

THE BLUFF CONDOMINIUM ASSOCIATION

OCTOBER 2023 NEWSLETTER



Pool/Hot Tub: The pool has been closed for the winter season. The hot tub remains open and closes daily at 9:00 p.m. Management continues to receive calls from the security alarm service about afterhours encroachment in the hot tub. Without everyone's cooperation options are limited and all will cost all owners more money. Afterhours security patrols are very expensive; however, this may be our only option if your guests and tenants don't abide by the rules. The hot tub closes at 9:00 p.m., please inform your family members, guests or tenants. We don't want to have to raise your dues for nightly security because your family members, guests or tenants can't follow the rules. Your help is greatly appreciated.

WINTERIZE YOUR CONDOMINIUM

In order to prevent costly water damage from frozen and broken plumbing please perform the following winterizing procedures if your condominium is vacant for more than 48 hours:

- 1) Check all windows and doors to see they are properly closed and secured;
- 2) Set heat at 55 degrees minimum;
- 3) Open all cabinet doors under sinks to allow warm air to circulate around plumbing;
- 4) Turn off the water main for your condominium;
- 5) Set your water heater to vacation mode;
- 6) Provide access to your condominium by either giving a key or door lock code to management and provide an emergency contact phone number.



***These simple steps could save you lost time in your condominium due to water damage and the expense of the \$25,000 insurance deductible in the event of a water loss. Thank you for your cooperation.*



Text Messaging Information:

Management will begin using text messaging during the winter months to let owners know important Association information that effects everyone.

Website Update: Management will be adding more information to the Bluff website in the coming weeks. We apologize for the delay, it has been a very active summer season.

Dues Payment Information: Owners may sign up for ACH auto withdrawal for payment of your Association Dues. The ACH payment form can be found online at

<https://BluffAssociation.com>. **All Bluff dues statements are 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. **If you are paying your association dues by bank issued or personal check, please send your payment to: Bluff Association - PO Box 1856, Ketchum, ID 83340.** Thank you.



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