

THE BLUFF CONDOMINIUM ASSOCIATION

NOVEMBER 2023 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 - TBD

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



Bluff Association Owner Reimbursement Policy: Repairs to common area, limited common area, doors, windows, and insurance claims will not be eligible for expense reimbursement if repairs are initiated without prior Bluff Association approval. The condominium Owner is solely responsible for all repair expenses incurred to their condominiums if they initiate or arrange for any repairs to their condominium without prior Bluff Association approval.

HOT TUB ABUSE CONTINUES: 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 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 spread the word.** Owners are asked to inform family members, guests or tenants not to trespass after hours. **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.*



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

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