

The Good Life...

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

November 2019

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Annual Meeting Recap

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Board Budget Vote

Property Manager Transition

Office Closed on Thanksgiving

Meeting Calendar

Meetings are open to all residents.

Finance Committee

No Meeting in Nov.

Wednesday, Dec 11– 4:00 pm

Architectural Review Board

Wednesday, Nov 6 – 7:00 pm

No Meeting in Dec

Maintenance Committee

Tuesday, Dec 3 - 4:00 pm

Board of Directors

Tuesday, Nov 12 – 6:30 pm

Tuesday, Dec. 17th 6:30 pm

Event Calendar

Holiday Party

Thursday, Dec 12

6:30 pm – 8:30 pm

Tamarack Bridge

Wednesdays from 6:30-10:00 pm

OFFICE HOURS

Mon-Fri

9 am – 4 pm

Or by appointment



Current News

2019 Annual Meeting Recap and Board Election Results

This year's Annual Meeting was again held at High Point Church on Tues., Oct. 29th and was well attended with just over **120** residents signing in. Many thanks go out to the Nominations & Elections Committee, chaired by Jean Allen, for running this year's Board elections, and to Anne Rohr, Board member, for taking the responsibility of the light refreshments.

The following are the balloting statistics for 2019 Annual Meeting:

Number of ballots mailed: 320

Number of ballots received: 184

Number of ballots counted: 184

Number of proxies received: 68

Recap of the election results for four Board members: The tally for individual candidates are not reported. Residents voted in four Board members for 2-year terms:

Bob Jacobs

Amy Kell

Dean Ryerson

Larry White

Out-going Board members Howard Bellman and Jean MacCubbin, Board President, were thanked for their terms of service; each served two 2-year terms.

George Meyer, Treasurer, presented the proposed 2020 Budget; in addition, he provided some highlights of the Reserve Study and how it was used to develop the reserve portion of the budget.

As of this writing the proposed average monthly assessment (AMA) is at an average increase of \$35, or a 10% increase. The budget will be considered by the Board at their Tues., Nov. 12th meeting.

Date Changes for Upcoming Board and Committee Meetings

The Tamarack Board will meet the 2nd Tues. in Nov. on the 12th and take up the proposed 2020 budget. The next scheduled meeting is Dec. 17th when the newly elected Board is seated.

The Finance Committee will NOT meet in Nov. One meeting has been scheduled before year end-- Weds. Dec. 11th.

ARB met in early Nov. and has no scheduled meetings before year end.

Office Hours

The Tamarack offices will be closed on Thursday and Friday, November 28-29, for the Thanksgiving holiday.

Property Manager Resigns

Lori Zunker, Association Property Manager resigned her position effective Friday, Oct. 25th. Lori served in this capacity since March 2018. She is most grateful for the time and talent many residents gave to the Association in moving it forward.

She has accepted a position with an out-of-state firm having 3 facilities in the Dane County area. We all wish her much success as she moves forward in her career. Residents may drop off cards or notes for Lori at the Office.

Look for additional information on the Transition Plans for Property Management.

Monthly Assessment Reminders—Changes Coming January 1st

The Board waived the late fees for two months, July and August, after the implementation of Appfolio. Appfolio (the Homeowner's Association software) will automatically assess late fees for late payments after the 20th of the month through year end. **Beginning January 1st, late fees will be assessed after the 5th of the month. The new late fee in 2020 will be \$25.**

Also, beginning in 2020:

- All NSF (insufficient funds) checks will be assessed a \$25 fee plus any fee Tamarack is charged by our bank.
- All receivables over 90 days past due will be assessed a \$50 fee in addition to the Court Fees.
- The fee changes were approved by the Board in June 2019 and recommended to cover staff time in handling financial situations as described above. Where appropriate, these procedures will be updated in policies and the Accounting Manual.

2020 Assessment Letters



All resident homeowners should expect to receive written notification of their 2020 Monthly Assessment amount by December 1st. Letters will be mailed to owner's address of record. **You will NOT need to make changes to how you pay your monthly assessment if you autopay through Appfolio.**

Deck/Patio Assessments for 2020

Over the summer, in conjunction with the reserve study, Tamarack completed an inventory of all decks and patios. These are two of the elements that determine your monthly assessment to the Association. The assessments are calculated to cover the cost to maintain and replace these items.

During a review of the inventory, inaccuracies have appeared that need to be corrected. The Board is planning to study all assessments in 2020 to make sure that everyone is assessed equitably and accurately. To begin the process and start saving for eventual replacement, Tamarack will be assessing previously unrecorded/unassessed decks and patios in 2020.

The affected homeowners will be notified that their 2020 monthly assessment will reflect an increase which includes the deck or patio. The assessment rate will be calculated at the standard deck rate assessed to all owner by square footage.

Thank you for your patience as we work through this process.

