

THE BLUFF CONDOMINIUM ASSOCIATION

MAY 2023 NEWSLETTER

Welcome Message: We would like to welcome the Bluff Condominium Owners. We appreciate the opportunity to be of service and your patience during the association management transition. The day to day maintenance is coming together and we look forward to establishing a routine that maintains the property in a manner appreciated by everyone. We look forward to meeting and getting to know everyone. Again, thank you for this opportunity.



Dues Payment Information: Over the next couple of months, the Bluff Association will be changing its local banking institution. To ensure dues accounting has been properly transitioned, **ACH or "auto withdrawal" from your bank accounts will not be available until June 2023.** **Please make your May dues payment by personal or bank issued check.** Owner dues statements will be sent to all owners via US Mail and Email in May. **Starting June 1, 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. **Please send your payment to: Bluff Association - PO Box 1856, Ketchum, ID 83340.** Thank you.



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.



Text Messaging and Website: From time to time, Management uses group text messaging to keep the owners informed about maintenance issues affecting everyone. We ask that owners pass any relevant information on to their tenants when required. A website will soon be established for the Bluff. Owners will be able to access Board and homeowner meeting dates, financial statements, governing documents, meeting minutes, insurance and other useful information. We will keep you informed as this becomes available.



Common Area Cleanup: Spring is a very unattractive time of year. On a recent inspection of the Bluff property it was noted that there are a large number of residents storing items in the common areas and garages. Management believes that violation enforcement is unnecessary except in extreme cases. We believe the residents want to maintain the property in a high standard and will keep common areas clean by simply asking. Please inform your tenants and guests that all items stored in common areas must be removed by May 15th. The Bluff is an attractive property, let's work together to enhance the exterior appearance by removing personal belongings stored in the common areas. Thank You!

Meeting

Board Meeting Scheduled: The Bluff Board will be meeting on May 17th at 3:00 p.m. Mountain time via Zoom conference calling. Owners are welcome to listen in and a Zoom link will be made available and emailed prior to the meeting. A public comment section will be available at the start of the meeting.

CONTACT INFORMATION: **Managers:** Sharon & Chuck Williamson
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