

# 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

Sept. 2023

## Meeting Calendar

*Meetings are open to all residents.*

### Architectural Review Board

Wednesday, Sept. 13 – 4:00pm

### Maintenance Committee

Tuesday, Sept. 12 – 4:00pm

### Resident Activities Committee

Wednesday, Sept. 13 – 5:00pm

### Finance Committee

Wednesday, Sept. 20 – 3:00pm

### Board of Directors

Tuesday, Sept. 26 – 6:30pm

### Amenities Committee

## Event Calendar

(Please mark your calendars)

## OFFICE HOURS

Monday- Friday

9 am – 4 pm

Or by appointment

Stacey Haberman  
Association Manager  
[Stacey.Haberman@tamaracktrails.com](mailto:Stacey.Haberman@tamaracktrails.com)

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

## Current News

### Update from Nominations and Elections Committee

In case you missed reading the information about the upcoming election for seats on the Tamarack Board of Directors (BOD) in the August "The Good Life" here's a summary of important information:

- The Nominations and Elections Committee (N&EC) of Tamarack is seeking candidates to fill 2-year terms on the BOD. Four (4) board seats need to be filled. Please contact any of the undersigned with your recommendations.

- Newly elected BOD members will serve their first of a possible second 2-year term if re-elected, effective at the **November 2023** BOD meeting.

- Tamarack owners interested in self-nominating themselves for a seat must submit a petition to the office stating their intent, signed by six Tamarack owners **on or before September 14, 2023.**

- The final list of candidates will be distributed to all owners **on or before October 5, 2023.**

- Owners will have the opportunity to meet the candidates in the clubhouse or via zoom (tentatively set for **October 12, 2023**). More information on this meet and greet question and answer session is forthcoming.

- Owners are encouraged to return their ballot to the office **on or before October 24, 2023,** but have the opportunity to cast their ballot prior to and up to the start of the Annual meeting (voting directions is provided on the ballot).

- The election result will be presented at the **October 26, 2023** Annual Meeting of the Association.

Thank you for your anticipated participation.

John Oaks: (608)203-9376  
George Meyer: (608) 516-5545  
Joan Foster: (608) 576-7217  
Eve Siegel: (608) 836-3858  
Les Mirkin: (608) 334-5720  
Sue Rapa: (608) 841-1255

## **Special in-person and Zoom informational meeting**

Greenway encroachment. - September 14th at 6:30 pm

The purpose of this meeting will be to discuss the proposal by the City of Madison to create a Green Way Privilege ordinance and the potential impacts on Tamarack homeowners, common areas, and to discuss action steps by owners and the Association.

Proposal by the City of Madison to create a Green Way Privilege ordinance.

Most Tamarack residents know that the City of Madison's Engineering Department is doing storm water management projects in the Sauk Creek greenway areas. The planning process for the greenway area from Tree Lane to Old Sauk Rd. that runs behind Tamarack homes on Cedar Creek and Oak Creek Trails is currently underway. During the preparations the city surveyed and marked city property as it borders Tamarack and Sauk Creek homes. Perhaps you have noticed these markers in the area.



During the survey, it was discovered that quite a number of homes have areas of their yards, gardens, patios, fences, and other structures such as rock walls, gazebos, garages, and play structures, encroach onto property belonging to the city. In some cases, in Sauk Creek, the city has already required the removal of the encroachment in areas where they needed to work. In other areas the city does not plan to use the area where there is encroachment, and it is not in the way of the proposed work for the greenway. However, it is still city property, and they cannot ignore the fact that it is still city property being used privately.

To address this the city Engineering Department has proposed an ordinance entitled **Regulation of Private Use of Greenways, Park Lands, and Southwest Path**, and creating a *greenway privilege*. It is a way for homeowners to continue their encroachment into the city's property. It is not without onerous requirements. Provisions currently include:

1. Allowing homeowners to maintain their encroachment into the greenway until the city or owner revokes the privilege.
  - a. The City may order the encroachment be removed at any time.
  - b. The applicant may terminate the agreement at any time by providing written notice to the City Engineer.
2. A \$500. Nonrefundable application fee. Waiting for information as to whether this is a one-time fee.
3. \$500. Minimum annual fee to maintain the encroachment. Additional information has been requested as to if this is in addition to the lease fee.
4. A lease fee based on the size/value of the property on which the encroachment exists. Additional information from the city has been requested.
5. Property insurance up to a million dollars.
6. Owners must obtain a survey by a licensed surveyor to submit with application.
7. Any fees paid are not prorated if the agreement is terminated by either party.
8. The City may require property owners to comply with additional conditions. It isn't clear what those are at this time. Additional information from the city on this has been requested.
9. By accepting the privilege, the applicant waives the right to contest the validity of the ordinance.

Clarification on several topics has been requested and will be shared with everyone at the meeting.

## Activities and Events

### Calling All Dogs

If your dog likes the water, we will be hosting another dog swim. **DOGS ONLY** will be allowed in the water before we start to drain the pool for the winter.

