

# THE BLUFF CONDOMINIUM ASSOCIATION

## DECEMBER 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 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

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**SAUNA RENOVATIONS & HOT TUB REPAIRS COMPLETE:** The sauna renovations have been completed. We are currently waiting for a thermostat replacement part which is expected soon. We will get the sauna fully active as soon as possible. Attempts to repair the hot tub leaks proved unsuccessful. Two separate attempts with a liquid leak repair solution held for a few days on each attempt before the leaking resumed. The good news is that the sauna renovation turned out really nice which we are sure you will appreciate.



**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 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.



**Gutter Cleaning:** The rain gutters cleaning has been done for the fall season.

**Heat Tape Repairs:** Heat tape repairs have been completed.

**Chimney Cleaning** – The chimney sweep has inspected all chimneys and cleaned only those where it was required. Some owners will see the chimney sweep billing on your December dues statement.



**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 display politeness to your neighbors. We appreciate everyone's cooperation.

### **CONTACT INFORMATION:**

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