

# 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

April 2019

## In This Issue

City Sidewalk Replacement

Group AC Inspection

Ice Dam Claims & Process

City Flooding & Watershed Meeting

Grounds Update

Maintenance Update

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## Meeting Calendar

*Meetings are open to all residents.*

### Finance Committee

Wednesday, April 24 – 4:00 pm

Wednesday, May 22 – 4:00 pm

### Architectural Review Board

Wednesday, May 1 – 7:00 pm

### Maintenance Committee

Tuesday, May 14, 2019 – 4:00 pm

### Board of Directors

Tuesday, April 16 - 6:30 pm

Tuesday, May 24 - 6:30 pm

### Welcoming Committee

Monday, May 6 - 9:00 am

### Amenities Committee

Monday, April 22 - 2:30 pm

## 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

### City Sidewalk Replacement

The City's Annual Sidewalk Repair and Rehabilitation Program will be doing work in our area this year. It will include Tree Lane, Westfield Road and Millstone Road. This is a 10-year cycle. The program is designed to bring defective sidewalk up to current standards.

The work will be between 4/15 - 9/29. The City has contracted 2 contractors; 1 for sidewalk replacement and 1 for saw cutting. They will be in the area working at different times. **The City does not provide notice for when they will be doing the work.** When asked, the City officials indicated that when you see the contractors in your neighboring area, you know they will be next.

### What Will Be Replaced?

City sidewalk inspectors use white paint to mark an "X" on damaged sections. Arrows and dashes indicate multiple sections for removal. The final decision on a slab's removal is made at the time of construction when ends and sides are exposed.

### What Will Be Sawcut?

A pink paint mark with a white "c" means the slab is eligible for saw cutting, which is done at no cost to Tamarack.

This procedure saves the slab by tapering the offset with a smooth, uniform and slip-resistant finish.

### Contractor Work Hours:

Normal hours are M-F 7am-7pm with occasional work on Saturday. Barricades and "No Parking" signs with approximate start/end dates will be placed 48 hours in advance of construction.

### Performance & Billing of Work

The City hires the contractor to do the work and Tamarack pays for one-half the cost. If you receive a white post card notice of this work and the approximate cost, please bring it to Lori's attention. Tamarack is set up to pay the full Assessment as part of your HOA Fee.

### Repair of Turf Damage

The Contractor is responsible for bringing in topsoil and seeding the areas that get damaged from this work.

### For more information, please visit:

<http://www.cityofmadison.com/engineering/documents/SidewalkBrochure>.

## **Group Air Conditioner Checkup**

The staff at the Tamarack office has arranged for and will coordinate a group air conditioner cleaning and inspection for Tamarack residents. *R.A. Heating* will perform a 15-point annual inspection and cleaning of the cooling system for a discounted rate. The rate depends on the number of homeowners that sign up. A minimum of 10 residents must sign up for this offering to move forward. The normal rate for this service is \$125 and the group rate will vary with the number of participants (starting at 100 + tax per inspection with more than 10 residents and decreasing to \$90 + tax per inspection if more than 20 sign up. If you are interested in participating, please email ([Jean.Hilgers@tamaracktrails.com](mailto:Jean.Hilgers@tamaracktrails.com)) or contact the office at 833-1615.

The price includes - cleaning the air conditioner unit, a "Summer Cooling 15 Point Inspection", and the installation of a new standard 1" filter. The price does not include – Spaceguard, Air Bear, or any high efficient filters. High efficient filters (if needed) will be billed out at \$42.20 a piece at the time of the inspection.

## **City Flooding & Watershed Meeting Set**

Memorial HS Auditorium on April 26, 6-8pm

For more information see link below. Madison Pheasant Branch Study:

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

## **Ice Dam Damage and Claim Process**

If you have interior damage from ice dams, please contact your insurance agent and file a claim. Once you have a claim number, you can contact a remediation company for bids on the repair. Owners are responsible for the first \$10,000 before Tamarack Trails insurance kicks in. Once you have a claim number and a bid, please contact the office to provide us the information. We are keeping track of all homes that experienced interior damage.

Josh will be reviewing the roofs with a roofing contractor to evaluate the roofs for any damage. over the next week April 12<sup>th</sup>-19<sup>th</sup>, weather permitting.

The office will notify owners if there is any damage to their roof and keep you informed on the repair process.

