

THE BLUFF CONDOMINIUM ASSOCIATION

FEBRUARY 2026 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:

2025/26 Board Meeting Schedule:

Friday February 13, 2026 – 4:00 p.m.
Friday June 10, 2026 – 4:00 p.m.
Saturday – July 11, 2026 – Annual – 10:00 a.m.

Fees Schedule:

Monthly Association Dues: Range \$431.17 to \$867.54
Finance Charges: \$15 + (10% Annual (.833% Mo.))
Condominium Bank Questionnaires: \$100.00
Violations: \$100 to \$500 Per Occurrence

Winterizing your Condominium: It is the time of year where owners need to be aware the area overnight temperatures can dip well below freezing. Please be aware that if your condominium is vacant for any period longer than 2 days, you should consider 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.



Summer Projects: Your Board of Directors will be reviewing the following improvement work for potentially being done in the upcoming summer season.

Capital Reserve: The Board is reviewing the capital reserve requirements for the Association. Capital reserve funding will include items such as Exterior Painting, Pavement Replacement, Roof Replacement, Pool & Hot Tub Replacement, Tree Removal, Light Fixture Replacement, Etc. The goal is to determine what the financial requirements may be over the next 15-20 years and avoid the need for special assessments whenever possible.

Pathway Rebuild – The pathway leading from the Bluff Pool to Elkhorn Road is beyond its useful life and in need of a rebuild. The Board will review the costs, usage, lighting and surface material, etc. The owners will be kept informed on the Boards determination.

Tree Removal – The first phase of tree removal as determined by an independent report will be considered for spring/summer months of 2026. Owners will be notified of the tree removal plan before any work is performed allowing you an opportunity to voice your concerns. Please do not be concerned, you will be notified before any tree removal work is done in your immediate area and given the opportunity to voice your opinion and concerns before any work is initiated.

Owners will be kept informed as the Board progresses with the capital reserve review and component replacement plans. The goal is to have an updated capital reserve budget for owners review at the next annual meeting.



CONTACT INFORMATION:

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