

THE BLUFF CONDOMINIUM ASSOCIATION

OCTOBER 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:

October 17th, 2024 at 3:00 p.m.

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 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.



Building Renovations & Parking Sealcoat Update: The exterior painting is nearly complete. 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:

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