

# The Good Life...

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

June 2020

## In This Issue

Lots to Read and Do!

### Meeting Calendar

*Meetings are open to all residents.*

#### Finance Committee

Wednesday, July 15 – 4:00 pm  
Wednesday, August 19 – 4:00 pm

#### Architectural Review Board

Wednesday, July 8 – 7:00 pm  
Wednesday, August 12 – 7:00 pm

#### Maintenance Committee

Tuesday, July 8 – 4:00 pm  
Tuesday, August 12 – 4:00 pm

#### Board of Directors

Tuesday, June 23 – 6:30 pm  
Tuesday, July 28 – 6:30 pm

#### Welcome Committee

#### Resident Activities Committee

### Event Calendar

*Please mark your calendars*

#### Tamarack Bridge

Wednesdays, 6:30-10:00 pm

### OFFICE HOURS

Monday- Friday  
9 am – 4 pm  
Or by appointment

Daryl Larson, CMCA  
Association Manager  
[Daryl.larson@tamaracktrails.com](mailto:Daryl.larson@tamaracktrails.com)

Jean Hilgers,  
Office Manager  
[Jean.hilgers@tamaracktrails.com](mailto:Jean.hilgers@tamaracktrails.com)

## Current News

### Pool Policy Meeting

On Friday, June 12<sup>th</sup>, the Board held a Special Meeting to approve the Summer Recreation Policies and the COVID-19 Addendum which addresses the steps that we all need to take to keep our community safe.

We want to make sure that everyone has read the policies, so please take the time to review them and drop the waiver off at the office.

If you already have a key card for pool access, you should be good to go. Contact the office for new or replacement cards.

### Pheasant Branch Watershed Meeting No. 2

On Thursday, June 18<sup>th</sup>, City Engineering held a virtual public information meeting on their Pheasant Branch Watershed Study. Thanks to the several Tamarack residents who participated. A .pdf of the presentation is available at the project website:

<https://www.cityofmadison.com/engineering/projects/madison-pheasant-branch-watershed-study>

There is also a new flooding website: [www.cityofmadison.com/flooding](http://www.cityofmadison.com/flooding)

The central and western phases of Tamarack are in the Pheasant Branch Watershed. The remainder is in the Spring Harbor Watershed.

### Asphalt Project to Start June 29<sup>th</sup>

Our asphalt project for the east end of Cedar Creek is scheduled to start on June 29<sup>th</sup>. Be aware of large equipment in the area. Adjust your walking route and driving to avoid the area.

### Resident Activity Committee Openings

The Resident Activities Committee (RAC) is seeking new members to help plan events and parties throughout the year. The main goal of the RAC is to create and implement ways to foster a sense of community among Tamarack Trails residents. New event ideas are always welcome.

We hope you will consider joining our RAC committee and help with this very important work on behalf of our entire community.

Please contact our office at 608-833-1615 or email Jean at [jean.hilgers@tamaracktrails.com](mailto:jean.hilgers@tamaracktrails.com) if you are interested in joining.

### **Greetings friends and neighbors from our Alder**

As you can probably imagine, I have been receiving a much higher number of contacts from my friends, neighbors, and constituents regarding issues and problems in our neighborhood. This morning I received a phone call from one of my Tamarack neighbors about excessive speeds and reckless driving on Tree Lane. She suggested that traffic enforcement and possibly 'speed humps' might be appropriate remedies. Both are good ideas, and I will be forwarding them on to staff for their consideration and action.

I appreciate phone calls from my constituents, but in this time of protest, insurrection, and the public health emergency most City staff that can work are overwhelmed with questions and requests in addition to their other work. The best way for me to handle your questions and concerns is to email me so I can direct your issue to the appropriate City staff in writing. I am not asking you not to call me, but I am asking that you email me with your requests for assistance, and to make me aware of problems and concerns in your neighborhood. I can quickly reply to you, as well as forward your request or concern to the appropriate staff member for their attention.

I am very grateful to all of the City staff that are working hard to keep the City functioning and safe. I am particularly grateful to the members of the Madison Police Department and the Madison Fire Department who are working tirelessly to protect us all in these difficult times.

