

The Good Life...

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(608) 833-1615 – www.tamaracktrails.com / Office Hours M - F 9 am- 4 pm, or by Appointment

March 2019

In This Issue

ARB Committee News
Finance Committee News
Welcome Committee News
Board Appoints – Amy Kell
Grounds Update
Maintenance Update
NEWS
2019 Budget Correction
UPDATE Directory Listing
AppFolio Update

Meeting Calendar

Meetings are open to all residents.

Finance Committee

Wednesday, March 27 – 4:00 pm

Architectural Review Board

Wednesday, April 3 – 7:00 pm

Maintenance Committee

Tuesday, April 2 – 4:30 pm

Board of Directors

Tuesday, March 19 – 6:30 pm
Tuesday, April 16 – 6:30 pm

Welcoming Committee

Monday, May 6, - 1030 am

Event Calendar

Please mark your calendars

Spring Brunch

Saturday, April 27 from 11 – 1:00 pm

Tamarack Bridge

Wednesdays from 6:30-10:00 pm

OFFICE HOURS

Mon-Fri
9 am – 4 pm
Or by appointment

Current News

West Place Restaurants

What is the small one-story building that is going up on the northwest corner of Gammon and Mineral Point Road? We know that you have been wondering.

It will house two restaurants....Zupa's and Mod Pizza..., which are planning to open in spring.

Café Zupa currently has a location on Greenway Boulevard. They serve house-made soups, salads and sandwiches.

Mod Pizza has two other locations in Madison. They are known for their superfast artisan-style pizzas. In addition, they will have salads and more.

Future plans are to build out the corner with a second freestanding building. It will house a third restaurant.

March meetings re: Capri Senior Communities

Two meetings will be held in March regarding preliminary design of a Capri Senior Communities residential development at 7403 Tree Lane, adjoining Tamarack's eastern border.

The first meeting, **Wednesday, March 13**, is with the Urban Development Commission to review preliminary design of the development. The meeting is at 4:30 pm at the Madison Municipal Building, 215 Martin Luther King, Jr. Blvd. Room 153. Members of Tamarack's Capri committee will attend to provide neighborhood input on the design.

The second meeting, **Monday, March 18**, is a presentation of the proposed Capri Senior Communities, organized by Ald. Paul Skidmore. The developers will share designs of their project, including site plans and building designs. The meeting will be held from 5:30-7 pm at High Point Church, 7702 Old Sauk Road. All are welcome.

Capri Senior Communities is proposing a senior living development consisting of 175 units: 143 independent living units, and approximately 32 memory-care or assisting living units. The ~17,000 square foot common area will also contain a café and bistro, coffee shop, and wellness center for residents.

Additional meetings with the city are planned in April, May, and June for next steps in the approval process.

Mayoral Candidate Debate

The event is free and open to the public.

Isthmus, WORT FM, Capitol Neighborhoods, Inc., Downtown Madison, Inc., and The Progressive are sponsoring a mayoral candidate debate between Satya Rhodes-Conway and incumbent Mayor Paul Soglin.

- Location: Madison Central Library, 201 W. Mifflin St., in the 3rd floor community room.
- Monday, March 18th, 7-8:30 p.m.
- Isthmus will be streaming the event on Facebook and WORT will be broadcasting the event live on the radio at 89.9FM.

You can also join the conversation on Twitter using #MadisonMayor. The debate will be moderated by Dylan Brogan of Isthmus, with questions posed by Isthmus Editor Judy Davidoff, WORT FM News Director Molly Stentz, and The Progressive Editor Bill Lueders.

You are invited to submit potential questions to the moderators at this website:

<https://isthmus.com/news/news/sample-questions-for-mayor/>

The Spring Election is on Tuesday, April 2, 2019.

Safety Meeting at Tamarack

On February 11th, approximately 30 Tamarack neighbors attended our Safety Meeting. Captain Tim Patton and Patrol Officer Lisa Wedekind from the West District office of the Madison Police Department joined us to answer our questions.

The Westside has seen an increase in the number of calls for service. Residents noted that they have often seen police cars parked at various locations along Tree Lane.

Alder Paul Skidmore updated us on initiatives that are being put in place to improve safety at the Tree Lane Apartments at the other end of Tree Lane.

To help reduce the number of incidents, we can all be alert.

Lock your doors when you leave the house.

Keep your car in the garage. Don't leave your keys, key fob or anything of value in the car. Call your neighbors, if you see that their garage door has been left open.

Dog walkers: lock your house, close the garage door and take a flashlight.

If you see something, say something.

DIAL 911 for emergencies, or if a crime is in progress.

255-2345 Non-emergency dispatch center.

MPD Online Citizen Self-reporting System. If you have insurance coverage, this will assist you in filing an insurance claim.

Let's all work together to keep our neighborhood safe.



Sign up for the Spring Brunch as soon as you can. We are limiting the number of residents to 35 in order that everyone has a comfortable and enjoyable experience.

