

The Good Life...

--- Published by Tamarack Trails Community Services Association ---
(608) 833-1615 – www.tamaracktrails.com / Office Hours M, W, TH, F 9 am- 4 pm, Tuesday 8:30 am - 5:30 pm

October 2018

In This Issue

Finance & Maintenance
Committee News
Grounds & Maintenance Update

Meeting Calendar

Meetings are open to all residents.

Finance Committee

Wednesday, October 24 - 4:00 pm
Wednesday, November 28 - 4:00 pm

Architectural Review Board

Wednesday, October 3 – 7:00 pm
Wednesday, November 7- 7:00 pm

ARB does not meet in December

Maintenance Committee

Tuesday, October 9 - 4:00 pm
Tuesday, November 6 – 4:00 pm

Board of Directors

Tuesday, October 16 - 6:30 pm
Tuesday, November 20 – 6:30 pm

Annual Meeting

Monday, October 22 - 7:00 pm

Event Calendar

Please mark your calendars

Tamarack Bridge
Wednesdays from 6:30-10:00 pm

Holiday Party December 6th

OFFICE HOURS

M, W, TH, F hours:

9 am – 4 pm

Tuesday
8:30 a.m. – 5:30 p.m.

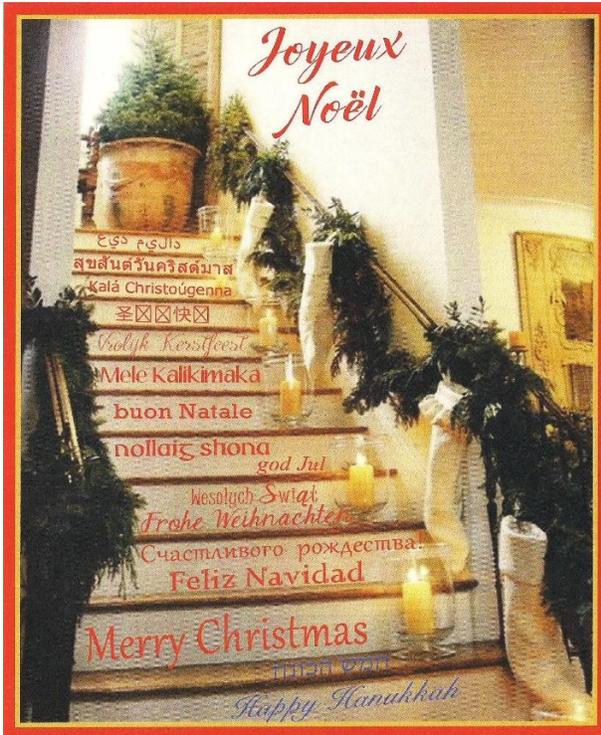
Current News

Recruiting for Human Resources & Finance Committees

Tamarack's Human Resources Committee is in need of a volunteer. This committee, composed of 5 members, typically meets three to four times per year. Members of the committee discuss and make recommendations regarding staff salaries, benefits, as well as rules and regulations pertaining to staff. From time to time, the committee may be asked to assist in resolving staff issues. Some HR or supervisory experience is helpful, but not required. Please contact Janet Hirsch at jhirsch@midplains.net for further information or to volunteer.

Tamarack's Finance Committee is recruiting two new committee members in 2019. The committee currently meets 9 to 10 months of the year (February through October or November). In 2018 we met on the fourth Wednesday of the month from 4 to 5:30 p.m. We will agree on the 2019 meeting date/time at our final meeting in 2018. We are especially interested in recruiting committee members who are familiar with budgeting, reading and interpreting balance sheets, financial statements and spreadsheets and, most importantly, who are open to and willing to represent and support the financial needs of the entire Tamarack community. If you would be interested in serving on the Finance Committee, please send an email to prudystewart@tds.net to let her know of your interest and how you believe you can contribute to the committee.

Activities & Events
Seasonal Reminders & Projects



TAMARACK HOLIDAY PARTY

**THURSDAY,
DECEMBER 6, 2018
6:30PM – 8:30PM**

Bring an appetizer or a dessert
to share

Beverages - beer, wine and
soda will be provided

Forever Fit Fitness Class at Tamarack



Monday & Wednesday 4:00-4:45 - from Oct. 1 - Jan. 2
(No class Nov. 12, 14, Dec. 24, 31, Jan 1)

Testimonial: "Forever Fit exercise class is a fun, affordable way to get or stay in shape. Patti always makes class fun but varied. We use exercise balls, weights, mats and stretchy bands. It's a great way to improve one's strength, fitness, flexibility and balance. Join us!" Jan Haas!



Payment due by September 1 - \$69.00

Please call Patti Sponem - 279-3149 or Email: psponem@gmail.com

Pool Season – 2018

Another successful pool season ended on Sunday, September 23, 2018, with a festive potluck dinner. With boiler problems during the final several weeks, we struggled to keep the water temperature from dropping. Equipment repairs are being scheduled during the winter months.

A special thank you to the residents who showed up night after night to cover the pool: Marguerite Cronin, LeAnn, and Tom Ferris, Janet Hirsch, Jean MacCubbin, Linnea Minter, Brian Shore, Rosemary Stenback, Nina Winston, Mary Young. Your work was appreciated.