Thank you all for your patience and understanding. Together, we will get through this.

Paul Skidmore, 9th District Alder  
13 Red Maple Trail  
Madison, WI 53717  
[district9@cityofmadison.com](mailto:district9@cityofmadison.com)  
(608) 829 3425

### **Vista West Senior Housing**

We have a new neighbor. Capri Communities has finalized the purchase of their lot next to Tamarack on the east end of Tree Lane. Vista West will join a portfolio of over 20 senior communities primarily in Milwaukee and Waukesha. In addition, they have facilities in Sun Prairie and Cottage Grove.

They have started construction of their senior housing project. The building will include 174 apartments for independent living, assisted living and memory care residents.

The Stevens construction fence is in place and their job trailer is on site, along with some large earth-moving equipment. Construction is expected to take 15 months.

A short period of controlled blasting will take place at the end of June and early July to break up sections of bedrock. It is needed mid-site to create an area to accommodate the underground parking and some of the stormwater holding tanks.

The area along our property line will be re-landscaped. All of the trees that were scheduled for removal have been taken down.

*Capri is scheduling a virtual public information meeting on Wednesday, June 24<sup>th</sup> at 5:30pm which is open to all Tamarack residents and neighbors. An invitation was emailed to you..*

### **Cemetery Driveway Update**

The Jewish Burial Association of Madison has begun the work on the driveway that will run along a large section of our property line. The project is expected to be completed by August 1<sup>st</sup>.

## Activities & Events

### Tamarack Water Aerobics Classes 2020

It's time to make a big splash this summer. Water Aerobics is a great way to meet your neighbors and gain numerous health benefits.



Hours of Fun  
Increased Range of Motion  
Stronger Muscles  
Improved Physical Health  
Improved Mental Health  
Better Heart Rate



Morning Water Aerobics Classes  
9 a.m. Monday, Wednesday, Friday

Evening Water Aerobics Classes  
5:45 p.m. Monday, Tuesday, Thursday

#### **Evening Water Fitness Class**

Find your swimsuit! Your Tamarack neighbors are planning another summer of evening water fitness classes at the Tamarack pool. Starting on June 29<sup>th</sup>, the classes will be held on Monday, Tuesday and Thursdays from 5:45-6:45pm. The cost is \$90 for a summer of fun and exercise. This amenity is available to all Tamarack residents. For more information or to sign up, contact Judy Bluel (829.3663) or Karen Falkner (833.9730).

#### **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. Work out 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 for two sessions: Monday, June 29 - Friday, July 19 and Monday, July 27 - Friday, August 28. Classes will be held three days per week (Mon, Wed, and Fri) from 9:00 – 9:50 a.m. The fee is \$40 for the first session and \$50 for the second session.

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

### **Picnic in the Park**

Walnut Grove Park Shelter  
Wednesday, June 24, 2020 at 11:30am  
*Rain date: June 25th*

The Tamarack Lunch Bunch thought that it was time to catch up with friends and neighbors. You are invited to their outdoor event. Details:

1. Bring your own lunch and beverage.
2. Bring your own seating choice
3. We will abide by common sense regulations, i.e. social distancing, etc.

If the shelter isn't available, look for the group under a shady tree.

For questions, contact Maryanne Huttleston  
Maryanne@hddesign.com  
608.347.2675

## Seasonal Reminders & Projects

### Grilling Reminder

Per the City of Madison ordinance, all grills shall be a minimum of 10 feet from the home when in use. No open flame grills on any decks. This is for the safety of all residents.



## Board and Committee Business

### Architectural Review Board

Dear Neighbors, A reminder from the ARB regarding changes to your units:

Be aware that some alterations to your exterior (done with approval from ARB, of course) may require the unit owner to incur additional costs for repairs/ maintenance made necessary by the alteration if the change increases the cost to maintain or repair that item. Tamarack will be responsible for the usual costs, but not responsible for additional costs.

An example might be leaks or regular roofing shingle maintenance altered by solar tubes or solar panels which alter the integrity of the original design/ application

This is also an important item to disclose in the case of selling or buying a unit.