In the past it has been overcrowded and frustrating. Spring is coming and we are ready to celebrate.

The Resident Activities Committee arranged a
**Tour and Lunch at Oakwood Village University Woods,
April 24 at 10:30** for Tamarack Residents
**A maximum number of 20 is invited to tour the nature preserve.
Make your reservation with Jean at the Tamarack office soon to reserve your spot.**

The Nature Preserve Tour

Offered at Oakwood Village University Woods, Mineral Point Road. This walking tour is about an hour in length over both paved and chipped trails. Mostly level terrain. The tour guide is very knowledgeable and takes people on a leisurely pace. There are benches along the way for those who do not wish to walk the entire tour. People can also visit and rest in various places outside or indoors in the restaurant. The nine-acre Nature Preserve shows evidence of its geological history most notably by its glacial kettle, which was formed when large buried chunks of ice left by the glacier melted. A vernal pond appears each Spring in the kettle. Great horned owls, red-tailed hawks, mallards, blue herons, and all sorts of small mammals make the Nature Preserve their home. A group of Oakwood residents and other volunteers are active in planting native species and eradicating invasive species to ensure the integrity of the Nature Preserve for many generations to come. There's so much to learn about this hidden treasure.

Seasonal Reminders & Projects

Moving Safely around Your Home, Yard and Community

Tuesday, March 12th at 6:30pm

Midvale Community Lutheran Church (4329 Tokay Blvd.)



Did the snow and ice keep you from enjoying some of your favorite activities and events this winter because you were afraid you might fall? Or maybe you have some aches, pains or pulled muscles from too much shoveling. You're invited to an event on Tuesday, March 12th at 6:30pm to hear from physical therapist and athletic trainer Lori Thein Brody who will talk about how you can improve your balance and strength to help avoid falls. She'll also share valuable information about dealing with pain and stiffness from arthritis or repetitive tasks, and she'll give you tips for safely easing into your favorite spring activities.

Interested in learning more on FALLS Prevention? Listed below is another class-

FALLS PREVENTION CLASS (7weeks) that begins on Wednesday the 13th from 1-3:00PM

at the Fitchburg Community Center that addresses falls, a pharmacist who discusses medications and falls, a physical therapist who focuses on balance and strength exercises, a vision expert and a community safety EMS expert who addresses in-home and outside safety. The cost is \$35.00 dollars for those interested.

Grounds Update

Snow, snow and more snow!! As you may know that the Landscape and maintenance teams have been busy with snow the last month. Thanks for all the emails and calls, good or bad! I wanted to hear from you so I can get things taken care of. The piles of snow that may be in the way or places it shouldn't be will be moved closer to spring, please be patient there are only so many places to pile snow.

As for my winter pruning plans, they have been pushed aside for now. We will try to get back to them as soon as the snow clears. When we can start pruning, we are going to move to Phase 3 because the maintenance crew will be working on painting and fixing fences. We want to make sure that the shrubs are out of the way for their work.

Angie Swan – Landscape Superintendent

Maintenance Update

This has been a rough year at Tamarack weather wise. The large amount of snow we've had has caused build up in our gutters coupled with the rain and sub-zero temperatures. Our staff is doing what we can from salt socks on the gutter to roof raking. This weeks temperatures should get rid of the majority of snow and ice left on the roofs. Going forward, we are researching Tamarack wide snow roof raking at the contractor level. Why, you ask? We simply do not have the manpower to rake snow off of 320 homes. If you have an interior leak, please call the office and let us know! It is due to Ice Damming! 833-1615.

Josh Ostertag – Maintenance Superintendent

Board and Committee Business

Board Appoints Amy Kell:

The second vacancy on the Board was filled by Amy Kell (15 OC) at the March Board meeting.

This appointment runs through the November board meeting. Amy has served on the Finance Committee in the past. She brings vast experience in housing and finance, as well as energy needed to serve the Tamarack community. Amy has been enjoying the Good Life at Tamarack for almost 5 years. Welcome aboard Amy!

The Board again was impressed by the number of residents who put their names forward having an interest in serving. Thank you all for your interest in serving.

Finance Committee

At the Finance Committee's February meeting, two of the main topics of discussion were Tamarack's Investment Fund and the 2018 end of year financial summary.

Tamarack's Investment Fund is managed by David Ellestad at First Wisconsin Bank. Dave reported that, as was the case with most investment funds in 2018, Tamarack's fund experienced a volatile year. The fund was especially hit hard during December, 2018. In the end, the fund lost over \$26,000 in 2018. We had estimated that it would earn \$20,000 in 2018. Although the fund has nearly recouped the loss experienced in 2018, there is still a long way to go to earn the \$20,000 of expected earnings for both 2018 and 2019. The fund's earnings are reinvested and not included as income in Tamarack's Operations or Reserve Budgets. The fund's balance as of January 31, 2019 was \$479,468.44.

