

The Good Life...

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

July/August 2019

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Grounds Update
Maintenance Update

Meeting Calendar

Meetings are open to all residents.

Finance Committee

Wednesday, Aug. 28 – 4:00 pm
Wednesday, Sept. 25 – 4:00 pm

Architectural Review Board

Wednesday, Aug. 7 – 7:00 pm
Wednesday, Sept. 4 – 7:00 pm

Maintenance Committee

Tuesday, Aug. 6 – 4:00 pm
Tuesday, Sept. 3 – 4:00 pm

Board of Directors

Tuesday, Aug. 20 – 6:30 pm
Tuesday, Sept. 17 – 6:30 pm

Welcoming Committee

Monday, Sept. 9 – 10:30 am

Amenities Committee

Thursday, Aug. 15 – 1:30 pm

Budget Hearing (rescheduled)

Monday, Oct. 7

Annual Meeting

Tuesday, Oct. 29

Event Calendar

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

Pool Party – Sept. 15
Sunday, 5:00pm - 8:00pm

OFFICE HOURS

Mon-Fri
9 am – 4 pm
Or by appointment

Current News

Capri Senior Communities Update

7043 Tree Lane

July 21, 2019

At the City Urban Design Commission, Plan Commission and Common Council meetings held in June and July, Capri Senior Communities received approval with conditions to have the property east of Tamarack Trails rezoned from Suburban Employment (SE) to Commercial Corridor-Transitional (CC-T) and to move forward with the project.

Members of the Tamarack Trails West Place Workgroup attended meetings and submitted comments and concerns. Janet Hirsch spoke on our behalf in support of the zoning change and conditional uses. In addition, the Workgroup addressed several issues:

- more landscape planting along the property line;
- minimizing sound from the rooftop mechanicals;
- concern that parking on Tree Lane be kept to a minimum.

To review, Capri Senior Communities is proposing to construct a five-story, 272,075 gross-square-foot senior living development with 147 independent living units and 28 assisted living units. The building will contain a restaurant, café, and wellness center for residents and visitors. To the west of the building there are plans for a patio with fire pit, and raised garden beds. A retaining wall of manufactured stone will run behind the building along the TT border. There will be 134 underground vehicle stalls for residents and some employees. The project will also involve constructing a new driveway to access the site from Tree Lane. Construction is anticipated to begin in the fall of 2019, with projected completion in spring 2021.

Other updates on the West Place development: The first Navitus building and the Lumicera building are finished. Work on the Navitus parking lots has been completed, and initial landscaping is in place. Mod Pizza opened in the building at the corner of Gammon and Mineral Point Roads.

The TT Workgroup will continue to coordinate any of our future work along the shared property line with the work that will be done by Capri.

WELCOME BACK LIFEGUARDS!

We are pleased to have Delaney, Hayden and Erin back this summer! Thank you for your dedication to Tamarack and keeping the pool safe!



Delaney – Head Lifeguard



Hayden and Erin – Lifeguards

Activities & Events

Tamarack Pool Party!



SUNDAY, September 15, 2019 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.

Reservations required. RSVP by Sept. 11th.

Reservation Forms are available at the clubhouse.

Morning Water Aerobics

Get fit, stay fit and have fun doing it, with great moves and music. Warm up with stretches, get your heart rate up with the cardio portion, strengthen your muscles, and cool down. Workout at your own intensity. During class the pool is open only to class participants.

Not sure if you will like the class? Attend for free during the first week.

Classes are scheduled to start second session on Monday, July 28 - Friday, August 30. Classes will be held three days per week (Mon, Wed, and Fri) from 9:00 – 9:50 a.m. The fee for the five-week session is \$45.

Contact Jean Hilgers at 833-1615 if you plan on participating in the class this year.

Seasonal Reminders & Projects

Junk Mail

Tired of your mailbox getting full of farm & fleet, Piggly Wiggly, gutter screen ads etc... Just call or email with your address and ask them to remove you.

Jean Ziegler / Distribution Center Coordinator/Dispatcher

1901 Fish Hatchery Road • Madison, WI 53713

Office: 608-250-5620 JZiegler@madison.com

Grounds Update

Jeff, TJ and I are pruning shrubs and removing weeds as we go. We are also pruning small trees as we go. We are removing dead material still from the winter. There was a lot of death of Burning Bushes and Japanese Maples. Jackson is watering flowers and new plant material, otherwise he is string trimming down large areas of weeds. The weeds have been energized this year by the rains.

Before pruning any trees on your own, please contact Angie so she can take you off her list.

Also, if you had plant material replaced in the past 2-years, please keep them watered. If you need help, please contact Angie direct. Angie.swan@tamaracktrails.com.