Food Pantry Update - Dee Seyfarth - Tamarack Trails/Lussier Center Food Pantry Coordinator
The next Lussier Food Pantry delivery from Tamarack Trails will be Tuesday, November 19, the week before Thanksgiving. Think of the many delicious dishes you have with your Thanksgiving dinner and drop nonperishable ingredients for those dishes at the TT office so others can also enjoy them. Let's share our bounty this Thanksgiving.

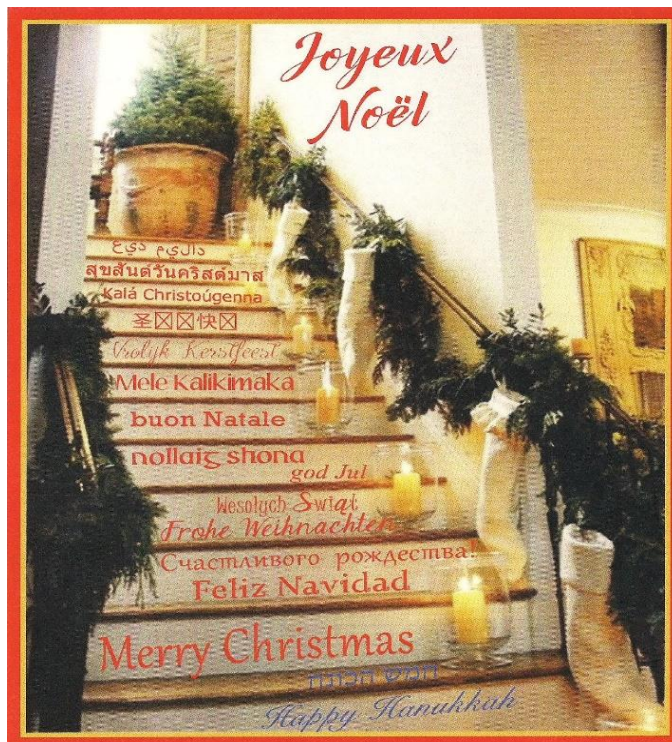
Neighbor to Neighbor Helpers

Many of our neighbors may need help from time to time. Maybe it's something easy like changing a light bulb; or maybe something a little harder like jumping their car, putting salt in the softener, carrying in a heavy package, or cleaning their windshield. Often residents call the Office with tasks like these and our staff would try to help them out above and beyond their regular responsibilities.

Currently, the staff cannot respond to these requests because they are busy doing work for Tamarack. Nonetheless, it would be nice to find a way to help a neighbor out.

Are you able/willing to do a favor for a neighbor occasionally? If so let us know what you will do, and if you have a charge, so we can develop a list.

Activities & Events



TAMARACK HOLIDAY PARTY

**THURSDAY,
DECEMBER 12, 2019
6:30PM – 8:30PM**

Bring an appetizer or a dessert to
share

Beverages - beer, wine and soda
will be provided

Please bring a nonperishable food item to donate.

Seasonal Reminders & Projects

Snow Removal Procedures

Sand barrels and snow plowing markers will be placed on the Trails by mid-November. The sand barrels are available for resident use on their sidewalks and drives.

What to Expect with Snow: **Plowing and Shoveling** contracts start November 15th. Plowing and Shoveling are performed after any snowfall greater than one inch. Plowing of the Trail centers normally starts about one hour prior to the end of the snowfall and should be completed within 1 or 2 hours of snowfall end. The Trail centers include all the Trails and cul-du-sacs except for the 320 individual driveways. The plowing of the Trail centers is performed by Maple Leaf using a pickup truck with a plow blade. During a major snow event the Trail centers are plowed after each accumulation of 5 inches of snow.

Plowing the center of all Trails should occur prior to the clearing of any of the individual driveways. If this is not done it slows down all other plowing and shoveling operations.

If you need to get out during a major snow event, please call the emergency number (259-2750).

Clearing of the individual drives does not start until the snowfall has ended and only occurs once during each snow event. In a normal snowfall (1 to 6 inches) all driveway clearing should be completed in 6 to 8 hours. In a heavier snow event, clearing of driveways can take 10 to 12 hours.

Shoveling Individual Walks: Shoveling of individual walks is performed when the snow depth is greater than one inch. Half of the shoveling is performed by Hauser Tree Care and the other half by Tamarack staff. Shoveling is normally completed by noon for an overnight snowfall or within six hours of the snow stopping during a daytime snow event. Normally the walks and porches will be shoveled to the full width and length, snow will also be shoveled three feet in front of garage doors. Please cut perennials back so they are out of the way for shoveling.

