

THE BLUFF CONDOMINIUM ASSOCIATION

SEPTEMBER 2024

NEWSLETTER



Winterizing your Condominium: Well it is that time of year again where owners need to be aware the area overnight temperatures can dip below freezing before you know it. Please make sure that if your condominium is vacant for any period longer than 2 days, you should consider the following:

- 1) Turn off the water main in your condominium.
- 2) Turn on a water faucet and relieve the pressure in the pipes.
- 3) Set water heater to vacation mode if the unit will be vacant for extended length.
- 4) Set condominium heat at 55 degrees minimum.
- 5) Open cabinet doors under sinks to allow warm air circulation
- 6) Secure all windows and doors.

These simple procedures will help to insure that you don't suffer water damage from frozen and broken plumbing.

Unit Inspection Planned – During the month of October Management will be checking unit keys to confirm access to all condominiums prior to winter. You will be notified if access is not available to your condominium. Management uses this access for routine maintenance, winter checks and emergencies. Owners will be notified when access is required for routine maintenance. This year Management will note all units with washer and dryer installations. Of concern are dryers that may be improperly vented creating a potential fire hazard. A report will be issued to the Board of Directors and dryer vent cleaning on a regular basis may be scheduled by the Association on behalf of the owners with laundry equipment. You will be kept informed.



Snow Removal Planning: In preparation for the coming winter season, all Owners with long term parked vehicles must register their vehicle with the Association and management, provide access to vehicle keys and/or a local contact for your condominium. Vehicles parked long term create a problem if not regularly moved to accommodate snow removal activity. If you have a long term parked vehicle and no caretaker to move your vehicle to accommodate cleanup efforts after each snow fall, management may move your vehicle and bill you directly for this service. Your cooperation in moving your vehicles is greatly appreciated by your neighbors.



Building Renovations & Parking Sealcoat Update: The building renovations and exterior painting are almost done. Management would like to thank the owners for their patience, cooperation and understanding as this work has progressed over the summer season. The final phase of the capital projects scheduled prior to winter include the parking lot crack fill, patching and sealcoating. Owners will be notified when this project begins as parking and vehicle storage will be disrupted to do this work. Again, we appreciate your patience while working on this project.



CONTACT INFORMATION: Managers:
Phone:
Email:

Sharon & Chuck Williamson
208-622-8405
Infoaltinc@cox.net