**VOLUNTEERS NEEDED for delivering the monthly Newsletter.** Please contact Jean Hilgers at 833-1615 or email her at [jean.hilgers@tamaracktrails.com](mailto:jean.hilgers@tamaracktrails.com) for additional information.



*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 the event has been overcrowded and frustrating. Spring is coming and we are ready to celebrate.*

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**The Resident Activities Committee** has also arranged Tour and Lunch at Oakwood Village University Woods, April 24 at 10:30 a.m. 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** is 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.

## Tamarack Water Aerobics Classes 2019

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 10<sup>th</sup>, the classes will be held on Monday, Tuesday and Thursdays from 5:45-6:45pm. The cost is \$90 for 12+ weeks 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. 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 for two, five-week sessions: Monday, June 17 - Friday, July 19 and 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 each five-week session is \$45.

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

## **Seasonal Reminders & Projects**

### **Grounds Update**

Landscape is cleaning up branches, broken snow stakes and garbage. We are also pruning in Phase 3 and preparing the grounds for the mulch to be blown in. Residents that want their Ash trees treated need to get the paperwork in. Boley will be taking trees down and trimming so if you see ribbons on your trees, that is why. I will be sending out letters soon about the trees that will be removed.

Maple Leaf will be cleaning up plow damage and Spring cleanup will be done by May 1<sup>st</sup>.

Areas getting mulch this year are East of Westfield Road and South of Tree Lane. Please let me know if you have any mulch concerns that are not already in the database. Again mulch will be blown in after the spring cleanup is done. White flags are at the office if you need to label areas.

**Angie Swan – Landscape Superintendent**



## **Maintenance Update**

The office remodel is almost complete meaning we can Tim can start the trim. Tim just finished the siding list and will start working on Bayberry fences after the cold spell. Mitch will be starting pressure washing in the next month along with Phase 3 fence replacement. I have been working on the deck list along with setting up vendors for the pool and 100 other things! The pool should open as planned, with the new boiler coming the first week of May, new sand and piping in the filters, and no more leaky flanges! All this work is scheduled to be complete by the second week of May.

**Reminder:** Do not turn your outside water until the night time temps get above 40 degrees F.

**Josh Ostertag – Maintenance Superintendent**

## **Board and Committee Business**

### **Welcoming Committee**

Frequently Asked Question: Is there community garden space available?

A: Yes. Tamarack has a well-maintained area located on the corner of Tree Lane and Westfield for growing individual resident vegetable /flower gardens. The Garden Committee assigns and marks the plots for individual gardeners. Information comes out in “The Good Life” in the spring notifying residents of this opportunity and lays out timelines for applying for a plot, rules and policies for use, and the fee associated with the garden plot. **Copies of the garden plot reservation forms are available in the office.**

### **Board Report**

On March 26, 2019, the Concerned Residents of Tamarack Committee, a group of Tamarack residents, organized and conducted a meeting at the Lussier Center to share information and concerns about our community. The meeting was attended by residents and members of the Tamarack Trails Board of Directors. One of the issues that was raised related to our finances. The current Finance Committee, Treasurer and Board of Directors recognized financial problems, which developed last year. At the end of last year, the current Finance Committee, with the assistance of past Treasurer, stabilized the financial situation and currently the Treasurer and Board of Directors have reinstated procedures and protocols to ensure that the problems developed last year will not re-occur. The budget for 2019, however, is extremely tight because of the use of our operating contingency fund to balance the 2018 budget. Throughout this year, the Finance Committee and Board of Directors will work hard to ensure that the budget is adhered to and expenses are closely monitored.

[NOTE: At the March FC the following financials were reported: Total Funds Available at Year End: \$48,135.56 which is the Combined total year end balance in the Checking and Savings Accounts including the restricted gift money and the restricted Garden Fund (Approx. \$12,000).]

In addition, the current Board of Directors intends to increase transparency by writing monthly articles for the Good Life, which focuses on pressing issues facing our community. This article is the first such article. If there are issues and concerns that you would especially like the Board to address, please feel free to contact any members of the Board including Jean MacCubbin, Janet Hirsch, George Meyer, Anne Rohr, Howard Bellman, Dean Ryerson and Amy Kell. Their contact information can be found in the Community Directory.