Angie Swan – Landscape Supervisor

15-21 Oak Creek Drainage Project Begins August 12th

The Bruce Co. will begin the work behind 15-21 Oak Creek. The grounds team, Angie and Jeff are overseeing this project.

Maintenance Update

The maintenance team was busy cleaning all gutters last month and completing work orders. Mitch is continuing with fence repairs and replacement in Phase 3. Ryan completed the painting for Phase 2 and is continuing with painting work orders. Tim is overseeing scheduling and completing work requests. Mitch and Ryan are scheduled to begin the power washing next week.

Jim Seabury with Too Many Tools and a Truck started working with our maintenance team on July 22nd and is primarily working on wood trim repairs and replacement. Jim has worked on many projects for residents at Tamarack Trails over the past few years and is a former employee. We are very happy he made himself available to assist us during this time of transition.

Interviews for the Maintenance Supervisor position are underway. We will keep you posted on the progress.

Board and Committee Business

Welcoming Committee

Frequently Asked Question: What are the parking rules?

A: There are restrictions that apply to parking within the common streets, driveways and parking areas within the Tamarack Trails community.

Vehicles that may be parked within the community include conventional passenger vehicles in good repair which are currently licensed and in regular use. Each resident is permitted to park no more vehicles on the property than can be accommodated by their garage and driveway space(s) directly adjacent to the garage. **More specifically: Owners with a one car garage are permitted to park no more than two vehicles on the property and only one may park outside of the garage at any time. Owners with a two-car garage are permitted to park no more than four cars on the property and only two may park outside of the garage at any time.**

For complete details see Policy Resolution I-102 (Vehicles and Other Large Equipment Kept In The Community). On the Website www.tamaracktrails.com

Board Actions and Updates

At the BOD meeting of 2019-07-16 the following actions were taken:

Approved recommendation of Amenities Committee to increase Clubhouse rental fee from \$25 to \$40, beginning in 2020.

Discussed next steps in reviewing the Full Reserve Study. All residents to receive link to the report. Request comments from BOD and Committee Chairs/committees. Schedule face-to-face meeting with Reserve Advisors. Develop communication plan for residents.

Approved 2 appointments to Nominations and Elections Committee: Harry Miles, James Steinbach

The 2020 Budget Hearing previously scheduled for Oct. 9th is being rescheduled due to Jewish holiday. Date tba.

Amenities Committee

Amenities Committee is looking for new members. Amenities are responsible for recommending, planning for and overseeing the implementation of improvements to Tamarack's amenities, which includes the clubhouse, pool and tennis courts. The committee meets three to five times a year. If you are interested, have any questions or want to hear more about this committee please contact Izzie Popic committee chair at izzi822@gmail.com or (608) 203-9674.

YOUR ARB ASKS: THERE ARE 730 HOURS IN A MONTH – CAN YOU SPARE 4?

Due to several members moving away and/or terms expiring, the Architectural Review Board has three vacant positions - and we're hoping you'll consider volunteering to fill one.

The ARB is responsible for maintaining the architectural integrity of the Tamarack Trails community – a task that benefits us all by preserving the overall attractiveness of our neighborhood (and therefore our property values!).

Among our duties:

- Considering requests from residents who want to make changes to the exterior of their homes: changing a concrete patio to a deck, enclosing a deck to create a three season room, etc.

- Working with the Maintenance Committee on issues of mutual concern.
- Updating and enforcing the guidelines for our community established in our Book of Standards (viewable on the Tamarack website).

The ARB meets monthly in the Clubhouse at 7:00 p.m. on the first Wednesday of the month. (No meetings are held in November or December.) Some additional work is required of members between meetings for a total monthly commitment of about 4 hours.

If you'd like to know more about our work, come to a meeting (they're open to everyone). We'd be happy to see you and answer questions.

And it's not ALL work. Other benefits include: getting to know some of your fellow residents, enjoying a little camaraderie – and sometimes even indulging in delicious snacks and refreshing beverages.

To be considered for one of the positions, email me at ttarb.bob@gmail.com. Thanks.

Bob Jacobs

Chair, ARB

59 Oak Creek Trail

Maintenance Committee Update:

Summer is nearly $\frac{3}{4}$ gone already and it has been busy. Just a few updates:

Please do not take any landscape material from the maintenance area other than mulch without permission. This includes rocks, fill dirt, gravel, plants or other materials. Staff may intend that for other projects and there is a charge associated with it. Please check with the Landscape Supervisor before taking anything. Mulch is the only thing that is free to take for use around your home. In addition rock borders are discouraged since they make mowing, trimming and snowplowing much more difficult and present risks if hit by a mower.

Work continues on the MG&E electrical conduit project that includes some Cedar Creek, clubhouse and Oak Creek Trail areas. This work will continue into the fall. Thank you for your patience with the inconvenience during the upgrade.

