

THE BLUFF CONDOMINIUM ASSOCIATION

SEPTEMBER 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



Operational Dues Increase – Owners will find that the operational dues have increased in 2025/26 by 2.5%. If you are on ACH (automatic payment) withdrawal program, management will automatically withdraw the increased amount unless you inform management that you do not want this increase withdrawal to occur.

Special Note: Please be aware that the Bluff Board has reallocated a portion of the 2025/26 capital reserve collections to operations to keep the required operational dues increase at a minimum and provide a breakeven budget in 2025/26. A mid-season dues adjustment could possibly occur when the capital reserve review has been completed. Management will keep the owners informed.



Pool Closing Schedule – Historically, the pool closure occurs on or about September 15th each year. This is weather dependent. The cost to heat the pool as fall overnight temperatures drop below 50 starts to climb exponentially and often doubles during the month of September. Some owners expressed their frustration last year because management closed the pool when it got cold in September and then it warmed up again in early October. Unfortunately, there is no way for management to know when or if this may occur in the future. We ask for your patience and understanding should this again occur as we close out the summer season.

Management may schedule a complete shut down of the pool and hot tub facilities to make repairs and sauna improvements prior to the winter season. Owners will be kept informed as our scheduling progresses.



CONTACT INFORMATION:

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