elkhorn Springs development is moving along. CG-Elkhorn, the developer, plans to begin construction of the Country Store and Restaurant this fall with an expected completion date of August 2006. The first building in Phase I will be completed by the end of March 2006 with the second building and the Phase I paired homes completed by the end of June 2006.

CROWN RANCH

The lawsuit between the City of Sun Valley and the developer of the thirteen-unit Crown Ranch Phase V continues. There are no pending plans before SVEA's Architectural Design Committee.

POOLS/SPAS

The Harker Pool closed for the season following the Labor Day weekend. The Village Pool closed for the season on September 30. The Winter Spa operation at the Village Pool will begin on Friday, November 25th. The hours of operation will be from 3:00 p.m. until 9:00 p.m. daily through mid April.



HOLIDAY LIGHTING



It is that time of year again and we want to take this opportunity to remind you that your seasonal lighting is subject to the SVEA Exterior Lighting Guidelines. Those Guidelines are: "Decorative holiday lighting used on the exterior of buildings and in plantings is permitted during the winter months from November 1st until March 15th, provided a timer is used to insure that the seasonal lighting is turned off by 11:00 p.m. each evening". The Guidelines also state that the use of seasonal lighting shall be kept to

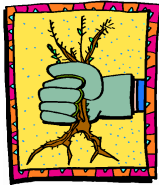
a minimum so as to meet the intent of the Exterior Lighting Guidelines, which is to limit light trespass. Thank you all for complying and being considerate to your neighbors.

DARK SKY ORDINANCE

The dark sky ordinance will go into effect on Saturday October 15, 2005. Every Elkhorn owner must comply by that date. For further information go to www.sunvalley.govoffice.com/.

SUNSHINE @ ELKHORN SPRINGS

As many of you know, CG-Elkhorn is now involved in the future development of the Sunshine Parcel. The "Sun Villa" plan that was pending for some time has been abandoned and new plans are in the very early stages of being developed.



WAR ON WEEDS

We are in the fourth year of our ongoing weed control program for the SVEA open space areas. If you live adjacent to any open space areas that are infested with noxious weeds that we have missed, or if you have been hiking or biking on any of the open space trails or hillsides and have noticed weeds, please give us a call with the locations. Also, take a few minutes and check your property for weeds. If we make this a group effort we can be much more effective.

PONDS AND WINTER ICE

With the approaching winter temperatures we want to remind you of the dangers of thin ice. Please supervise children and pets around the many waterways and ponds in Elkhorn



VIOLATIONS

At the risk of boring you with redundancy, we need to remind you of a few situations that constitute violations of the Elkhorn Governing Documents. Recreational Vehicles (RV's), including but not limited to, trailers, snowmobiles, boats, campers, and motor homes need to be kept in an enclosed structure (garage) or screened from view.

ELKHORN GOLF CLUB

With the re-emergence of the Elkhorn Golf Club, we at SVEA are striving to alleviate any frustration that homeowners and their guests may undergo in obtaining access to the Golf Club. We are determined to keep the amenity card process as seamless as possible, and are sending out this information to help accomplish this goal. If you have guests that are physically residing with you, and if they are planning on using the golf facility, they we be required to have amenity cards issued in their name. The Elkhorn Golf Club will be requiring that photo ID's be presented with each amenity card. If the ID and card do not match, that person will not be allowed to play. As the Golf Club requires that a credit card be used to reserve a tee time, this denial could result in a loss of their tee time, and their money. Children under the age of 18 are not required to show an ID. Tee times can be booked 3 to 6 days in advance, and all reservations must be paid by credit card. After reservations are made, these tee times cannot be bumped. Elkhorn owners, renters, and guests will be guaranteed the following tee times:



- 2 foursomes early morning
- 2 foursomes late morning

- 2 foursomes early afternoon
- Any available openings after 2pm

Greens fees for the 2005 season, which include the Elkhorn Owners' discount of 10%, are \$125 plus tax per person and include a golf cart.

Our office at the Harker Center is open Mon – Fri, 9am to 5pm, excluding holidays. We will be happy to issue cards during those hours. If, for some reason, you are not able to come into the office during those hours, please call us at 208-622-7420.

[Click here](#)
if you want to be removed from the US Mail version (hardcopy) of this newsletter in the future -- it saves postage and the environment.

[Click here](#)
to view and print this newsletter in Adobe PDF format.

[Click here](#)
if you cannot view this correctly

[SVEA Web Site](#)

Contact Us

Telephone 208-622-7420
Fax 208-622-3215
Email svea@cox-internet.com
Website www.elkhorn-assoc.org



New Owners

Jeff & Jack Blais
Joan Randall
Phyllis Blackburn
Heidi Lamey
Dennis Adler
Jane Young
Charles & Margaret Hepworth
David Olsen & Anita Braker
Ralph & Myra Fullerton
Exchange 05-3074 LLC
Stephen & Sara Steppe
Peter McCormick
Stacey & Dan Levitan
George & Barbara Crandlemire
Exchange 05-3011 LLC
John & Mary Ann Davidson
Jack & Leslie Doheny-Hanks
James & Sharon Lake
Michael Barker & Edward McCall

Donal James DeWolfe
Michael Burchmore & Shannon Finnegan
John & Margaret Claghorn
Robert & Luree Welch
Brian & Karin Griffin
Daniel & Sara Gorham
Anita Northwood
Bruce & Rose Ped
Donald & Barbara Rowe
John & Helen Andrews
Mark & Barbara Rozgay
Andrew & Debra Douglas
Kevin & Kerry Parker
James Finch
Harold & Linda Pertel
Sara Rogers
James & Concetta Schneider
Gary Cornwell

Alvin & Malja Eerkes
Richard Deposit
Mina Griswold
Oscar & Frances Michael
Daniel & Kelly Ann Jenkins
John Gibson & Carol Jensen
Roger & Jo-Ann Titley
Brent & Craig Reese
Connie Roberson
Jill & Tamara Galanter
Stephen & Sean Moreland
Martin, Cara & Anna Erdheim
Rodolfo & Leslie Celis
Harrigan Family Trust
William & Priscilla Johnson
Juillet Burnes
Steven & Sydney Cole
Kha-Minh H Le
Marcia Rankin

Buckner & Julie Long-Harris
Russell Porter
Roger, Kathryn & Alisa Mitchell
Michael Flashman & Daniel Farley
Herbert & Carol Hughes
Don, Greg & Julie Boehm
David & Dorrie Marks
Exchange 05-3026 LLC
Matthew & Kathryn Fethke
Richard Mulliner Trust
Clay & Marianne Bowers
Doug Carnahan
Margaret Paul
Yves & Deborah Mizrahi
Douglas & Catherine Grant
Gerald & Mary Lilvely