The asphalt work on the Tree Lane side that was begun last summer will be completed in fall with the repaving of the driveways on Tree Lane and Randolph.

The Maintenance Committee is reviewing work orders and attempting to group them into categories and phases. The intention is to do things by phases as much as possible to help use time more efficiently. An example would be if you put in a work order to have a tree trimmed. That tree would be done when the crew is in your phase during their rotation rather than drop what they are doing someplace else to go to another location trim something and then go back to what they are doing. This would apply to other work such as power washing, painting, trim, etc. Of course any emergency or life/safety issues would always be taken care of immediately.

Safety:

Please be sure your post lights are on after dark. It is very dark on the trails and on the sidewalks without the lights on. Light helps discourage unwanted activity around homes and on the trails. Each post light has a photo sensor to turn it off during the day. Let us know if it doesn't work.

If you have or are planning to install any security cameras or a Ring (for example) doorbell, please be mindful of your neighbor's privacy. Make sure the viewing area stays to your porch, your walkway, your patio/deck and not onto the neighbors. Contact the ARB to approve the placement cameras and lights on buildings.

The MC meets the first Tuesday of the month (usually) at 4 pm. All are welcome.

Jayne Meyer, Chair of the Maintenance Committee

Food Pantry Update

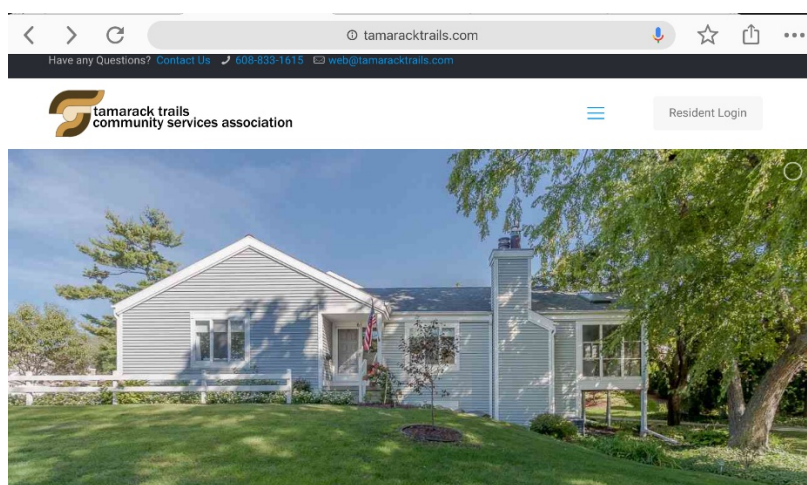
While children are not in school, those who depend on school for lunch and snacks may not have them provided. Healthy snacks such as bars, cereal, nuts and juice would be most welcome. Of course, the basics you provide are always needed.

The next delivery to Lussier Center will be Tuesday, August 20.

Dee Seyfarth - Tamarack Trails/Lussier Center Food Pantry Coordinator

Tamarack News and Tidbits

The NEW Tamarack Webpage is Up and Running! www.TamarackTrails.com



The information from the former webpage has been moved to the new website, with the exception of creating and monitoring Work Orders. That information is now available through your Resident Portal on Appfolio. The website has a link to take you directly to Appfolio. Go to Resident Login/Information from the webpage and you'll be taken directly to the Appfolio site. You'll need the email and password you established at activation. The Office can help you, should you need assistance.

In creating the new website, privacy issues were addressed by removing information that was readily available to anyone. Our staff will now make additions, corrections and modifications to the new webpage allowing information to be timely.

Thank you all for your patience in this transition!



Appfolio Updates and Statistics

(2019-07 & 08)

71% Residents Activated Personal Portal

59% Residents Paid July Assessment via Online Autopay*

41% Residents Paid by Check**

*Residents have chosen to pay using secure banking option through Appfolio. Note that no one in the Tamarack Office has access to or can view your banking routing number or account number. This option is far more secure than in the past. More here.

**The Office commented more residents paid for July by dropping off or mailing in a check. This extra work of keying and making multiple deposits placed an added workload on staff and didn't take advantage of the process efficiencies and security of Appfolio.

Just prior to the 20th of the month, attempts were made to contact residents where July payments had not been received. Some reported being unaware of the stoppage of autopay, some were assisted in setting up their portal and banking information, others wrote checks. All were reminded of the two-month grace period on late fees. When monthly fees are not received timely, it results in an impact to accounts receivables and cash flow.

We're here to assist you with getting activated in Appfolio. If you are interested in additional training or a presentation, first see information on the new Tamarack webpage. Call the Office and a volunteer will be able to assist you.

A big thank you to the residents who have dedicated their time and talent to get us where we are with this new program!