### Finance Committee Update

Although we took a pass for our March meeting, the Finance Committee did meet in April and May using virtual meeting and conference call software. Given concerns regarding the US economy, it is important that we stay on top of the status of TT's finances, in particular the Investment Fund which is managed for us by US Bank. Although the fund experienced declines in the early months of the COVID-19 pandemic, we are pleased to report that, as of mid-May, the balance in the fund was \$521,352. The goal we set for the fund at the close of the 2020 fiscal year (end of December 2020) is \$520,000. So, although we anticipate further fluctuations in the fund, we feel hopeful that our goal will be achieved.

There were excess funds remaining at the close of 2019 as not all the work that was budgeted for was completed last year. As a result, we have added additional funds to the 2020 Budget, including the Drainage account as it is anticipated that drainage problems throughout the property will be costly to remedy. We also added \$5,000 to hire professionals to assess the remaining life of both the pool and unit roofs. The report we received from the Reserve Advisors study of our property specified replacement dates for the pool and roofs that differ from the dates used in TT's Long-Range Budget. Additional opinions are needed so the dates for this work as depicted in the Long-Range Budget are as accurate as possible. Finally, we have set aside some funds that can be used to shore up the Investment Fund should our goal of \$520,000 not be met.

Our committee has received significant help from Don Haasl and Larry White who have worked long and hard to update our Long-Range Budget (30-year). It now incorporates recommendations made by Reserve Advisors as well as the account numbers used in Appfolio, our current accounting software.

The financial audit of our books is set to begin this month and in July we will kick-off the 2021 budget development process. We have a committee composed of responsible members who are diligent in attending to TT's financial matters, including making recommendations to the Board. Thanks go to Tom Ferris, Don Haasl, George Meyer (Board Treasurer), Gordon Renschler, James Steinbach, Deni Tucker, Janet Zimmerman and Prudy Stewart (Committee Chair).

## **Welcoming Committee**

**Q.: I'm new to Tamarack Trails (TT). Do I have to consult with anyone before making changes to the exterior of my unit?**

Yes, and thanks for asking. You need to submit proposed changes to your unit's exterior to the TT Architectural Review Board (ARB) for approval. Standards that regulate the external appearance of TT structures and common areas have been developed over time by the ARB and the Board of Directors with input from countless property owners. The ARB reviews proposed exterior changes to ensure that they meet these Standards.

Examples of changes that require review include unit additions, windows and awnings, skylights and solar tubes, doors, fences and screens, decks and railings, screened porches, patios, and landscaping.

Before making changes, complete a *Check List of Items for Requesting Exterior Alterations or New Construction* and submit it to the TT Association Office at least 14 days before the next regularly scheduled ARB meeting. You may also submit a request online via your AppFolio portal.

The *Check List* form and TT architectural standards can be found in the *ARB Book of Standards*. This document is available online at [www.tamaracktrails.com](http://www.tamaracktrails.com) or from the office.

## **Tamarack News and Tidbits**

### **Food Pantry Update**

Good news! You may once again drop off donations to the Lussier Food Pantry at the cart in the front office of the Tamarack Trails Clubhouse. A volunteer will then transport the donations to the Lussier Center. The need is great. Please be generous. You may also make a contribution by check to LCEC (Lussier Community Educational Center), 55 S. Gammon Road, Madison WI 53717.

*Dee Seyfarth - Tamarack Trails/Lussier Center Food Pantry Coordinator*

# Tamarack Trails Directory & Email Update Form

*For new residents and any changes to existing listings.  
Return completed form to the Tamarack office by July 15<sup>th</sup>.*

**Address:**\_\_\_\_\_ **Phone:**\_\_\_\_\_

**Name(s):**\_\_\_\_\_  
(as you wish it to appear in the 2020 Directory):

**Cell phone numbers and email addresses are for internal office communication with residents.  
They will not be sold or published.**

<b>1 Name:</b>	<b>Cell Phone:</b>
<b>Email:</b>	
<b>2 Name:</b>	<b>Cell Phone:</b>
<b>Email:</b>	
<b>3 Name</b>	<b>Cell Phone</b>
<b>Email:</b>	