

The Good Life...

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Please Remove Trellises and Plaques From the Building

After the recent Architectural Review Board (ARB) tour it was noted that several homeowners have installed trellises or affixed plaques to the building. All of these items will need to be removed prior to the siding being replaced. Per Tamarack's Policies no item is to be affixed to the building or structure without prior approval. Once the new siding is installed residents should not place any screws or nails through the new siding. The ARB will review and discuss acceptable guidelines for the size, style and installation method for trellises and/or small plaques over the winter months. Guidelines will be published next spring.

Roofing & Siding Project

The roofing is complete in Phase 1 and work started in Phase 2 last week. The siding is being completed one to two weeks after the roofing is complete. Gutter and chimney cap replacement is then performed after the siding replacement is complete. Detailed notices which include a preliminary schedule are delivered directly to homeowners about three weeks prior to the beginning of work in their Trail.

In order to keep residents abreast of schedule changes and project details a weekly update will be posted on the website (www.ttcsa.org) and on the Clubhouse bulletin board. Weekly update will be posted every Friday afternoon.

Architectural Review Board Entry Railings

TT residences may have entry railings constructed at their residence for safety and or health reasons. Examples of ARB approved entry railings are shown in the ARB Book of Standards Supplement available at the TT Office.

Approval Procedures –

Once a resident has selected their choice for an entry railing from the approved examples shown in the Book-of Standards Supplement, the resident is to inform the TT Office and ask them to contact a member of the ARB Review Committee. This committee is responsible for expediting approval of an entry railing that is needed for health and or safety reasons. A member of the Review Committee will then make a site visit of the residence seeking the entry railing. Following this the Review Committee will make a decision regarding approval of the project. The Review Committee will consult with the resident to resolve any problems that may arise before final approval is given. Once the new entry railing is in place, a member of the Review Committee will make a site visit to review the completed project.

By the Architectural Review Board

2012 Budget Overview

(hearing Tuesday, October 18)

At the July 13 Special Meeting at the Lussier Center a significant number of residents indicated that Tamarack should increase the fees as necessary to maintain an adequate Reserve Fund (near \$240,000 at the end of 2012). In a second opinion poll a strong majority of residents (68 to 11) favored replacing all of the gutters in conjunction with the roofing and siding replacement.

At the August Finance Committee meeting the consensus was to develop the budget to include com-

Meeting Calendar

Tue. Oct 18 Maint Comm Mtg. 4:00 p.m.
Tue. Oct 18 Budget Hearing. 6:30 p.m.
Mon. Oct 24 ARB Mtg. 7:00 p.m.
Tue. Nov 1 Board Mtg 7:00 p.m.
Tue. Nov 22 Maint Comm Mtg. 4:00 p.m.

plete gutter replacement while keeping the projected Reserve Fund over \$200,000 at the end of 2012. The 2012 Budget was prepared with these goals in mind and is summarized as follows.

A slight decrease in operating expenses, reducing the trim replacement estimate, moving a sizable project from 2011 to 2013, combined with a significant increase in reserve assessments achieves the goals laid out by the Finance Committee.

The 2012 Budget includes a 2.1% decrease in operating expenses (approx. \$4 less/month/household). The majority of this savings was achieved by performing a significant portion of the landscaping tasks with our in-house staff.

To fund the complete replacement of all gutters and the necessary trim and rotted wood replacement being performed in conjunction with the re-siding project, the reserve assessment increases by \$37/month on average. When combined with the \$4 decrease in operating costs the monthly assessments will increase by \$33/month on average next year. This increase will vary based on the size of each home. This significant increase will remain in place for one year and assessments are projected to decrease by \$19 in 2013 and by an additional \$11 in 2015.

The necessary maintenance being performed along with the roofing/siding replacement remains the same as outlined in the June 20th Special Report to the membership with the following changes. We are finding slightly less hidden rotted wood than expected and the estimated total for rotted wood repairs was reduced by \$27,000. The replacement of the gutters in Phases 4, 5 and 6 were added to the project at an estimated cost of \$170,000. If not replaced now, the gutters would need to be replaced in the very near future at an estimated cost of \$210,000.

Another significant change in the 2012 Budget is a modified and accelerated trim painting schedule. The siding removal is chipping some of the edges on the wood trim. Extra trim replacement is leaving new boards only with a primer coat waiting to be painted. Finally, the trim just looks tired adjacent to the new siding and J-channel. The following accelerated painting schedule is proposed for the next three years.

2012 - All trim in Phase 1 & 2 and the fronts of Phase 3, 4 and 5 (\$61,000), 2013 - All trim in Phase 6, the sides/backs in Phase 3 & half of Phase 4 (\$46,000) and in 2014 - Trim at the sides/backs in half of Phase 4 & Phase 5 (\$46,000).

Projects on the Horizon:

In addition to the major home improvements, asphalt replacement begins with the clubhouse parking lot in the year 2014. The asphalt in Phase 1 – 6 will be replaced between 2014 and 2023 at a projected total cost of \$900,000.

In past budgets the rebuilding/renovation of the swimming pool was not funded. As a gradual step towards funding this work a \$100,000 projected expense is included in the year 2022.

The 2012 Budget will be reviewed Tuesday, October 18, 2011 @ 6:30 p.m. in the upper level of the Clubhouse. Homeowners with questions or concerns regarding the budget can express them at the meeting. All residents are welcome to attend and share in the discussion. Copies of the 2012 Budget are currently available on the website and at the Clubhouse bulletin board.

The Board of Directors will review and act on the 2012 Budget at their November 1st meeting.