At the close of 2018, Tamarack was over budget by \$51,840. Only the Clubhouse Expenses category of the budget was not overspent. To ensure that our payroll could be met and all 2018 bills paid, funds were transferred from the Contingency Fund. Those funds along with \$13,840 from the hail damage claim were used to ensure we would end the year "in the black". The Finance Committee appointed an ad hoc committee to document information about the 2018 financial situation and to make recommendations to the Board regarding how to allocate approximately \$37,000 remaining in the combined Checking and Savings Accounts at the end of the year. The committee recommended allocating \$10,000 to the Contingency Fund as a start to re-building that fund, allocating just over \$15,000 to address any remaining hail damage work and allocating about \$12,000 to create a new Capital Equipment Account. This account is intended to grow over the years by transferring the budgeted Depreciation amount to that account. Our financial status at the start of 2019 is not as strong as the Finance Committee would like it to be and with the extreme weather experienced recently, we anticipate the potential need to do some juggling to ensure that we stay within budget in 2019. As a result, we have recommended some steps to the Board that would allow us to track expenditures more carefully. The Finance Committee meets on the 4th Wednesday of the month at 4 p.m. at the Clubhouse. Residents are always welcome to attend. Prudy Stewart, Finance Committee Chair

Welcoming Committee

Frequently Asked Question: Are there community rules that I must follow as a Tamarack resident?

Yes. The basic governing instrument is the Declaration of Tamarack Trails Community Services Association, Incorporated, which is supplemented by By-Laws, the Book of Policy Resolutions and the ARB Book of Standards (includes the Tamarack Neighborly Standards p.12).

Residents should have received these documents to review from their Realtor at the time of acceptance of an offer. Also, they are available as PDF files on the Tamarack Trails website www.tamaracktrails.com.

Food Pantry Update

What foods do you enjoy on these cold winter days...hardy soups, stews, chili, hot chocolate? Can you think of other foods? Let's fill our Lussier food pantry cart with many of these items....and others.

Dee Seyfarth - Tamarack Trails Lussier Food Pantry Coordinator

Tamarack News and Tidbits

2019 BUDGET CORRECTION -

The 2019 Budget had an error in Operating Assessment income of \$1000.00. The budget that residents received **stated income of \$991,476. vs. \$990,476.** This written error has no affect on the accuracy of the 2019 Assessments. All 2019 Assessments sent out to owners are correct. Please contact the office if you would like a corrected copy emailed to you.


Remove Holiday Lights and Decorations

As a reminder all holiday lights and decorations need to be removed by March 15th not simply turned off. Owners are responsible for removing the lights from a tree or shrub to facilitate winter pruning.

Mahjong Anyone?

Looking for one or two players for a weekly mahjong game on Tuesdays from 1 – 4. If you are interested please contact Joan at 608-827-6169 or Janet at 608-833-2020.

TAMARACKS DIRECTORY – Due to the inconsistency and lack of integrity of the information we get out of our current software system, we are asking Owners that **DO NOT want to be PUBLISHED** in the directory to please call the office by Wednesday, March 20th to get on the **NO PUBLISHING LIST**. We do not want to accidentally print anyone's name in the directory that does not want to be in it. Thank you!!

	<h2 style="text-align: center;">Resident Portal</h2> <p style="text-align: center;">(2019-03)</p>
<p>As you may know the Board approved moving forward with new Homeowners Association software – AppFolio. The implementation workgroup comprised of resident volunteers and led by our Property Manager Lori. This workgroup has been working with staff and the vendor on schedules and timelines, data integrity and transport, training and resident communications.</p> <p>We hope to keep residents up-to-date via emails and a page in the Good Life. Look for each by TOPIC as various parts of the software is rolled out.</p> <p>Here is the first TOPIC we’d like to share with the Tamarack Residents—the Resident Portal.</p> <p>We ALL will have access to our own Resident Portal (or page) soon.</p> <p>Online access will be made through a login and password in the new Homeowners Association software, AppFolio.</p> <ul style="list-style-type: none"> • When will it start? An all-volunteer AppFolio Implementation Team has already begun to work with the vendor, staff and soon with various Committees to transfer existing data and roll out the software. • What will I need to know? There will be an owner portal specific to you and your address. You’ll set up how to pay your monthly assessment, submit a resident request or work order, and possibly read the latest issue of the Good Life! 	<ul style="list-style-type: none"> • Will there be training for me? Yes! Watch for emails inviting you to a training session so you can ‘schedule’ a session. • How difficult will it be for me to setup my resident portal? Someone said: “If you can order a pair of warm socks on Amazon, you can do this!” • If I’m using my portal, what are my options for paying my monthly assessment? You can setup a monthly direct payment, or even pay by credit card. • Is there a webpage I can check out for more information? Once operational, we can send a link for you to test the site. Right now, feel free to view various menu items on the AppFolio webpage. https://www.appfolio.com/hoa-property-management-software • Do I need a computer to set up and use my personal resident portal? Once you create your portal with a password and login you can access AppFolio from a PC, tablet or your smart phone. • Is there anything I can help with the implementation? If you are someone who has trained others on using a computer, contact us.