

THE BLUFF CONDOMINIUM ASSOCIATION

MARCH 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 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

Capital Reserve Status & Pool/Hot Tub Rebuild Plans: The Board held two workshops for the review and development of a long-term capital reserve budget. The proposed capital reserve budget has been posted to the website. During the process the Board has determined that the pool and hot tub have reached the end of their useful lives and require replacement. This will require a special assessment to complete. Pricing is being gathered and a plan will be developed with a committee of owners and Board members to present to the membership. The general timing would be to start demolition in the fall of 2026 with construction beginning in the spring of 2027. We have reserved a cost of \$610,000 for budgeting purposes. An actual cost estimate is expected by the end of March 2026. We will keep owner informed.



Tree Removal Approved for Spring/Summer 2026: Management has located, marked and numbered the trees slated for removal this coming spring and summer season. Pursuant to the Board assurances, owners are being notified in advance to allow a period of comment prior to removing the marked trees. The trees identified for removal have been recommended by Alpine Tree Services for reasons of proximity to structures where damage may or is occurring, disease, compromised root structure, dead and dying trees. Very few spruce trees have been marked for removal. The primary trees being removed are Aspens. While fire is a concern due to tree proximity to buildings, that was not the basis on which the recommendation for tree removal was made.

There is a tree removal map on the Bluff website: <https://BluffAssociation.com> Click on “Member” tab and navigate to “Misc. Plans & Maps” section and you will find the Tree Removal Map as well as the “Tree Assessment Info” with explanation on why a specific numbered tree is marked for removal.

There are areas where tree removal may be quite visible along the driveway. These areas will be reviewed for replanting and landscape improvements.

Owners may express their concerns and dispute a tree identified and numbered around their condominium for removal, however, please note that personal reasons for keeping a tree, i.e. privacy concerns, views, noise abatement, condo purchase decision, and general love for trees will likely not outweigh the decision to remove a tree due to the imminent safety concerns to residents and hazard to structures. **Please express your concerns before April 3, 2026, and convey the reason(s) you believe the tree should not be removed.** Some owners have expressed they would like additional trees removed to open up views; this requires approval of the neighbors and must be in compliance with the tree removal policies. The “Tree Removal Policy” can be found under the “Rules and Regulations” section on the website: <https://BluffAssociation.com> Thank you for your patience and understanding.



CONTACT INFORMATION:

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