

# THE BLUFF CONDOMINIUM ASSOCIATION

## MAY 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 12<sup>th</sup>, 2024 at 3:00 p.m.

March 8<sup>th</sup>, 2024 at 3:00 p.m.

**June 10<sup>th</sup>, 2024 at 3:00 p.m.**

**July – 13<sup>th</sup> 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



**SPECIAL ASSESSMENT INFORMATION:** On this month's dues statement the last of three installments for the building renovation special assessment will be due. Management would like to thank everyone for their patience and support as we work to conclude the building renovations. Your prompt payment helps us pay the contractors in a timely manner. Thank You.

**BARBECUES ON DECKS UPDATE:** Owners please remember that all charcoal, natural gas, propane and pellet/wood burning barbecues and smokers **must be removed from your deck area as of April 1, 2024.** 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. Thank you for your cooperation. 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 stair treads are now solidly constructed. Some footing reinforcement for a few stairwells still needs to be done, but this work will not interfere with your use of the stairwells. All stairtreads will have a non-slip covering installed. The non slip stair tread covers have been ordered and we are awaiting delivery. Several buildings already have the non-slip tread cover installed. The siding replacement crew has arrived and are now onsite to complete the siding replacement on all remaining buildings where this work has not yet been done. The painting crew will begin their work as weather permits following behind the siding replacement crew. 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:

**Board Meeting:** Owners please note that the Board meeting scheduled for May 10<sup>th</sup> has been **rescheduled for June 10<sup>th</sup> at 3:00 at the Harker Center.** This will be the annual budget meeting for fiscal year 2024/25. The Bluff fiscal yearend is July 31, 2024.

**Annual Meeting:** Owners will be receiving the annual meeting information packets in the next couple of weeks. **The Annual Membership Meeting is scheduled for July 13<sup>th</sup>, 2024 at 10:00 a.m. at the Harker Center**



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

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