


The Good Life

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November - December 2011
On the Internet at www.ttcsa.org

Directory Update, Emails and Going Green

“Going Green” is a very effective way to save dollars over a period of time. With the increasing costs of office supplies such as paper and ink cartridges, the Tamarack Trails office would like your help to do their part. 

It would be much more efficient and cost effective if we were able to email notices, announcements, newsletters, etc. to the homeowners. This would also eliminate papers/flyers that might remain in doors for days giving the impression to others that no one is home.

Please help us in our effort to “Go Green” by providing your email address on the attached Directory and Email Update Form. An easier way to submit your information is via email to Jean.Hilgers@tamacktrails.com.

. Provide your name, address and phone number as you would like it to appear in the directory. A new directory will be distributed to all residents in January.

Board Considers Motion to Reconstitute the Architectural Review Board

At their January 10 meeting, the Board of Directors will conduct a public hearing and provide a rationale for a motion to reconstitute the Architectural Review Board (ARB). The document attached to this newsletter is a discussion paper regarding the reconstitution of the ARB that was made available at the December 6th Board of Directors meeting.

Residents are invited to express their opinions at the Board meeting on Tuesday, January 10 at 7:00 p.m. in the Tamarack clubhouse. If you cannot attend this meeting, comments may be submitted in writing to the Tamarack office or via email to Lou@ttcsa.org. Residents wishing to review the Board’s rationale statement regarding this matter prior to the January 10 meeting may pick-up a copy at the clubhouse or request a copy via email to Lou@ttcsa.org.

Seeking a New Board Member

Denis Bartell tendered his resignation from the Board at the December 6 meeting. Denis plans to move into his new home in the Fitchburg area in January. We would like to thank Denis for three and one-half years of service on the Tamarack Board of Directors.

We are currently looking for someone to serve out the remainder of Denis’ term as a member of the Tamarack Board (now through August 2012). If you are interested in serving on the Board please submit a brief biography to the Tamarack office no later than January 20, 2012. The current Board will review the biographies and select a new Board member at their February 7 meeting.

The current remaining Board members are Howard Bellman, Charlotte Woolf, Dianne Medcalf (Secretary), Don Haasl (Treasurer), Prudy Stewart (Vice-President) and George Seyfarth (President).

Group Garage Door Replacement

We have organized a group garage door replacement with the Overhead Door Company of Madison. A Thermacore 194 series insulated steel garage door is available at the installed price of \$540 for a single door and \$820 for a double door. The Thermacore door features interior side steel backing and an insulation value of R-12.8. An insulated door with a vinyl interior side is available for approximately \$90 less. As an option a new garage door opener will be available for \$275 if installed at the same time as the garage door (normal cost is \$325 installed). If interested in participating please contact Lou or Jean at 833-1615 or via email to Jean.Hilgers@tamacktrails.com.

Specific details will be delivered to each homeowner who expresses an interest in having their garage door replaced. Garage door replacements will be scheduled during the months of January and February.

Tamarack Staff and Small Maintenance Projects

The Tamarack staff is seeking interior projects to complete during the upcoming winter months. These projects help to limit staff layoffs and keep Tamarack's unemployment insurance rate low thereby holding down payroll costs.

If you have any projects you wish to complete this winter please submit a written request or use the request form on the website (www.ttcsa.org). A member of the Tamarack staff will contact the homeowner to discuss and schedule the work. Once the work is complete the office will invoice the homeowner. Due to the amount of extra work associated with the current roofing/siding replacement project the winter rate will only be in effect for the months of January and February. Following is a list of rates for 2012:

- Labor will be invoiced at the rate of \$28/hour for work performed from Jan. 1 – March 1. During the remainder of the year the rate will be \$38/hour.
- Painting projects will be completed at \$25/hour (*Written quotes are available*).
- A minimum small task fee of \$15 will be invoiced for any task that takes less than 15 minutes to complete.
- All materials will be invoiced at cost.

Invoiced time will include the time to complete the task plus any travel time to pick up materials. The rates are per person if the job requires more than one person for completion.