Walking Paths and City sidewalks: Walking paths and city sidewalks are done by Tamarack staff after all individual walks are done. This is performed no later than noon the day following any snow event or within a few hours of snowfall end if a daytime event. This year we are using a power broom for any snowfall less than two inches. If the snow gets too deep on the sides of the sidewalks, we are unable to use the broom. It can clear the walks to bare concrete and has greatly reduced the amount of salt used on the city sidewalks. We will also be using a Bobcat snow blower for any snow over 2 inches. During any snow event with less than 1" of snow; No shoveling of individual sidewalks or plowing will occur. The Tamarack staff will clear the city walk and salt hilly drives, curves and stop signs. Residents are responsible for clearing their walk and salting between snowfalls less than one inch.

If you are unable to maintain your walk please contact the office for assistance (833-1615).

Salting: Salting is performed by Tamarack staff also. During a snow event, we salt all the hilly drives and Trails in Tamarack to keep them safe. We also salt driveways and Trails that are shaded and don't melt without a little help. We maintain a map of the hilly areas and a copy of this map is posted on the Tamarack website and info board in the clubhouse. This salting is performed with a truck mounted spreader for double drives and by hand for single width driveways (to reduce salt usage and waste). The day after a snowfall and during freeze thaw cycles Tamarack staff will check Trails, drives and city walks for icy areas. To reduce salt usage (and help save our lakes) snowpack on flat driveways and Trails will not be salted as part of our normal routine.

Grounds Update -- Angie Swan – Grounds Supervisor

We are pruning in Oak Creek and will be moving to Pine Ridge and Cedar Creek next. We are reducing the size of spirea and pruning anything else that needs to come down. We are also doing some dormant pruning but it's a little early. Ryan is doing some more seeding. You don't have to water the seed that is put down. It is a dormant seed.

Please make sure perennials are cleaned up next to sidewalks. It makes it harder to shovel snow and less places to put snow.

Maintenance Update

If you have work requests, please do not send emails directly to maintenance staff; email addresses for staff no longer employed have been deactivated. Send work requests via Appfolio or through the Office if you have not activated your Appfolio personal portal.

Board and Committee Business

Architectural Review Board – Bob Jacobs, Chair, ARB

Miniature White Lights Guidelines ...

For safety and security purposes, homeowners may install miniature, non-twinkling, white lights between October 25th to March 15th. (After that date, the lights must be removed, not simply turned off.) The lights may adorn trees, shrubs, fences and light posts on the owner's property (lot). If requested by TT staff, the owner is responsible for removing the lights from a tree or shrub to facilitate winter pruning. Tamarack Trails may also install miniature, non-twinkling white lights on common areas for safety and security.

... and Holiday Decoration Guidelines

In addition to white lights you may install and enjoy seasonal decorations observing the following guidelines:

- All outside seasonal decorations must be confined to the homeowner's home or within 4 feet of the building, sidewalk, patio, decorative fence or post light.
- All exterior decorations must be removed within two weeks of the calendar holiday.
- Strings of lights or garlands are discouraged from being attached to the building, particularly if nails are used. Lights or decorations on a tree on Association common property are discouraged. If such decorations are used, the tree must be no more than fifteen (15) feet from the homeowner's lot line.
- Please note that all neighbors must give permission to decorate a tree in the vicinity of their home.

In both cases:

All extension cords must be marked and protected so that letter carriers, snow shovelers and others will be able to see the cord and avoid an accident. Homeowners must assume the responsibility for any accidents involving such extension cords.

(from Policy Resolution IV-400, Section III)

Finance Committee -- Prudy Stewart, Chair, Finance Committee

The TT Finance Committee (FC) is seeking one new member to replace Larry White who was recently elected to the TT Board of Directors. The term will begin this January. The FC meets once a month except for December when no meeting is held. Meetings begin at 4 p.m. and typically last between an hour and a half and two hours. The committee is especially interested in recruiting a new member with financial experience. If you are interested, please send an email to FC Chairperson, Prudy Stewart at Prudystewart@tds.net. Please include some information on your financial experience in the email. If you have further questions about the committee and its responsibilities, you can call Prudy at 826-0528.

Maintenance Committee -- Jayne Meyer, Chair, Maintenance Committee

The maintenance staff is running lean these days. Two staff members, one of whom was the supervisor, have recently departed. These staff changes presented challenges over the fall that will continue for the near term. Contractors will be used to complete some deck work and other projects. Everyone else is pulling together and working at 110% getting the property ready for winter. Going forward our intention is to do many things by phases so that work orders do not need to be entered. Painting of trim and fences, power washing, trimming, pruning, and gutter cleaning are a few examples of these. Until we are staffed appropriately, we ask your patience and prudence in submitting work orders. Residents needing interior, personal work, or extra landscape work should consider hiring a contractor because the staff is unavailable to do them. For light requests perhaps a neighbor or area handy person could help. Work orders and the process will be an ongoing topic of discussion.

