

Special Notice to Owners – Please Read Extremely Important Information Affecting You!

Special Assessment Under Consideration! and All BBQ's Must Be Removed!

Dear Bluff Owners

The Bluff Board of Directors held a meeting on January 12th, at which time they discussed a proposal to complete the exterior building renovations in the spring and summer months of 2024. In addition, in order to comply with insurance carrier requirements for continued insurance coverage of the condominiums all gas and charcoal barbecues and smokers must be removed. Please read below.

Special Assessment Information

A special Board Meeting will be held on Friday January 26th at 3:00 p.m. at the Harker Center and on Zoom. You are encouraged to attend by Zoom if possible, if not, please plan on attending in person. The purpose of the meeting is to review and potentially approve a plan to complete the exterior building renovation on all buildings this year. The plan would be to make all necessary repairs to building siding, stairwells, window wells, chimney chases and the exterior painting of all remaining buildings scheduled for renovations. [Zoom Meeting Link:](#)

To complete the much-needed building renovations, a special assessment of approximately \$255,000 (average cost per unit \$2,500) combined with existing capital reserve collections of \$277,570 will be required. The actual special assessment amount will be allocated to each unit according to the common area percentage assigned to your unit. *(Please see attached)* The cost to complete the building renovation project is estimated at \$532,570.00.

Options under consideration for funding the proposed \$255,000 special assessment include the following:

- 1) Special Assess \$255,000 according to common area percentages with whole amount due immediately upon billing in April or May 2024.
- 2) Special Assess \$255,000 according to common area percentage with full amount due spread over 3 or 4 months. Billing to begin March 2024 ending in May or June 2024.
- 3) Special Assess \$255,000 according to common area percentage spread over 12 equal monthly installments. A one-year bank construction loan would be secured, and owners capital dues collection would be increased on a monthly basis sufficient to pay off the loan.
- 4) Other? (credit cards, personal loans, etc.) We want to hear from the Owners.

Prior to the meeting, please submit your comments to management on the funding options proposed and the plan to complete the remaining building renovations this year.

Barbecue Removal Plan:

The Bluff Board of Director approved the following Barbecue Removal Plan:

1) **Owners will be notified immediately that the use of propane barbecues, natural gas barbecues, charcoal barbecues and smokers is no longer permitted on unit decks as of January 13, 2024.** Owners violating this policy will be subject to violation enforcement and fines. Owners are responsible for the action of the guests and tenants. Notification will be by email and posting on unit doors.

2) All propane, natural gas and charcoal barbecues and smokers must be permanently removed from decks no later than April 1, 2024. **Effective January 13th, 2024, no grills may be used on decks;** however, you may use your propane or charcoal grill at least 10 feet away from any building structure and trees. The grill cannot be stored anywhere in the common area and must be removed immediately after use and placed inside the condominium and out of view.

3) After April 1, 2024, all barbecues and smokers must be removed from the deck and either stored within the condominium, garage lockers or discarded. Do not use barbecues inside condominiums. For owners who have a storage locker located in a garage space, the barbecue must be stored within the locker and not outside the locker or in a parking space.

4) **After April 1, 2024, all barbecues will be removed from decks and disposed of by the Association at the owner's expense.**

5) **Owners may use and store on their decks an electric barbecue.** If you have an electric barbecue, or if you purchase an electric barbecue, it must be registered with the Bluff Association. Please inform management to have your barbecue inspected and documented for approved use.

Conclusion:

We know that a special assessment may place a hardship on some of our owners. Your Board and Management will only ever recommend a special assessment as a last option. In this instance, it will be more cost efficient to finish the renovation project started several years ago than to prolong the project and potentially incur more building damage and costs in the interim.

Also, please know that prohibiting barbecues on decks is not something your Board wanted to do; however, given the alternative which was the potential loss of all insurance coverage there remained no other option. The Association insurance coverage was marketed to many other companies which nearly all declined to provide a quote for coverage. The Board negotiated a compromise with Farmers Insurance allowing for electric barbecues which provides owners with an option for continued barbecue use on personal decks.

We thank you for your patience and understanding.

Sincerely,
Chuck Williamson
Managing Agent
Bluff Condominium Association