List of some tasks the Association will perform:

- Small remodeling projects
- Painting (room or trim)
- Wallpaper removal
- Build shelves
- Repair sticking doors/cabinets/latches
- Replace fixtures/outlets/switches
- Replace faucet or garbage disposal
- Change furnace filters
- Clean dryer ducts
- Install storm doors
- Repair screens
- Move small to medium sized furniture
- Dispose of trash or construction material

Trash Collection Holiday Schedule

Christmas and New Year's Day both fall on Sunday this year. Waste Management collection will occur, as normal, on Thursday of each week. For residents utilizing the city recycling program please observe the highlighted dates on the city collection calendar available at <http://www.cityofmadison.com/streets/documents/wedA.pdf>

Holiday Decoration Guidelines

Please observe the following guidelines this upcoming holiday season.

1. Confine outside seasonal decorations, as much as possible, to your house and within your lot line.
2. We discourage strings of lights or garlands attached to the building, particularly if nails are used.
3. If you choose to put lights or decorations on a tree on Association property, said tree should be no more than fifteen (15) feet from your lot line. Check with your neighbors if the tree you intend to decorate is near their home.
4. Mark and protect any extension cords so that letter carriers, snow shovelers and others who come to your home will be able to see the cord and avoid an accident. Homeowners must assume the responsibility for any accidents involving such extension cords.
5. All exterior decorations must be removed within two weeks of the calendar holiday.

Manager's Notes

Holiday Office Hours - The office will be closed December 26th and January 2nd.

House Checks - For those heading for warmer climate during the winter months, we will conduct weekly house checks at a cost of \$5.00 per week. If you are interested in this service, please contact Lou at 833-1615 or via email (Lou@ttcsa.org).

Ice Melt – *Ice No More* (a calcium/potassium chloride blend of ice melt) can be purchased through the Tamarack office. The ice melt is available in a convenient 12-pound shaker container or in a 20-pound bag. The cost for the container or bag is \$5.00 each. Please use the form located at the end of this newsletter to order your ice melt; or, email Jean.Hilgers@tamacktrails.com with your request. We keep the salt on hand for sale throughout the winter.

Snow Plowing Procedures and New Contractor

Who Clears the Snow? After soliciting quotes and evaluating references the Maintenance Committee selected Maple Leaf as the new snow plowing contractor. Because Maple Leaf is doing everything for the first time and due to the complexity of Tamarack's streets & 320 individual driveways plowing may take a bit longer during the first few snow events. While Maple Leaf will be clearing the snow from the trails and driveways, Tamarack Staff will clear the snow from individual sidewalks and the snow left in front of each garage door.

When Does Plowing Start? Complete snow plowing is performed for snow events totaling 1" or more of snow and commences once the snow stops falling. The centers of the trails will be cleared after each accumulation of 5" of snow. For instance, in a 12" snow event the centers will be plowed twice (once at 5" and again when the snow depth reaches 10"). The plowing of the 320 individual driveways does not commence until the snowfall ends and the center of the street is cleared.

Exceptions: Regardless of the depth of the snow Tamarack Staff will plow and salt all of the hilly areas and hilly driveways as needed during a snow event. In a prolonged snow event we try to have all of the hilly areas plowed and salted by 4:00 p.m. so residents can get into their drives in the evening.

How Long Does the Plowing Take? Clearing the centers of the trails takes 1 to 2 hours. In a lighter snowfall (less than 6") all plowing is normally completed within five to six hours after the snow has stopped falling. For example, if the snow stops falling at 9 a.m. the plowing would be complete by 3 p.m. Seven to nine hours are required to clear 6" to 12" of snow from all drives and ten hours plus are required when there is more than one foot of snow. These time estimates are based on three Bobcats dedicated to Tamarack which has been the practice for the last twenty-two years.

What If I'm Missed or Need Help? If your walk or drive is missed or for any other snow removal related concerns please feel free to contact the office at 833-1615. If there is no answer at the office, call the emergency number at 242-1776 for assistance.

Roads and driveways are plowed each time the snow accumulation is more than one inch. In an emergency requiring immediate service call 242-1776.

Important Bobcat Safety -- Please be very careful when maneuvering around the Bobcats while they are plowing snow as the operators have limited visibility to the sides and rear of the machine. In the past there have been a few close calls, especially with resident pedestrians trying to walk behind the Bobcat. Please be sure that the Bobcat driver is aware of your presence prior to attempting to navigate passage behind them.

Individual Entry Walks - The Association removes snow from entry walks **once** after each accumulation of one inch or more. **Once the snow has been cleared, it is the resident's responsibility to maintain a safe walkway should ice form or in the event of an ice storm.** Residents with disabilities or special shoveling requests should contact the Association office for assistance.