## **Board Updates Pet Control Policy to Conform to State Laws**

See attached updated Policy Resolution approved March 19, 2019 by the BOD with respect to animals that do work for or perform tasks for individuals with disabilities and emotional support animals. The Pet Control Policy, I-101 was updated to reflect that the animals as described do not count in the restricted maximum number per living unit. Also note that no other policy changes were affected in this update. Property owners who have such an animal are individually required to provide to the office such evidence of need as stated in state law, section 106.50 (2r) (bg), Wisc. Stats.

Tamarack Trails Community Services Association, Inc. Madison, Wisconsin

### **Policy Resolution**

Subject: The Regulation of Pets and Animals that do Work for or Perform Tasks for Individuals with Disabilities and Emotional Support Animals No. I-101

Supersedes Policy Dated: February 27, 1991

Review Responsibility: Board of Directors

Source: Declaration & Restrictions; By-Laws, Board Action

Effective Date: March 19, 2019

**POLICY STATEMENT:** Rules and regulations for protecting the aesthetic environment and public health & safety standards of the community shall be established with regard to control of pets. The Board of Directors shall make it the responsibility of the Association Manager to enforce the rules and regulations as approved by the Board of Directors in relationship to control of pets. Animals that work for individuals with disabilities and emotional support animals: It is the policy of Tamarack Trails to comply with the provisions of Section 106.50 (2r) (bg) of the Wisconsin Statutes, as amended.

### **IMPLEMENTATION:**

1. Pets are not allowed to have free run of common areas. When a pet is outside a living unit, it must be accompanied by its owner (or designee) on a leash at all times. This applies to cats, dogs and other pets.
2. Pets are not to be chained or leashed to balconies, patios, or staked on any common area.
3. Balconies, patios, walks, yards and common areas will be kept free of pet wastes. Owners are responsible for proper disposal of pet wastes. A gentle but firm letter is sent to the offending individual announcing a 72-hour period (weather permitting) to have the problem corrected. Following the 72-hour period if the problem has not been corrected a second letter; somewhat more firm and to the point, is sent to the individual stating that they have 24 more hours to correct the situation. If not corrected in this time period it will be done by Tamarack Trails Maintenance people at a cost of \$25.00 per hour, minimum one-hour charge.
4. Pet owners are responsible for any pet damage on common areas or personal property and replacement of shrubs and sod as necessary.
5. Each living unit shall be restricted to a maximum of two pets: 2 cats, 2 dogs or one of each.
6. No animal, other than common household pets, shall be kept or maintained in any living unit. Common household pets shall not be kept, bred or maintained for commercial purposes in any living unit.
7. All pets must be properly licensed and necessary shots kept up date

## Tamarack News and Tidbits

### **Food Pantry Update**

Thank you for buying food for the Lussier Food Pantry when you shop. Please continue.....

Dee Seyfarth - Tamarack Trails Lussier Food Pantry Coordinator

### **March 26, Special Meeting Follow-up**

The Concerned Residents of Tamarack have collected owners' comments and questions. Members of the committee will attend the April 16 Board of Directors Meeting, share the info gathered and request an informal meeting with Board Directors before the May Board Meeting. Your attendance and comments were very helpful; anyone who wishes to share additional concerns related to Budget/ Finance or Manager/ Staff issues may email Eve Siegel: [evesiegel@yahoo.com](mailto:evesiegel@yahoo.com)

### **Mindful Movement**

Alicia Ashman Library, Meeting Room

10:00am to 10:45am, second and fourth Tuesdays, March 26 - Dec 10 (no sessions in July or Aug) NewBridge and Alicia Ashman are pleased to be able to offer this Mindful Movement series for 2019!

"Join fitness and mindfulness coach Venus Washington on second and fourth Tuesdays to explore the mind/body connection. Especially designed for seniors, but open to any adult interested, Venus will help you start wherever you are on your fitness journey (even if you haven't begun it yet!). Perfect for beginners and anyone interested in getting moving and learning that how you think affects the way you move; and how you move affects the way you think. Be prepared for movement, but at a level that's right and safe for you. Space is limited, so please call to reserve your spot: 824-1780."

<https://www.madisonpubliclibrary.org/events/mindful-movement-1201730>

### **Appfolio, the new HOA Software Program**

See the attached article for this month on Appfolio, the new HOA software program.

	<p>Resident Portal</p> <p>Resources for Homeowners</p> <p>(2019-04)</p>
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