

THE BLUFF CONDOMINIUM ASSOCIATION

NOVEMBER 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

SAUNA RENOVATIONS & HOT TUB REPAIRS SCHEDULED: The sauna is scheduled to undergo renovation from **November 6 to November 23**, with the intention to be done for Thanksgiving week. **The entire recreational facilities will be closed from November 6 to November 23 during this time.** The laundry room will remain accessible. Management will be making another attempt to repair the hot tub leak prior to reopening. Owners will be kept informed on our progress.



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 make sure 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.*



Reminder: Key Checks – The key checks are now complete. If management does not have access to your condominium you will receive a notice via email. To maintain the common areas associated with each condominium management must be able to access all condominiums at various times during the year.



Gutter Cleaning: The rain gutters are scheduled for cleaning in **November** after the leaves begin to fall. Gutters will be cleaned again in the spring and early summer months.

Heat Tape Repairs: Heat tape repairs are currently underway and should be completed soon.



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:

Managers: Sharon & Chuck Williamson
Phone: 208-622-8405
Email: Infoaltinc@cox.net
Website: <https://BluffAssociation.com>