Sand Barrels are placed throughout the community for your use and convenience. Please be sure to replace the lid after each use to keep the sand dry and in usable condition.

Recycling & the Terrace - We will try to keep an area open on the terraces for homeowners utilizing the city recycling program.

Parking and Snow Removal

Tamarack's parking policy requires residents to park their vehicles in their garage or in the driveway directly in front of the garage door. A variance is required to park in the extra parking areas on the smaller Trails and for parking on the Trails on Oak Creek, Cedar Creek and Pine Ridge.

We ask that cars are moved within 24 hours after a snowfall to allow for the plowing of guest areas and drives that are skipped if a vehicle was present during the initial plowing.

Event Calendar

Tue. Jan 10 Board Mtg 7:00 p.m.

Mon. Jan 23 ARB Mtg. 7:00 p.m.

Tue. Feb 7 Board Mtg 7:00 p.m.

Forever Fit Class

Your 2012 New Years Resolution:

Stay fit by taking Tamarack Club House

FOREVER FIT CLASSES

Stretch, tone, balance, & mild cardio work.

Equipment: bands, balls, weights, mats.

Starts: January 8 - May 9

Monday & Wednesday 4:00 - 4:45

We do a warm up, some light cardio, strength, balance, stretching, and fun, all to great music.

Contact Patti Sponem @ 831-6856

Fireplace Awareness

Please observe the following safety guidelines when using your fireplace:

1. Have your fireplace cleaned and inspected annually by a professional.
2. To prevent creosote buildup burn only seasoned hard woods (i.e. oak, maple, birch). Avoid softwoods such as pine and poplar. When purchasing wood look at the end of the log. The wood should have cracks in a spider web pattern to indicate it is fully seasoned.
3. Keep the fireplace screen closed at all times while the fire is burning.
4. Never go to sleep and leave an active fire unattended. Make sure all embers are extinguished.
5. Keep a working ABC type fire extinguisher near the fireplace.
6. Before starting a fire open the flue and burn a piece of paper in the fireplace. This will warm the air in the chimney and start it in motion to avoid smoke in the house when first lighting the kindling.

Roofing & Siding Project

Weekly updates appear on the Tamarack website (www.ttcsa.org). If you do not have access to the Internet the updates are also available on the club-house bulletin board.

A quick summary: The roofing is complete in Phases 1-3. Roofing will start in Phase 4 as soon as the snow melts next spring.

The siding is complete in Phases 1 and 2. Work is currently being completed in three of the Trails in Phase 3. We expect the siding to be completed in Phase 3 around January 7. To inspect for rotted wood siding removal will begin in Phase 4 in mid-February.

An approximate timetable for next year's work follows:

Phase 4 (March – May)

Phase 5 (June – mid August)

Phase 6 (mid August – September)

Phase 7 (early October)

The Maintenance Committee will be conducting an informational meeting for each Phase prior to the start of work next year. The meeting for Phase 4 will occur in February. Detailed notices for the meeting will be delivered in January.

2012 Budget & Assessments

The work on the 2012 Budget is complete and was approved by the Board at their November 1 meeting. The overall average monthly assessment increases from \$267 to \$300 next year. The table at the bottom of the page shows the average assessment and the highest & lowest assessment by Phase. As detailed in the full budget the large increase is primarily for one year to cover the cost of completed gutter and downspout replacement in all Tamarack homes. The assessments are projected to decrease by an average of \$20 per month next year (smaller homes will see a smaller decrease and larger homes will see a larger decrease). Copies of the complete budget package are available at the Clubhouse and on the Tamarack website (www.ttcsa.org).

	Phase	All	I	II	III	IV	V	VI	VII
2011 Average Assessment		\$267	\$264	\$270	\$239	\$304	\$272	\$234	\$280
2012 Average Assessment		\$300	\$296	\$301	\$267	\$341	\$308	\$266	\$319
Lowest Assessment		267	275	250	303	277	277	252	313
Highest Assessment		391	339	336	297	387	391	334	324

Winter Tips and Reminders

Garage Door Bottom Seal - Over the course of the winter please apply Vaseline or spray WD40 on the bottom weather seal of the garage door. This will help to prevent the rubber strip from adhering to the ice in the cold months ahead.

Winter Check List - As winter approaches a number of residents will be heading to a warmer climate. If you are leaving for an extended period, here is a checklist of things to remember.

