

The Good Life...

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

September 2018

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Architectural Review Board, Finance
& Maintenance
Committee News

Grounds & Maintenance Update

Meeting Calendar

Meetings are open to all residents.

Finance Committee

September 26 - 4:00 pm

Architectural Review Board

Wednesday, October 3 - 7:00 pm

Maintenance Committee

Tuesday, September 13 - 4:00 pm

Board of Directors

Tuesday, September 18 - 6:30 pm

Event Calendar

Please mark your calendars

Tamarack Bridge

Wednesdays from 6:30-10:00 pm

*Save the date for the
Pool Party!!*

September 16, 2018 at 5 pm

*Holiday party
December 6th*

NEW OFFICE HOURS

Now Open on **Tuesday's**
8:30 a.m. – 5:30 p.m.

M, W, TH, F hours:

9 am – 4 pm

Current News

West Place Update-Signs Approved

Progress at West Place continues to move forward. The proposed signs for the development were submitted to the Urban Design Commission for a Comprehensive Design Review on August 22, 2018 and approved. Thanks to Christina Finet, Janet Hirsch and Caryl Terrell who were able to attend the UDC meeting and present our concerns.

Sign Art Studio in Mount Horeb presented the new sign package. The majority of the signs will be ground signs which will identify the tenants and direct people through the site. A lighted Navitus sign will be placed above the roof line on the equipment screening; it will be visible from the Beltline.

The lighted Lumicera sign will be on the east face of their building. It will reflect their new identity and logo.

At the requirement of the City of Madison, the new streets inside the development needed new names. The traffic lanes adjacent to the Navitus buildings will be called Integrity Drive. The section near the restaurants is named Sligo Drive.

Tamarack Trails West Place Workgroup

Volunteer Needed

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.

Additional Volunteer's for weeding still needed! We can still use more hands, so if you are able and willing to weed, please contact the office or email angie.swan@tamaracktrails.com to sign up. This is a Friday morning work group.

The Survey Results Are In

The results of the 2018 Level of Service Survey have been compiled and we'd like to share some of the resident's preferences relating to services and corresponding monthly assessments. Of the 320 households who received the survey, only 100 or approximately 1/3 of the households returned the survey. We were hoping for a better return rate as the Association Manager, Board Treasurer and the Finance Committee rely on owner views to develop the annual budget.

One third of the respondents did not indicate the Phase where they reside. For example, there were no responses indicated as being from Phase 7, Millstone, and there were less than 10 responses indicated as being from Phase 6, Tree Ln.

The survey indicated the following preferences regarding levels of service and fees.

- | | |
|--|---------------|
| 1. Landscaping and snow removal | 65% no change |
| 2. Building Maintenance and operations | 73% no change |
| 3. Major Replacements | 79% no change |
| 4. Management and Administration | 86% no change |
| 5. Amenities | 79% no change |

How should this data be used in creating future budgets? The data above strongly suggest that owners **prefer both the current level of services and the current regular assessment level (an average of 3.4% over the past several years).**

This contrasts with **owner comments for increased levels of service** received at Board and Committee meetings. A 3.4% increase is difficult to manage when both **labor and materials costs are rising, as are the costs of property insurance and contracted services (e.g., asphalt, concrete).** In addition, we want to keep good employees and must compete in the labor market for reliable, skilled staff while the Dane County economy is booming and the contractors upon whom we depend are much in demand.

It is clear that Tamarack is at a stage where **we must plan to fund major projects** such as drainage remediation, sewerage and the pool. This requires building substantial financial reserves. The need for significant reserves has also been made clear **by recent extraordinary weather events that require immediate unplanned expenditures.**

Some revenues may result from **investments**, if we resolve to support good investment practices. We are optimistic about savings resulting from more efficient methods. Yet, inevitably, **the greatest portion of our revenues results from our annual general assessments.**

The Tamarack Restated Declaration of Covenants and Restrictions, at Article IV Section.3. (d), limits the Board's authority to increase the annual general assessment to 10%. (A greater increase requires a two-thirds majority of voting owners.) In recent years annual increases have averaged 3.4%.

Article IV of the Restated Declaration also provides authority for specified special assessments. The Board may levy special one-time assessments directed at particular phases and improvements. However, it has been a matter of some importance to Tamarack's position in the housing market that such assessments have rarely occurred and have been quite small.

So, the Association is faced with a dilemma as there are undeniable financial realities such as rising costs and pressing needs while, many, if not most, owners have indicated a preference that assessments and services remain at their current levels.

Assessments that rise at the previous average rate (3.4%) can no longer maintain current service and maintenance levels. Moreover, we believe we are obliged to provide for unplanned events and future owners, as we have benefitted from our predecessors. We believe that it is a false economy to “paper over” needed measures.

