



Condo on market

Bigfork Harbor HOA <bigforkharborhoa@gmail.com>

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To:

Cc: Bigfork Harbor Accounting <bhhaacctg@gmail.com>, BigforkHarborHOA@gmail.com

Hi

Thanks for reaching out to us with your questions.

The monthly assessment (called monthly dues by some) for QC1-203 is \$254.00 per month. We request that all new owners join our ACH program where we pull the monthly amount from their bank account on the 10th of each month unless that falls on a weekend or holiday then we pull the funds on the previous business day.

The transfer fee is three times the monthly amount, which for QC1-203 will be \$762.00 paid by the new owners at the time of closing.

At this time there are no special assessments. However, there is discussion of having a 2 times the monthly fee assessment (\$508.00 for QC1-203) to pay for about half of the cost of the pavement that will be replaced/repared by the end of June. The BOD will make a decision on that specific assessment by the end of May. The pavement work will be between QC1 and Lakeview buildings, continuing past the QC2 parking and ending where the Streamside 1 condos/garages begin along with repairs on the road leading to the dock. I'll let you know what the decision is.

The fireplace is wood burning. Wood may be stacked on the deck, below the railing. Chimney cleaning, which the HOA coordinates annually, is an owner's expense. The cost of cleaning for the previous 3 years was \$150.00.

The owner's expenses include real estate taxes, bare-walls insurance on the condo, electricity for the condo, cable/telephone/internet in the condo and all decorating. The HOA covers water and sewer, trash collection, snow removal, landscaping, outdoor lighting and related electricity charges and all other common element expenses.

There is no charge for use of the clubhouse (full kitchen, sauna, limited exercise equipment) and pool.

There is an assigned parking place marked for QC1-203 which is to the right of the building exit that leads to the mailboxes and trash building.

The mailboxes have been replaced by USPS and the keys (3) must be picked up at the Bigfork USPS office. New owners MUST bring identification and proof they own the condo.

The new owners should receive two keys at closing - a front door key and a key to the pool area. Locks on the front door may be changed to an electronic lock or rekeyed. ANY change in lock MUST be reported to the HOA and provide an electronic code and a key. The HOA has the right, in the case of an emergency, to enter the condo so it is critical that the HOA has a key/code. For security purposes, all keys/ codes are kept in the safe in the HOA's office.

If the new owner will use the assigned boat slip this year there, the boat must be registered with the HOA and proof of insurance must be provided before a season Boat Sticker will be issued. Boat slips are for use by owners only. No rentals or visitor boats are allowed on site to ensure our insurance stays in-force. The boat slip assigned to QC1-203 is # 78. The 2025 season registration form can be found on the website.

NO changes to the outside of the building are allowed unless approved by the BOD. That includes air conditioners, either window or splits.

The HOA legal documents (Declaration and amendments, By-Laws and amendment, Rules and Regulations) can be found on our website www.BigforkHarborHOA.com. There are also forms for Renter Information and Pet Registration on the website. Renting the condo is allowed with restrictions. Please see the Rules and Regulation section regarding renting the condo. Dogs and cats are allowed. Please see the Rules and Regulations section on Pets.

If you have any other questions please let us know.

Thanks again for reaching out!

Beth Bolin, Treasurer
Bigfork Harbor Homeowners Association
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