

# THE BLUFF CONDOMINIUM ASSOCIATION

## FEBRUARY 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 13<sup>th</sup>, 2025 at 3:00 p.m.

June 12<sup>th</sup>, 2025 at 3:00 p.m.

July – 12<sup>th</sup> 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

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**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.



**New Pool Gate Lock System installed** – A new pool gate locking system has been installed. Key fob will be used to access the pool, hot tub and laundry area. **The key fobs are expected to be ready by Saturday February 8<sup>th</sup> at which time they will be issued to owners.** Only one (1) key fob will be assigned to each Bluff Condominium.

Lost or stolen key fobs are \$100 each to replace. When management is notified of a lost or stolen key fob, that fob is deactivated when a new key fob is issued. The key fob will be issued to a person and not left in vacant condominiums unless the property owner requests management to do so in writing. The owner/resident of the unit and the name of the person receiving the fob will be noted in the Bluff records.

The new Bluff gate security system will be independent of SVEA and **your SVEA amenity cards will no longer be used to access the Bluff facilities.** In May 2025, SVEA is moving towards a new rental guest amenity card program that will no longer be compatible with the Bluff scanner. Your personal SVEA owner and family member amenity cards will continue to be used for accessing the SVEA Village and Harker Center amenities. Starting in May/June 2025, rental property guest passes must be purchased separately for all rental patrons using the SVEA amenities.

We regret any inconvenience this delay may have caused and we expect to have everything in proper working order by February 8<sup>th</sup>. We will send a text message to keep you updated. Please let us know if you have any questions.



### **CONTACT INFORMATION:**

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