If we want our grounds and our homes to continue to reflect the place that each of us bought, we must take care of our aging buildings and property. **We hope that you will understand the challenges that Tamarack confronts in the upcoming budget year and continue to support the entire community and its future.**

Our Budget decisions are very demanding this year. Should the Budget reflect meeting the demands we are faced with or what the survey results indicate? Your opportunity to hear the Budget Proposal from the Finance Committee is **Monday, Oct. 1 at 7 p.m.** The Finance Committee welcomes you input on the budget.

Activities & Events **Seasonal Reminders & Projects**

Tamarack Pool Party!



Sunday, September 16, 2018

From: 5:00 – 8:00 pm

Enjoy live music, tasty food and meet new residents at the Pool Party.

Meal includes your choice of the following hot sandwiches: Rib Eye Steak, BBQ Pork, Marinated Chicken Breast or Vegetarian Burger plus potato salad, coleslaw, fruit salad, lettuce, onion, tomato, condiments, lemonade, iced tea, and dessert.

Wine and beer will be included.

Reservations required. **RSVP by Sept. 13th.**

Reservation Forms are available at the clubhouse.

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

Wednesday Bridge at Tamarack

A Duplicate Bridge Game Open to All Interested Players!

An ACBL (American Contract Bridge League) sanctioned game will award masterpoints for winners in each ability level.

Meeting: Every Wednesday evening from 6:30 – 10:00 p.m.

Location: Tamarack Club House - 110 S. Westfield Road

Director: Marge Morgan - Call: (608) 514-9025 or email: BridgeatTamarack@gmail.com



Grounds Update

The landscape crew has been down a few hands and with all the historic rain and drainage issues we are behind in schedule. The good news is, we just hired 1 landscaper to join our team and he starts on Tuesday. In addition, TJ, is coming back to work on Friday's. We are still working on completing the mulching in Cedar creek and Pine Ridge is next. As we go, we are pruning evergreens and will get all evergreens pruned before winter hits. Also, we are fitting in the fall plantings as we go.

Josh and I plan to tag team the backfill areas around the new concrete and blacktop as soon as it dries out a little. We appreciate everyone's patience this season.

I am very thankful for the help of our 3 volunteers assisting with weeding! We can still use more hands, so if you are able and willing to weed, please contact the office or email me direct at – angie.swan@tamaracktrails.com to sign up. This is a Friday morning work group.

Angie Swan – Landscape Superintendent

Maintenance Update

With the historic rains we encountered in August, the maintenance staff have been busy addressing the many water issues, including gutter cleanings, downspout diversion and window well covers.

Tim finished the siding list from the hail damage and is continuing trim replacement. Mitch finished phase 2 fence prep., gutter cleanings, among many other things. Ryan is still working on the paint list and deck rails. The asphalt work is coming to an end and concrete for this year is complete. This month we will be closing the pool, working on trim replacement, continuing painting on the deck and paint list, along with possibly starting fall gutter cleanings. Victor and the house painters are done in phase 2 and moved on to Pin Oak. They will be working their way south until we run out of funds.

Josh Ostertag – Maintenance Superintendent

Tamarack News and Tidbits

Water, Water Everywhere

Dane and surrounding counties, the city of Madison, and Tamarack Trails have been impacted by the historic 24-hour rainfall event of August 20-21 and the following smaller rains. Water has seeped and poured into some units; water has created fast moving streams in and around our homes; streets have been flooded; we've learned that water has a mind of its own and will take the route of least resistance.

On Tues. August 27th the Tamarack Board of Directors scheduled a short meeting to hear about how homeowners were impacted by the storm and asked for volunteers to work on an ad hoc Stormwater Group. Our area was platted beginning in 1974 and rains that we've experienced lately were not the norm back then. Our infrastructure was not designed to handle or efficiently move water through the development and on to Sauk Creek and city storm sewers. At this meeting residents shared photos of the rains' impact as well as stories of where their units were taking in water and their losses.

We hope to work with staff, maintenance and grounds, and residents who could bring to the table some expertise in stormwater management, best practices or even knowledgeable about incremental steps they may have taken to divert water away from structures.

About 10 residents to date have signed up and we are looking for more who can assist in brainstorming solutions, both large and small, which could help Tamarack in the long term. Please email Jean MacCubbin of your interest to serve on a short-term ad hoc group: citizenjean2@gmail.com, so that a first meeting could be convened.

POOL HOURS

Tuesday, September 4 through Sunday, September 23, 2018

Sunday	Monday - Friday	Saturday
10:00am-7:00pm	2:00pm – 7:00pm	10:00am-7:00pm

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.

Group Furnace Inspections

We are working on a group furnace inspection for Tamarack residents. RA Heating will perform a furnace cleaning/yearly inspection for a discounted rate. The rate depends on the number of homeowners that sign up. A minimum of 10 residents must sign up for this offering to move forward. If 10 to 20 residents sign up the rate will be \$95+tax per inspection (21+ homes \$90+tax). Price does not include highly efficient filters. If interested in participating, please email Jean.Hilgers@tamaracktrails.com or contact the Tamarack office at 833-1615.