

THE BLUFF CONDOMINIUM ASSOCIATION

MARCH 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:

June 12th, 2025 at 3:00 p.m.

July – 12th 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

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. Many owners have had their key fobs issued to their rental agents and will need to coordinate with them when you are in town for accessing the amenities. For owners who don't rent and have not yet picked up a key fob, you are welcome to come by managements office and pick yours up. We have owners sign for the key fobs acknowledging receipt. Please call our office (208-622-8405) for any special pickup arrangements you may need.

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.** Starting in May/June 2025, rental property guest passes must be purchased separately for all rental patrons using the SVEA amenities.



World Cup Finals Coming to Sun Valley – As many of you already know, the Audi FIS Ski World Cup Finals will be hosted in Sun Valley. The event will be held March 20-27, 2025. If you are a resident, or planning on visiting Sun Valley during that time, you may want to think about how this event might impact local area resources. You may consider food shopping before arrival. If you have plans for going out to dinner

you may want to consider making your reservations before you arrive. Our guess is that parking, shopping and restaurants will all be experiencing substantial demand. It was reported earlier by the Sun Valley Mayor that 600 rental properties have been reserved for the skiers and support staff. We know that some rental agencies have been leaving flyers on doors soliciting owners to rent their condominiums. It should be an amazing event; however, with early preparations you can avoid the inevitable frustration that often comes with larger crowds.



CONTACT INFORMATION:

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