

The Good Life...

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

January 2020

In This Issue

Meeting Calendar

Meetings are open to all residents.

Finance Committee

Wednesday, Jan 15 – 4:00 pm

Architectural Review Board

Wednesday, Jan 8 – 7:00 pm
Wednesday, Feb 12 - 7:00 pm

Maintenance Committee

No Meeting in January
Tuesday, Feb 11 - 4:00 pm

Board of Directors

Tuesday, Jan 28– 6:30 pm

Resident Activities

No January Meeting

Event Calendar

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

OFFICE HOURS

Mon-Fri
9 am – 4 pm
Or by appointment

Current News

TT Board Report on Property Manager

A virtual high five to all those community members who participated in the hiring process of our new property manager. We could not have done it without you -- and in fact, your participation made it better.

Further, we are pleased to report that on [January 6](#), 2020, by a unanimous vote, the Board approved Daryl Larson's signed acceptance for the position of Property Manager.

Daryl will start work with us on [Wednesday, January 29th](#). We are very much looking forward to having Daryl on board.

In the meantime, the Board is planning a "Meet 'n Greet Our New Manager" event at the Clubhouse so you can meet and hear from Daryl. Once the date and time have been established, we will send out more information.

Trouble with your Appfolio Password?

When you log into the Appfolio online portal, make sure that you are accessing it through the **RESIDENT LOGIN** button on the Tamarack website. It will take you directly to the Appfolio login screen.

Neighbors have had good luck using the Chrome browser, rather than Safari.

If you are still having problems, contact our office.



SAFETY FIRST

Keeping everyone safe on Cedar Creek Trail.

Our NEW Fire Hydrant!
This replaces the broken fire hydrant at that location.

Activities & Events



Where: Tamarack Clubhouse

When: Sunday, January 26th at 1:30

Come and have some fun with your neighbors.

Bring your favorite game and a snack to pass.

RSVP: Judy Bluel at 829-3663 or judybl@tds.net
Gerry Clancy at 833-9111 or gerryclancy44@gmail.com

Seasonal Reminders & Projects

Grounds & Maintenance Update

Christmas trees need to be out of your homes on or before **January 21st** so we can take them to the curb for city pickup. Please remove and discard your own tree bags. Remove all tree stands, ornaments, lights and other metal objects. Trees that are not properly prepared will not be collected. ***Wreaths should be placed in your trash.***

Jeff and I are working on dormant pruning in Oak Creek through January 24th. We are working on the outside ring and then moving to the middle section. After we are done with Oak Creek, we will be heading to Pine Ridge and Cedar Creek.

Mitch and Ryan are working on replacing fence boards and deck boards.

Angie Swan – Grounds Supervisor

Interior Work for Residents

As of January 1, 2020, the fee for individual work requests will be \$50/hour with a \$25 minimum. We are accepting work orders for interior work which can be done by our staff on bad weather days. Work could include: interior painting, dryer vent cleaning, small interior projects or moving furniture. Residents must be flexible with scheduling.

Placement of City Recycling Carts

For Tamarack residents who use the city recycling service: To avoid damaging the turf, we will clean out snow from the city street back to the curb on both sides of each Trail entrance. This will allow residents to place their recycling cart up against the curb for bi-weekly city recycling

Board and Committee Business

2020 Fee Comparison to Property Taxes

We all received our property tax bill from the City of Madison. One of our residents compared the Tamarack fee increases for his property to the City tax increases. His analysis showed that his Tamarack fees increased faster than property taxes over the last twelve years. It is likely the result for other Tamarack properties would be similar.

By way of explanation, here are some reasons why our fees are climbing at a faster rate than our property taxes:

1. Roof replacement - past and future – has a big impact.

TT replaced roofs and siding in 2011 and 2012. We have been assuming that the roofs would not need to be replaced until 2042 through 2047. Reserve Advisors projected that we'll need to replace roofs earlier (in 2029 and 2030) and at a higher cost. *The 2020 assessments cover these higher costs.*

2. Historically, contributions to the reserve fund should have been higher.

We were lucky to have the majority of the 2011-12 roof and siding replacement costs covered by the Traveler's Insurance payment because we were significantly underreserved at the time. Without this windfall, our contributions would have had to have been dramatically higher early in the twelve year period.

3. Tamarack buildings and grounds have aged during the twelve year period – which brings increased costs.

For example, many trees planted too close to our homes need to be taken down and replaced at considerable expense. The City of Madison, on the other hand, has been mature for a long time and has been in a state of relative stability.

4. The changes we're making in our replacement timeline assumptions impact future spending.

Reserve Advisors' projections for other reserve items also tend to be more conservative and require increased contributions to our Reserve Fund.

5. Insurance premiums have increased.

Our premiums, which are both sizeable and *out of our control*, have increased steeply in recent years.

6. Tamarack now gives our employees better benefits.

We recently decided to provide *competitive employee benefits to our employees* at considerable cost because it is the right thing to do, both for our employees and for Tamarack. In a tight local labor market, it is also the smart and necessary thing to do.

7. Comparing our monthly fees to only real estate taxes does not tell a complete story.

In addition to taxes, *other municipal fees have risen steadily*, as evidenced by the Urban Forestry fee on the water bill and the \$40 wheel tax. Tamarack acquires very little additional income via such fees.

8. Tamarack receives monthly fees from a fixed number of units.

One other factor that bears on the difference in rates is the growth of the city's tax/assessment base. As Madison continues to grow, so does the City tax base.

However, many of its costs are fixed. Tamarack's count of 320 units has been static for years, so we spread increasing costs over a static number of units.

If you have additional questions or would like to discuss this in more detail, you can contact Don Haasl (don.haasl@yahoo.com). Don is a past treasurer of our Association and is currently serving on the Finance Committee.

New Schedule for Meetings in 2020

There is a new schedule for meetings for 2020. The monthly schedule is:

- Maintenance Committee: **2nd Tuesday** at 4pm (*no January meeting*)
- Architectural Review Board: **2nd Wednesday** at 7pm
- Finance Committee: **3rd Wednesday** at 4pm
- Board of Directors: **4th Tuesday** at 6:30pm

These meetings are open to all Tamarack residents.

Committees Seeking Members

The Amenities Committee is currently looking for new members. It's a great way to participate in our community and meet your neighbors. If you are interested, please contact the office or the committee chair.

Tamarack News and Tidbits

Food Pantry Update

There was a wonderful response to the request for food brought to the Holiday party. Thank you!

As we head into the colder months of January and February, canned stews, hearty soups, canned meats, canned vegetables and fruits would be welcome along with the other foods you so wisely choose.

The next delivery to the Lussier Center will be January 21.

Dee Seyfarth - Tamarack Trails/Lussier Center Food Pantry Coordinator

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 at the end of this newsletter 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 = \$_____