

THE BLUFF CONDOMINIUM ASSOCIATION

DECEMBER 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:

2024/25 Board Meeting Schedule:

February 13th, 2025 at 3:00 p.m.

June 12th, 2025 at 3:00 p.m.

July – 12th 2025 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



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.



Reminder: Unit Inspection Underway – Management has been inspecting units for the following items:

- 1) No Gas or Charcoal BBQ on Decks.
- 2) Dryer Vent Locations
- 3) Entry Door Keys

This inspection process is underway and we have found that many of the owners have changed or rekeyed the entry door locks thereby restricting access by the Association to inspect for BBQ's, dryer venting, perform routine maintenance and accommodate emergency access. If management does not have access to your condominium you will be notified. Thank you for your patience while this inspection is being performed.



Chimney Inspections Complete – Where unit access is provided, chimneys throughout the Bluff Association have been inspected and cleaned as may have been required. If your fireplace has a gas log insert, the chimney is still inspected for any pipe separation or soot buildup. Usually, cleaning is not necessary and rarely performed. If you have a wood burning fireplace, these units are inspected and cleaned when necessary to prevent chimney fires. If your fireplace was cleaned, a cleaning fee has been added to your dues statement this month. If you have any questions, please call our office, thank you.



CONTACT INFORMATION:

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