

THE BLUFF CONDOMINIUM ASSOCIATION

MAY 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



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. **Please note: The pool gate operating hours are 7:30 a.m. to 9:00 p.m. daily.**

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 2025, rental property guest passes must be purchased from SVEA for all rental patrons using the SVEA amenities. Contact SVEA at 208-622-7420 if you want to purchase an SVEA amenity pass for your rental guests.



Dryer Vent Cleaning – Owners please be aware that you should make arrangements for having you clothes dryer vents cleaned at least once every other year. The Bluff Association investigated the possibility to have dryer vents cleaned as a group; however, the dryer vents have been installed in too many different ways to accurately price cleaning the vents. It will have to be done on an individual basis. For your information, here are a couple of different vendors providing dryer vent cleaning services in our area:

Rock Creek Power Vac – 208-733-7333 – Twin Falls

Sun Valley Dryer – Kyle – 208-450-9489 - Local

Pool Opening – The swimming pool is scheduled to open on May 24, 2025 for Memorial Day Weekend. The hours of operation will be 9:00 a.m. to 9:00 p.m. Your key fob will be needed to access the pool. The SVEA amenity card use has been eliminated.

Annual Meeting Information – Board Members? – Owners please be sure to mark your calendars! The Bluff Annual Membership Meeting has been scheduled for July 12, 2025 at 10:00 a.m. at the Harker Center. Owners will be receiving the annual meeting information packet towards the end of May. **If you are interested in serving on the Board, please send us an email expressing your interest and we will contact you for personal information prior to sending out the annual meeting information.** We look forward to hearing from you.



CONTACT INFORMATION:

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