- 1) Turn off the water at the water meter and open all faucets including the exterior spigot to release the vacuum and let the water drain out. If you are unsure of where your shut off is located please contact the maintenance department at 833-5445.
- 2) Turn the hot water heater to pilot.
- 3) Close all drains and put toilet lids down to prevent the evaporation of water from the traps. As added protection against frozen drain lines, put a little anti-freeze into each of the drains and toilet bowl.
- 4) Stop your mail delivery. Make arrangements to have your mail held at the post office or have it picked up daily by a neighbor. Do the same for newspaper delivery and any other scheduled deliveries.
- 5) Set heat back to desired temperature (Approximately 50F – 55F).
- 6) Close all window coverings, lock and secure all doors and windows.

- 7) Use light timers (two or more) for lights normally utilized during evening hours. Variable timers are preferred. Have neighbors check to make sure lights and timers are functioning properly.
- 8) Use a timer on a radio, but do not set to unusual volume.
- 9) Alert neighbors to watch for any deliveries either scheduled or unscheduled, e.g., papers, samples hanging on doorknob, etc.
- 10) Leave a phone number and address with the office or a neighbor so you can be reached in case of an emergency.
- 11) Leave your house key with a friend, neighbor, or the office.
- 12) Lock the door leading from the garage into the house.
- 13) Unplug or turn off your electric garage door opener.

There is a thermostatically controlled outlet made by Honeywell called the Winter Watchman that can be purchased for \$15.00. The resident would place a 75W yellow light bulb near a front window and plug it into the Winter Watchman. The Winter Watchman turns on the light if the temperature in the unit drops below 40 F. Then, any neighbors that see the light could notify the office so appropriate action could be taken to prevent further damage to the unit.

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Tamarack Trails Directory & Email Update Form

For new residents and any changes to existing listings. Return completed form to the Tamarack office by December 31st.

Name (as I would like it to appear in the 2012 Directory): _____

Address: _____ Phone: _____

Email: _____

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Tamarack Trails Salt Order Form

Please submit this form along with your payment to the Tamarack office.
The salt will be delivered to your doorstep the following day.

Address _____ Qty20 lb. Bag(s) @ \$5.00 = \$ _____

Qty _____ 12 lb. Shaker Container @ \$5.00 = \$ _____

Discussion Paper

Reconstitution of Architectural Review Board (ARB)

The Tamarack Board of Directors intends to move the adoption of the following resolution at its December, 2011 meeting with resident comment, discussion, and action thereon scheduled for the January, 2012 meeting.

RESOLVED:

Purpose

Tamarack Trails is a community of over 300 separate residential units. While the entire development has a well defined architectural theme, each unit is in fact unique, in both design and setting. Both the commonality of the architectural design, and the uniqueness and individuality of each unit are valued attributes of Tamarack and shall be recognized and protected. Tamarack seeks to preserve the basic architectural theme of the development while encouraging the freedom of individual owners to customize and use their units so as to reflect personal tastes and needs, and thereby enhance enjoyment of their personal residences. The natural tension between these two ideals was deemed so important that Tamarack's by-laws create an ARB as a standing committee of the Board of Directors and specifies its duty is "to regulate the external design, appearance, location and maintenance of the Property and of improvements thereon".

The ARB carries out this responsibility with an attitude of respect toward both individual project applicants and the interests of the community as a whole by carrying out four activities:

1. maintaining a Book of Standards, including covenants, policy statements, operating principles, project review processes, and violation procedures, all functioning as a guide for ARB activities;
2. providing ongoing education of the community regarding the above;
3. reviewing and approving individual improvement projects, giving due regard to the value of both goals described above, and assisting individual applicants through the process, as needed;
4. appropriately addressing violations as such are made known to them, both through resident complaints and by periodic viewing.

Structure

The ARB consists of five members who are residents and who are not members of the Board of Directors. Terms of service are for two years and may be renewed once. ARB members are appointed by the Association President in consultation with the ARB Chairperson. The ARB Chairperson attends regularly scheduled Board of Directors meetings and makes a monthly report on behalf of the ARB. With input from the ARB, the Board of Directors will retain a professional architect to advise the ARB.

Transition Procedure

Upon adoption of this motion, the current ARB shall be deemed dissolved, and as soon as practicable thereafter, the ARB shall be reconstituted by appointment of the five new members by the Association President from those qualified owners (including members of the current ARB) willing to serve.

December 6, 2011

Tamarack Trails Board of Directors