

THE BLUFF CONDOMINIUM ASSOCIATION

MARCH 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:

2023/24 Board Meeting Schedule:

January 12th, 2024 at 3:00 p.m.
March 8th, 2024 at 3:00 p.m.
May 10th, 2024 at 3:00 p.m.
July – 13th 2024 at 10:00 a.m.

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



SPECIAL ASSESSMENT INFORMATION: Bluff owners were notified last month that the Board approved a \$255,000 special assessment to complete the building and stairwell renovation project this summer. The assessment will be spread over 3 months beginning on your March dues statement. **Management informed owners that the special assessment will be automatically deducted from the owner's**

account for those who have established auto pay monthly dues. If you do not want the funds to be automatically withdrawn, please email: infoaltinc@cox.net and let us know how you will be making your special assessment payment. For those who have their financial institution automatically issue a dues payment check, please be sure to make the proper adjustment to pay your special assessment and avoid any finance and late charges applied to your account.

Prompt payment of the special assessment will be essential for paying the vendors and completing the project in a timely manner. We realize this special assessment may place a hardship on some of the owners and for that we apologize. Please know that by completing the building renovation all at the same time, it will actually save money overall and keep the Bluff maintained in a manner that is appreciated by everyone while at the same time enhancing your property value. We appreciate your patience and understanding.



BARBECUES ON DECKS UPDATE: Owners please remember that all charcoal, natural gas, propane and pellet/wood burning barbecues and smokers **must be removed from your deck area by April 1, 2024.** For those wanting to donate their barbecues to needy families, please contact Ceaser at 208-749-8880 and make

arrangements for the barbecue and/or smoker pickup and removal. If your Bluff condominium is not your primary residence, and you do not rent and require additional time to remove your barbecue and/or smoker from your deck because you are not going to be in the area, please inform management. Management will make arrangements to place the barbecue in your condominium so the Association can comply with the insurance company requirement, and allow you additional time to dispose of the barbecue or smoker as you deem appropriate. Please let us know if you require assistance by emailing us at infoaltinc@cox.net Depending on the extent of the assistance, a service charge which will be disclosed prior to taking any action, may be applied to your account. If you rent your condominium all barbecues should be immediately removed. Thank you for your cooperation. Electric Barbecues such as the one found by clicking here [Electric BBQ](#) are permitted after registering it with the Association.



Website Update: Management has completed the Bluff website. Please visit the site and let us know what other information we can provide for your convenience. <https://BluffAssociation.com>

CONTACT INFORMATION: Managers: Sharon & Chuck Williamson
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