

Bluffing Around

Year end 2022

thebluffsofwildwood.com



The 2023 coupons and a copy of the operating budget are enclosed. Due to increase in the price of goods and services, there is a roughly 8% increase in your COA fees this coming year.

The budget buster has been the 35% increase in water USAGE over this past year. Bottom line, it's imperative to fix all leaking toilets and dripping faucets right away. Be diligent about the maintenance of your unit as that is the only way to keep that expense in check.

If you send a monthly check then return envelopes have been provided for your use.

If you have ACH through Premier then your monthly amount will automatically be adjusted. If you pay using online banking, please change your payment amount to avoid late and collection fees.

Make all payments to The Bluffs COA and include your address on the check.

Insurance review

It is a good idea to check with your personal insurance agent to make sure that you have proper H06 coverage for your property. Jeremy Spagnuola from Buckeye Insurance is the agent for the COA's master policy and can help you with your coverage if needed. His number is 513-860-4158.

Friendly reminders

- Disconnect and properly store your garden hoses with all other gardening items for the winter. Empty pots, gardening tools, hoses and bikes must be stored in your unit.
- Firewood may be neatly stored in the carports only. No other items may be stored there.
- If you are heading to warmer climates for the winter make sure that the heat in your unit is working properly and the temperature is maintained at a level that the pipes will not freeze. All residents are encouraged to provide Premier with your emergency contact information.
- Use your carports at all times so that the snow plow operator can maneuver more easily on property. Please do not park in fire lanes as you may be towed without warning.
- Norman Carter will once again be doing the snow removal. He has always done a great job and is very attentive to your needs. The Board has provided him with specific directives which have work very well. Snow on the sidewalks will be removed only in a heavier snow event and the walks will usually not be treated if it is only icy. We recommend that you keep a bucket of DE-ICER and / or a snow shovel in your front closet for your own use.

Have a safe, healthy and happy holiday season
From your Board of Managers and Premier Property Management

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