Grounds Update

The landscapers are finishing up on concrete and blacktop backfill. We are done mulching Cedar Creek and moving on to Pine Ridge. We are pruning evergreens as we go and any shrubs hanging over sidewalks. We are also working thru water and grading concerns from the August flood. Thanks for all the help from the volunteers weeding. I will be putting preemergent down to help with the weeds for next year.

Angie Swan – Landscape Superintendent

Maintenance Update

Tim is working on trim and the occasional interior requests. Mitch is finishing fences, post lights, the occasional interior request. I am working on leaking roofs and will probably continue to do so until it freezes. Still watching the leaves for a Tamarack wide gutter cleaning.

Josh Ostertag – Maintenance Superintendent

Board and Committee Business

Maintenance Committee

The Maintenance Committee has completed our work on the 2019 maintenance budget and forwarded our and the staff's recommendations and priorities to the Finance Committee for action. Many of you were at the budget hearing and heard about all the demands of the property for the upcoming year. Water and drainage issues lead the pack and an engineering study will hopefully supply us with some answers. As you can imagine staff has been inundated with work resulting from the flooding in addition to their normal workload and we appreciate your patience as things get worked through. We are fortunate to have 2 outstanding superintendents and staff members (not forgetting Jean and all the extra work she has picked up recently) here at Tamarack and on behalf of the MC I would like to thank them for the great work they do for us.

I would also like to remind residents to please put your work orders in through the process that is set up. This helps ensure all work orders are documented and fairly taken in turn. Also, because the staff is so busy if you have a personal work order (one we would bill for) and it is time sensitive, hiring an outside handy person may be the best option as we cannot make any guarantees as to when, or even if those types of requests can be completed.

Budget Hearing

Approximately 40 Tamarack residents braved the elements to attend the October 1st Budget Hearing. Andy Owca, Association Treasurer, presented an overview of the significant changes in the 2019 Budget and answered specific questions relating to what has been proposed. Over the past several years, the Association's budget has increased by an average of 3.4% annually, or just over \$10.00 per household per month. In 2019, the proposed budget will increase by about 7% or \$21.50 per household per month. The ad hoc Budget Committee that drafted the 2019 Budget recognized that this would come as a jolt to many owners. However, the committee believes the increase is necessary to attend to some issues that demand our attention. The primary concern relates to drainage. The heavy rains encountered recently have

made it evident that the entire property needs to be evaluated in order for us to properly address what needs to be done to prevent flooding on the property including water in owners' basements.

Most of those present at the hearing supported the drainage study and the Reserve Assessment Study which is intended to confirm that our long-range budget correctly identifies the dates when funds need to be allocated for major capital improvements (e.g., roofs).

There was some discussion of the idea of issuing special assessments to pay for capital improvements versus raising the monthly fee to cover those costs. Some in attendance favor special assessments while others do not so this may be a topic that deserves a broader discussion. The history of Tamarack is that we have rarely done special assessments and those few that have occurred have been for less than \$200.00.

At the same time, it was pointed out that we must be cognizant of our average monthly assessment (AMA) as it relates to the overall value of the average sale price of a Tamarack property. If the AMA is too high, some prospective buyers will think the property value is not worth the monthly fee. At the same time, we also heard from owners present at the meeting that their experience has been that prospective buyers are not interested in properties that are anticipating a special assessment.

One resident mentioned near the close of the meeting that since 2012, her unit has benefitted from a new roof, new siding, new asphalt on the driveway and several new plantings and trees, all paid for by the Association.

Tamarack News and Tidbits

Annual Meeting - October 22nd

The Annual Meeting of Members and Election of Directors is scheduled for Monday, October 22, 2017 at 7:00 pm at the High Point Church, 7702 Old Sauk Road. The Annual Meeting is open to all Tamarack Homeowners. The final agenda, proxy, and a ballot with information about voting procedures will be distributed to all residents two weeks prior to the meeting.

FOOD PANTRY UPDATE

Many thanks to Sybil Letzing for her years of coordinating the Tamarack Trails Lussier Food Pantry. Whether at Tamarack Trails or far away, she always kept us well informed.

Lussier has provided a list of items that are always needed: hearty soups, spaghetti or noodles, spaghetti sauce, tuna, beans, cereal, canned fruit, juice, toilet paper. Other items are always welcome.

Keep it simple....add items to your shopping list today, drop them off at the cart by the TT office on your way home from shopping and leave with a smile knowing you've helped a family in need.

Dee Seyfarth - Tamarack Trails Lussier Food Pantry Coordinator

2018 General Election

Tuesday, November 6, 2018

Find a complete sample ballot for your address at <https://MyVote.wi.gov>. This election includes two referenda:

Dane County Referendum - Question I

Should the state legislature protect residential property taxpayers by preventing commercial and manufacturing property owners from using tax loopholes to shift the tax burden to homeowners?

Dane County Referendum - Question II

Should marijuana be legalized, taxed and regulated in the same manner as alcohol for adults 21 years of age or older?

In-Person Absentee Voting Hours at Madison Libraries

You will need to present your ID to receive an absentee ballot. If you are not already registered to vote at your current address, you may register to vote, with proof of residence, at any absentee voting location.

Alicia Ashman Library
733 N High Point Road

October 15 - November 3, 2018

9 a.m. to 8:30 p.m. Monday through Friday

9 a.m. to 4:30 p.m. Saturday (*pre-registered voters only on November 3)