

THE BLUFF CONDOMINIUM ASSOCIATION

JANUARY 2025 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: With temperatures consistently dipping below freezing please make sure that if your condominium is vacant for any period longer than 2 days, please do 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 nearing completion. Management has found that there are a significant number of condominiums where access is no longer available due to keys being changed and not reported. Owner will soon be notified if access is no longer available to management. Access is important for emergencies and routine common area maintenance.



Pool Gate Lock Status – We apologize for the delay in repairing the pool gate lock.

The current system of scanning cards is no longer functioning. Management has reviewed alternatives that will be soon submitted to the Board for their consideration.

The SVEA amenity card program will be changing as it relates to guests and tenant access to the amenities. This will render the SVEA amenity cards obsolete for use at the Bluff; however, they will still function for accessing SVEA amenities. We should have an alternate system very soon. Please continue to observe posted pool/hot tub hours of operation. Thank You.



CONTACT INFORMATION:

Managers: Sharon & Chuck Williamson

Phone: 208-622-8405

Email: Infoaltinc@cox.net

Website: <https://BluffAssociation.com>