

THE BLUFF CONDOMINIUM ASSOCIATION

JUNE 2024 NEWSLETTER



The Idaho Homeowners Association Act took effect on July 1, 2022, requires that owners be notified of Board meetings and fees at the start of each year. In compliance with the HOA Act please be advised of the following:

2023/24 Board Meeting Schedule:

January 12th, 2024 at 3:00 p.m.

March 8th, 2024 at 3:00 p.m.

June 10th, 2024 at 3:00 p.m.

July – 13th 2024 at 10:00 a.m. (Annual)

Fees Schedule:

Monthly Association Dues: Range \$411.44 to \$864.59

Finance Charges: \$15 + (10% Annual (.833% Mo.))

Condominium Bank Questionnaires: \$100.00

Violations: \$100 to \$500 Per Occurrence

BARBECUES ON DECKS UPDATE: Owners please remember that all charcoal, natural gas, propane and pellet/wood burning barbecues and smokers should now be removed from all decks. **For those still needing to donate their barbecues to needy families, please contact Ceaser at 208-749-8880 and make arrangements for the barbecue and/or smoker pickup and removal. There are just a few unit owners that have not yet complied; however, some have informed management they will remove the BBQ when they visit the area. All remaining non-conforming BBQ's will be considered a violation and fines issued to unit owners for continued non-compliance.** Electric barbecues such as the one found by clicking here [Electric BBQ](#) are permitted after registering it with the Association.



Construction Update: All staircases have been rebuilt and reinforced. Owners will notice that the stairs are solidly constructed. All stairtreads will have a non-slip fiberglass covering installed. Some footing reinforcement for a few stairwells will be done, however, this work will not interfere with your use of the stairwells. The siding replacement crew will continue their work over the next couple of months. The painting crew will begin their work as weather permits following behind the siding replacement crew. **Please plan on removing all your personal belongings and wall hangings from the deck area when the painting begins.** We will keep owners updated as these projects progress. Again, thank you for your patience and understanding and we apologize for any disturbance these projects may cause.



Meeting Information:

Annual Meeting: Owners will be receiving the annual meeting information packets in the mail in the next few days. **The Annual Membership Meeting is scheduled for July 13th, 2024 at 10:00 a.m. at the Harker Center. Please return your proxy even if you plan on attending the meeting. This will help assure a quorum and aid in our preparation efforts. Thanks for your cooperation. If you are interested in serving on the Board of**

Directors please let us know by emailing us or by indicating your interest on the proxy. Please submit a short bio that will be published and sent to unit owners prior to the annual meeting. Nominations will also be taken from the floor during the meeting.



Website Update: Please visit the site and let us know what other information we can provide for your convenience. <https://BluffAssociation.com>

CONTACT INFORMATION: Managers: Sharon & Chuck Williamson
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