

# MEMBERSHIP AND HOA MADE SIMPLE

Amounts as of: 1.1.2025		Monthly Assessments	Entry Fee / Club Initiation Fee (Due at Closing)	Working Capital Contribution (Due at Closing)
VALOR AQ COMMUNITY ASSOCIATION	VALOR MAINTENANCE CORPORATION (VMC)	\$35.42	N/A	\$250
	CLUB ASSESSMENTS (TREASURE VALLEY SOCIAL CLUB):	\$205.00*	\$7,500 (Up to 70% of the amount you paid refundable upon sale of home, subject to applicable Club rules and other terms and conditions)	N/A
	REGULAR ASSESSMENTS (HOA):	\$208.33	N/A	1/2 of 1% of total sales price
TOTAL:		\$448.75	\$7,500	\$250 + 1/2 of 1% of total sales price

**CLUB MEMBERSHIP** Treasure Valley Social Club is planned to be a private, non-equity club which may include the following amenities and more. Membership access is provided to all homeowners in Trilogy® Valor.

## OPEN AMENITIES

- Resort Team, BlueStar Resort & Golf
- Lifestyle Director
- Pickleball Courts
- Afturburn - Strength & Conditioning
- Afturburn - Movement Studio
- Outfitter
- Locker Room & Day Lockers
- Resort Pool, Lap Pool & Outdoor Spa

## PLANNED AMENITIES

- River Six Restaurant & Bar
- Flexible Space
- Connect For - Outdoor Patio & Game Area
- Multi-Purpose Spaces

**HOMEOWNERS ASSOCIATION SERVICES** Owners in Trilogy Valor become members of two associations: the Valor Maintenance Corporation and the Valor AQ Community Association.

## VALOR MAINTENANCE CORPORATION

- Common Area Maintenance
- HOA Management Team

## VALOR AQ COMMUNITY ASSOCIATION

- Welcome Center with Gate Attendant
- Two Additional Unstaffed Gates
- Common Area Maintenance within Trilogy
- HOA Management Team
- Front Yard Maintenance
- Snow Removal (streets only)
- Trails and Community Parks

\*Subject to Idaho Sales Tax.

\$100 Admin Fee will be charged at closing as well. Quarterly HOA fees are due January 1, April 1, July 1 and October 1. Club assessments are paid as HOA assessments. All details of memberships cannot be communicated in all collateral materials. For additional information regarding the associations or club, we encourage you to consult your sales documentation and/or contact the offices of each. References made towards amenities throughout this piece are in the design and construction phase, should not be considered final plans, and may vary significantly from the proposed amenities described. Valor Sub-Association & Treasure Valley Social Club membership does not include golf privileges.

# FREQUENTLY ASKED QUESTIONS

## **Is Membership at the Club required when I buy a home at Trilogy® Valor?**

The Valor AQ Association acquired a membership to Treasure Valley Social Club on behalf of its members. That means homeowners within the Valor AQ Association automatically become sub-members upon close of escrow, (sometimes referred to as Community Members) of the Club, and that membership runs in conjunction with ownership in the community.

## **If I sell my home what happens to the Club Membership?**

The HOA holds the Club membership. Your access will terminate and you may be eligible for a refund of up to 70% of the Entry Fee you actually paid. This is handled through the documentation facilitated by the Club and Association. Upon closing, and payment of the then current Entry Fee the new owner will have access to the Club.

## **Will HOA assessments change over time?**

Yes. From an Association perspective, assessments are designed to reflect an even distribution of the costs involved in managing the community. With this in mind, they do typically change over time. We encourage Members to be aware that assessments are likely to modestly increase each year.

## **What do the Associations' Capital Contributions go to?**

The Association's Working Capital Contribution funds operating expenses and reserves to maintain, repair and replace the Community Common Areas as necessary.

## **Are guests welcome at the Club?**

Absolutely. Some areas of the Club may require guest fees. The goal is to balance the Members' desire to host friends and family with our overall goal of maintaining a Members-first private club.

## **Am I able to know what payments will be required at close?**

Yes. Prior to closing you will receive a settlement statement detailing out all closing costs including prepaid community dues and other required costs. The date of the closing and when it falls within the Association's quarterly billing schedule will effect the exact dollar amount due at closing.

## **Why are the community and Club set up this way?**

We set up the community with a private club as its centerpiece because we've learned from other communities that separating HOA functions from Club operations ensures the resort lifestyle is delivered well beyond the involvement of the homebuilder. This model was launched in 2008 at Encanterra® Country Club and replicated many times since, and it has proven to be widely embraced by Owners.

## **Can Members be assessed to cover any Club operating deficits or Club capital improvements?**

No, operating shortfalls and capital improvements will be paid for by the Club Owner.



All details of memberships cannot be communicated in all collateral materials. We encourage you to do the following: read the CC&Rs, consult your sales documentation, and contact the HOA and Club for further details. Sales: Shea Communities Marketing Company (ID #CO53675); Construction: SHALC GC, INC. (ID #RCE-56939). Homes at Trilogy® Valor are planned for those 55 years of age or older, with certain exceptions for younger persons as provided by law and the yet to be recorded governing covenants, conditions and restrictions. This is not an offer of real estate for sale, or a solicitation of an offer to buy, to residents of any state or province in which registration and other legal requirements have not been fulfilled. All plans, renderings and other depictions are conceptual in nature and subject to change without notice. Trademarks are property of their respective owners. Equal Housing Opportunity.