Security cameras for the main clubhouse/maintenance buildings are again a topic of discussion for the November MC meeting. There are mixed opinions on their effectiveness even from law enforcement.

Feel free to contact us if you have any questions. Stay warm.

When should I call the after-hours emergency phone line?

This is a great question. It is important to use the call line appropriately anytime but especially now when we are short of staff to respond to those calls.

We have reviewed the log of calls and requests that our answering service has received. Fortunately, there have been few genuine emergencies and only slightly more issues of immediate concern. The rest of the calls have been for nonessential and personal requests that are not appropriate for the emergency line. Please don't call for these things. For example, ask a neighbor to help if you run out of driveway salt and AAA can jump your car.

1. Life/safety – **Call 911** anytime there is a life-threatening event that is occurring or has just occurred. After you call 911, call the Tamarack emergency line to let the service know. They will contact the appropriate TT staff, contractor, or other emergency response resources which may need to be brought on site. Examples could include fire, lightning striking the house, tree falling on a residence, power lines down, a broken water main, a motor vehicle hitting the house, etc.
2. Call the Tamarack emergency line **(259-2750)** when property damage requires immediate consultation. These calls are for things TT staff will have to work with you on to judge whether there is the need or ability to respond right away. Some incidents, for example, a chimney cap or a piece of siding blows off, while needing prompt action, cannot be done safely at that time because it's dark, raining, or icy. Some other incidents may be able to wait until morning or a weekday when staff or another contractor can be brought in during regular working hours.

3. Winter also brings issues that may warrant a call. It might include noticing an absent resident's temperature warning light, an urgent need to be plowed out of sequence, being skipped during plowing, or water intrusion. Staff is frequently on site already during a large snow event.

The above examples are not all-inclusive of course so let us know if you have any questions.

Welcoming Committee

Frequently Asked Question: Where do I go to vote?

A: There are two polling locations for Tamarack residents. Westfield and Tree Lane are dividing lines. For those residents residing on the South side of Tree Lane and on the East of Westfield, the polling location is at Lussier Community Education Center located at 55 S. Gammon Rd. In Madison. For those residents living on the North side of Tree Lane and to West on Westfield, the polling location is at High Point Church located at 7702 Old Sauk Rd. in Madison. These locations are subject to change in the future based on city census.

Tamarack News and Tidbits

Cemetery Driveway Delayed

The Jewish Burial Association of Madison (JBAM) has contacted Tamarack to report that the proposed work on the city-approved driveway in Sunset Memory Gardens has been delayed until April 2020. Updates will be included in future Good Life newsletters.

New Name for Capri Development

Our new neighbors at 7043 Tree Lane will have a new name. Capri Communities will be using **Vista West** as the identity for their senior housing project. This property is located adjacent to the homes on Honey Locust and Mountain Ash.

Alternate Side Parking Begins November 15th

Alternate Side Parking per Tamarack Parking Policy-- resident's vehicles must be parked in the garage or in the driveway in front of the garage. You may also park your vehicle on adjoining City streets-- Westfield Road or Tree Lane. When parking on the City street please observe alternate side parking rules.

Know how to AVOID a City ticket or a tow: • Alternate Side Parking is in effect city-wide except for the Snow Emergency Zone (unless there is a Declared Snow Emergency). • Alternate Side Parking is in effect from November 15 - March 15, seven days a week, regardless of weather conditions. • Park on the EVEN house numbered side of the street on even numbered days from 1:00 am -7:00 am. • Park on the ODD house numbered side of the street on odd numbered days from 1:00 am -7:00 am. • Violations of the Alternate Side Parking rules are subject to a fine of \$20 when a Snow Emergency has NOT been declared. • **Also, if you park on a City Street, be aware when two odd numbered days occur in a row, dates like the 31st and 1st.**



Appfolio Updates and Statistics (2019-11)

79% Residents Activated Personal Portal 10% Residents NOT Activated Personal Portal
12% Residents NOT Listing an Email (only 38 households)

65% Residents Pay Monthly Assessment via Online Autopay (no staff handling required)
35% Residents Pay by Check/eCheck (over 100 households)

Thanks go out to the Welcome Committee who have communicated to New Residents information about Activating Personal Portal. Remember you can access the Appfolio application from the Tamarack Webpage: www.Tamaracktrails.com via resident login.

Ice Melt

Safe Step Ice Melter can be purchased through the Tamarack office. The ice melt is available in 20-pound bags at a cost of \$6.00 each. Please use the form located here to order your ice melt. We keep the salt on hand for sale throughout the winter.

***** ✂***** ✂***** ✂***** **Cut Here** ***** ✂***** ✂***** ✂***** ✂*****

Tamarack Trails Salt Order Form

Please submit this form along with your payment to the Tamarack office.
The salt will be delivered to your doorstep the following day.

Address _____

Qty _____ 20 lb. Bag(s) @ \$6.00 = \$_____