Pink Ribbons and the EAB

I'm sure many of you have noticed a pink ribbon on ash trees in numerous locations throughout the community. The pink ribbons identify ash trees that were adopted by Tamarack homeowners and were recently treated against the Emerald Ash Borer. The following homeowners signed up for the Adopt-An-Ash Tree program:

- Betty Lizik ----- 26 Oak Creek Trail
- Ross Menard ----- 40 Oak Creek Trail
- Kim Marsh ----- 71 Oak Creek Trail
- Julie Hayward ----- 46 Oak Creek Trail
- Randy Finet----- 13 Sugar Maple Trail
- Lyndon Clemens ----- 44 Oak Creek Trail
- John Heim ----- 16 Bayberry Trail
- George Seyfarth ----- 51 Oak Creek Trail
- Ron Shaw ----- 42 Oak Creek Trail
- Peter Barton ----- 77 Oak Creek Trail
- Bob Lenburg----- 7306 Cedar Creek Trail
- Eileen Smith ----- 62 Oak Creek Trail

On behalf of Tamarack's Maintenance Committee we thank these residents for participating in this program. The program will be run again in the spring for any other interested residents.

Seasonal Reminders

Leaf Cleanup and Fall Perennial Care

As a clarification The Brickman Group is responsible for conducting a fall leaf cleanup. Per Tamarack policy the homeowner is responsible for the care and maintenance of perennial beds.

Leaf Cleanup – From mid October through November 1st leaf cleanup will be conducted weekly from driveways, entryways and patios. Starting November 2nd full-scale leaf cleanup will begin including the foundation planting areas near the homes. In order to facilitate this cleanup we ask that all perennials be cut back as appropriate prior to this time. Fall leaf clean up will not be conducted in areas where standing perennial beds still exist. If you need assistance in cutting back your perennial bed please fill out a written request at the Tamarack Clubhouse or online at www.ttcsa.org. Perennial maintenance will be performed at the rate of \$25/hour and invoiced to the homeowner after the work is complete.

Perennial Maintenance - Perennials perhaps more than any other group of plants offer an infinitely rich palette of color, form, fragrance, and texture. There are perennials suitable for almost every area of the landscape ranging in size, style and aesthetics. However, autumn is the season when proper maintenance practices are required to ensure health, vitality and survivability of these important landscape plants.

A perennial care chart with additional information is available at the Clubhouse bulletin board. Brickman is asking that all perennials that do not provide winter interest be cared for as follows in preparation for fall leaf cleanup:

- At the end of the flowering period, cut down all top growth to the ground level or base of the plant and remove any dead or faded leaves and stems.
- The plant material could then be left in neat piles and Brickman crew members will pick up and dispose of them.
- The top growth of newly planted perennials can be left in place until early spring since it offers the dormant crown some protection from the winter elements.
- This is also an appropriate time to transplant perennials that may have been grown in pots for the season. By transplanting them to select landscape beds they would better survive winter due

to the limited amount of soil, nutrients and water in many pots.

- Some perennial plants such as sedums, astilbes and grasses often provide seasonal interest during the winter months and often provide significance to a snow covered landscape with their brown dried foliage and flower heads.

School of Hope Tutoring

Schools of Hope at the high school level offers free supplemental instruction in literacy and math, through tutoring, provided by trained community volunteers, who assist students in building academic skills and learning strategies that will enable them to succeed in high school and beyond. Tutors meet one-on-one with students, at least one hour per week. Sessions occur at Memorial High School (on the corner of Mineral Point and Gammon) Monday-Friday before, during and after school.

If you are interested in becoming a tutor for Memorial High School, please contact Allie McManus (amcmanus@ulqm.org or 608-442-2329).

Thanks for your help!

Alicia Ashman Branch Library Book Sale

Used Book Sale: Friends of Alicia Ashman Library, Thursday to Saturday, October 27, 28, & 29, 2011 at the Library. Pre-sale Thursday, 5:00 to 8:00 pm. Friends only (may join that night \$5.00/individual, \$10.00/family).

Public sale Friday, 9:30 am to 7:00pm and Saturday, 9:30 am to 3:00 pm. Bag sale 1:00 pm to 3:00 pm Saturday - \$5 a bag, our bags only. Donate books at the library reference desk at any time; or, to schedule a pickup, contact Jack Hass at 829-3451. Please, no textbooks or magazines. To join Friends, contact Jane Kessenich at 836-8429.

Guidelines for Tamarack Book Exchange

We have started a book exchange at the Tamarack Clubhouse. Residents can contribute small quantities of books or current magazines. Donations can be dropped off in the bin just to the left of the office door.

1. Exchange items include current magazines and books (fiction, non-fiction, soft or hard cover)
2. Items available to Tamarack residents only
3. Residents should bring one item to exchange for any item they want to take
4. All items become the property of the Exchange
5. Exchange has the right to dispose of any items in bad condition or out-dated
6. Records will not be kept for items exchanged (e.g., it is not a library)
7. Items should be checked on a regular basis by a committee representative
8. Location will be to the left of the office in the Clubhouse
9. Hours for the Exchange will be the same as the Tamarack office hours

Recreation Activities Committee

Social Activities

RAC Events – The following events are planned for the remainder of this year. **Please mark your calendars.** All events will be held at the Tamarack Clubhouse unless otherwise noted.

Event Calendar

Fall Potluck

Sunday, October 30

5:00 p.m. to 7:00 p.m.

RSVP to Carol Prugh at 203-5035

or Jan Haasl at 203-6645 by

Sunday, October 23.

Please direct any questions you may have to Carol or Jan.

Attendees should bring a dish to share (for 6-8) in addition to their own plates, utensils and napkins.

Decaf coffee and tea will be provided.

If you desire, you can bring your own beverages.

Holiday Party

Thursday, December 8

6:00 p.m. to 8:30 p.m.

Details will accompany the November/December Good Life