

Hourglass Review

Calendar Reminder

The Annual all HOA members meeting is tentatively scheduled for the second week in December. The 2026 Budget will be discussed and finalized. The exact date will be announced in the next few weeks. Please plan to participate in the call.

New Hourglass website launched

Hourglass homeowners have a new resource for information about our community. It includes important documents and phone numbers to help you stay connected with all that's happening. See it at:

<https://hourglasshoa.com>

Welcome Neighbors

We would like to extend a warm Hourglass welcome to Ray and Katie Conners, new homeowners in Unit 7. The Conners hail from Seattle. Be sure to say hello and introduce yourself when you see them.



Happy Fall from Hourglass

Leaves and temperatures are falling fast in West Ketchum. We hope this community newsletter finds you healthy, happy, and excited for another great Sun Valley winter.

Projects Update

Another busy season of projects on the premises are wrapping up. Most notably the **Paver project** has been completed with old pavers replaced and reset with new pavers in the main courtyard along with a number of individual landings. The project was completed on time and on budget.

The **Snow Melt System** has been upgraded with balcony shut off valves added to each unit's upper balcony. This is the preferred method to isolate glycol leaks in the system which, at this time, remain an issue that we're troubleshooting. Having the snow melt system functioning properly is a top priority as early weather predictions are calling for a big snow year. Fingers crossed.

Check your Carbon Monoxide/Fire Detectors

With winter upon us we are urging all owners to have interior fire detectors tested. The average unit lasts 7-10 years. It is the responsibility of the homeowner to see that all devices are functioning properly. Let's have a safe winter!

Updated CC&R's

The HOA's CC&R's have been updated and will be available to review on the new website. It addresses the new Idaho codes relating to HOA's passed by the 2025 Idaho state legislature.

Windows Update

Viewpoint Windows have been on site to inspect a number of Sierra Pacific windows that have failed throughout the development. The good news is that the degraded seals in the windows are still covered by the warranty. Unfortunately, the re-installation costs are the responsibility of the homeowner.

Opening Day!

Sun Valley's historic 90th Ski Season kicks off Thursday, November 27 2025.

Projects (continued)

Roof repairs to address ice buildup in trouble spots on 3 buildings are done. This involved replacing broken down underlayment and shingles where moisture had infiltrated above units 5, 8, and 10. The repair cost comes from the Capex fund. We ask all homeowners to regularly check exterior walls and ceilings as the snow piles up so that we can stay ahead of any potential leaks.

Tree trimming this year addressed a number of problem areas where trees were overcrowded or growing too closely to the buildings. This pruning and removal maintenance becomes more critical as our foliage ages.

Fall Cleanup is near complete and we expect one more leaf pickup from our grounds crew at Clearwater Landscaping before the snow flies.

If you need any work done on your unit please choose from this list of **Approved Vendors** vetted by our management company.

HOURGLASS VENDOR LIST 2025

NAME	CONTACT PERSON	PHONE #	SERVICES
Peak Performance	Enrique	(208) 721-8324	Boiler and Snow Melt
Pioneer Plumbing	Blair	(208) 309-1852	Plumbing /Sump Pump
Mountain Sprinkler	Bill	(208) 720-5180	Fire Sprinkler
Wood River Lock	Will	(208) 726-3015	Keys, Locks
C & R Electric	Matt	(208) 578 2234	Electrical
White Cloud Carpet	Micah	(208) 788-3885	Carpet Cleaning
H Property	Gabriella	(208) 720-7755	Handyman
Clearwater Landscaping	Kirk	(208) 309-2438	Landscaping/Irrigation
Fire Services of Idaho	Cust. Service	(208) 232 3640	Fire Extinguishers
Sentinel	Cust. Service	(208) 726-4788	Fire Alarm System
Alpine Trees	Quincey	(208) 788-4441	Tree Care
View Point Inc .	Cody	(208) 854-1877	Doors , Windows
Evans Plumbing	Cust. Service	(208) 726 5261	Plumbing for big issues
Blaine Brothers Gutters	Brian	(208) 721-2410	Gutters
Ketchum Fine Finishes	Beto	(208) 720-7199	Dry wall, stucco and paint
Valley Window Cleaning	Craig	(208) 309-3322	Window Cleaning
Intermountain Gas	Cust. Service	(800) 548-3679	Gas Issues
Wood River Landscaping	Jose	(208) 721-0384	Pavers
Sawtooth Plumbing	Veronica	(208) 788-7920	Plumbing for big issues
Valley Restoration	Hayden	(208) 539-0821	Mitigation and Restoration