

THE BLUFF CONDOMINIUM ASSOCIATION

OCTOBER 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:



2025/26 Board Meeting Schedule:

Friday – October 17, 2025 – 4:00 p.m.

Friday February 13, 2026 – 4:00 p.m.

Friday June 12, 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: Well it is that time of year again where owners need to be aware the area overnight temperatures can dip below freezing before you know it. Please make sure 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.

Reminder: Key Checks – During the month of October Management will be checking unit keys to confirm access to all condominiums prior to winter. You will be notified if access is not available to your condominium. Management uses this access for routine maintenance, winter checks and emergencies. Owners will be notified when access is required for routine maintenance.



Gutter Cleaning: The rain gutters are scheduled for cleaning in late October after the leaves begin to fall. Gutters will be cleaned again in the spring and early summer months.

Heat Tape Repairs: Heat tape repairs are currently underway and should be completed soon.

Sauna Renovation: The sauna is scheduled to undergo renovation prior to the winter season. Owners will be kept informed on our progress.



Long Term Parking: Owners, please remember if you are away for more than two weeks, and leaving your car in the parking area, the vehicle should be moved to a designated long term parking area. This will aid in our snow removal efforts and be courteous to your neighbors. We appreciate everyone's cooperation.



CONTACT INFORMATION:

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