

# THE BLUFF CONDOMINIUM ASSOCIATION

## JUNE 2023 NEWSLETTER

### Notice of Possible Snow Removal Budget Shortfall Assessment:

The Bluff Board of Directors held a meeting on May 17th, at which time they reviewed the budget shortfall for snow removal. The annual budget was projected at \$38,000 based on historical cost averaging. The actual cost in 2022/23 totaled \$103,217.53 creating a \$65,217 budget shortfall. To keep dues at a minimum, the annual budget is prepared on a breakeven basis. Significant shortfalls such as that encountered in snow removal this year could impair the Association's ability to pay summer operational expenses and will need to be reviewed for a possible line item assessment. The overage incurred by the Bluff is very similar to other Elkhorn Associations of similar size. The Ranch and Fairway Nine I have also incurred budget shortfalls of a similar magnitude requiring an assessment to balance their budgets. Owners will be kept informed.



**Dues Payment Information:** Owners may now sign up for ACH auto withdrawal for payment of your Association Dues. The ACH payment form has been sent to all owners previously. If you need another copy, please contact our office. **Starting June 1st, all owners' dues statements will be sent by email only.** Please check your email trash if you are not receiving emails from Information Alternatives, Inc. Several owners have reported finding our emails in junk mail. If you are paying your association dues by bank issued or personal check, **please send your payment to: Bluff Association - PO Box 1856, Ketchum, ID 83340.** Thank you.



**As a Reminder on Past Due Accounts:** To meet our objective of maintaining Bluff as a fiscally sound Association, timely dues payments are necessary. A financially sound association is the first thing a potential buyer will require when considering a property purchase within the Bluff. **Several accounts are known to be in arrears and finance charges in accordance with the Association CCR's will be applied to all past due accounts.** As specified within the CCR's, there is a \$15 late fee and 10% per annum interest charge on all past due accounts. These charges will be applied on the June dues billing. To avoid late fees and interest charges, please bring your account current if past due, thank you.



**Pool and Hot Tub News:** The pool is now open. Please adhere to the following rules:

- **Hours of Operation – 9:00 a.m. to 9:00 p.m.** (Please leave promptly at 9:00 p.m.)
- **No Glass** containers in pool area.
- Please limit the number of guests to a maximum of 4.
- Please do not prop open gate.
- Please no loud radio or playing of music.
- Please see official rules listing for additional pool and hot tub use information.

*Your cooperation is greatly appreciated. Please inform your guests of these simple rules as well. Thank You.*



**Insurance Matters:** The Board of Directors will be reviewing the Association and owner responsibilities in regard to insurance claims and losses. The goal is to derive a simple and easy to understand policy that clarifies the individual owner and association responsibility in the event of an insurance loss. Owners should review their personal insurance policy and consider the following insurance coverages:

**Content Insurance** – Covers your personal belongings in the event of a loss. This should include your refrigerator and laundry equipment and appliances as well as furnishings and personal belongings.

**Liability Insurance** – Covers personal injury claims within your condominium.

**Betterments & Improvements Coverage** – This covers all improvements made in your condominium. The association insurance policy may only put the unit back to its original condition in the event of a loss.

**Loss Assessments Coverage** – If for any reason the association insurance coverage is not sufficient for full replacement in the event of a major loss and an assessment is necessary to rebuild, your assessment amount would be covered.

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