Monday & Tuesday, September 25 & 26, 2023  
10:00am to 2:00pm

### Fixed Income Concert Enjoyed by All



Tamarack residents had a beautiful evening to enjoy a poolside concert with the rock and roll band FIXED INCOME! Over 100 people attended the concert and enjoyed the evening of nostalgic music. Tamarack's own Pete Albert is one of the talented band members. The Residents' Activities Committee would like to thank the band for providing us with a fun evening of entertainment.

Photo provided by Ric Genthe

### Quilts, Quilts and more Quilts!

Anne Prenevost will be displaying a few of the hundreds of quilts she has created. Anne's been quilting since the mid-1980's. When you stop by the Clubhouse to see her work, also check the back of each quilt. Anne's creations are two quilts in one since she uses scrap pieces to create a completely different pattern on the back of every quilt. Anne credits her mother who was a professional seamstress for her talent. Anne has given her quilts as gifts as well as donated some for charity raffles. Anne's quilts will be on display in the Clubhouse lower-level meeting Room starting Friday, September 15<sup>th</sup>.



## Seasonal Reminders & Projects

### Group Furnace Inspections

We are working on a group furnace inspection for Tamarack residents. RA Heating will perform a furnace cleaning/yearly inspection for a discounted rate. A minimum of 11 residents must sign up for this offering to move forward. The discounted rate is \$101.00 plus tax. Price does not include high efficient filters. If interested in participating, please email Jean.Hilgers@tamaracktrails.com or contact the Tamarack office at 608-833-1615. **Deadline for signing up is October 1<sup>st</sup>.**

## **Pool Hours**

Pool season is ending. With most of our lifeguards back at school and the sun setting earlier, the pool hours will be shortened.

- On Saturdays & Sundays the pool will open at 10:00am.
- Monday through Friday the pool will open at 2:00pm or later based on lifeguard availability. *There are no morning hours.* Watch your email for specific times and schedule changes.

The last day will be Sunday, September 24, 2023, from 10:00am to 6:30pm.

We expect the pool to be busy on the weekends. As a courtesy residents should notify the office or on duty lifeguard at least two days in advance if they intend to bring eight (8) or more guests to the pool.

Thank you to our staff and guards for a pool season that is ending too soon!

## **Tamarack's Pool**

Perhaps you've been hearing rumors lately about the condition of our pool. We want to share what we know and don't know about the situation.

First, a little background. The pool was built by Badger Pools 50 years ago when Tamarack was established. For many years, we expected the pool to need replacement in 2024 based on the average life of in-ground pools in this climate. In 2019 we hired engineers to conduct a "reserve study" to assess the condition of all Tamarack properties to help us with long-term budgeting. Based on their inspection, they predicted that the pool would not need replacement until 2034 and we have calculated the reserve portion of monthly assessments accordingly.

Unfortunately, hidden damage behind the concrete shell surfaced this Spring. We consulted with two pool companies, and neither could offer a permanent fix given the nature of the damage. Badger Pools did a temporary patch in March. Fortunately, the patch has gotten us through this pool season, but it is not expected to last into the 2024 pool season. It is not clear if a second patch would see us through another pool season. We may need to take some action in 2024 which will disrupt pool access.

We are awaiting pool reconstruction proposals from two pool companies. Because it is a busy time of year for pool companies, we do not have designs or costs of reconstruction at this time. One positive way to look at pool reconstruction is that the 50-year-old pipes that service the pool would also be replaced eliminating current uncertainty about their condition. The pool structure, decking and piping would all be given a new lease on life using state-of-the-art construction materials. The Maintenance Committee will be considering pool proposals in the coming months.

Another positive is that reconstruction gives us an opportunity to take a fresh look and decide what type of pool and deck best suit our community's current needs. They don't have to look just like the existing pool area. Other pool and deck designs may improve versatility, water and chemical usage or lifeguard requirements. As we learn more about our options, you will each have an opportunity to provide input before decisions are made.

One last note. Pool construction is expensive. Fortunately, even though we didn't plan for a major pool project until 2034, our reserve fund balance currently exceeds our self-imposed minimum balance. Despite the current uncertainties surrounding the pool, it will play a prominent role in the Finance Committee's budget process which is already underway.

We will keep you informed as we learn more.

The Board of Directors

## **Tamarack Website Update**

The communications work group would like to give you a brief update on its findings regarding our community website. In June, we held in-person Focus Group sessions and followed up with an online survey to reach more residents and get as much input as possible.



We were very pleased to receive 97 responses, about 30% of our community. This input has been invaluable in giving our committee a good sense of direction regarding the revamping of the Tamarack Trails website and its functionality. Nearly 50% of survey respondents strongly agreed that having a comprehensive and well-maintained website is important to Tamarack residents. Respondents want to see up-to-date information and documents, and notices of upcoming events, to name a few of the key items listed. We have read all your

comments and concerns and will keep all of that in mind as we work to make our website more inviting, easy to navigate, relevant, secure and useful while showcasing all the elements that makes Tamarack such a wonderful place to live.

Our next step is to discuss the best way to implement the changes required with Tamarack's website designer to align the site with what residents want. We hope to have a plan ready to share with the Board of Directors by the September meeting.

The working group will be keeping you updated as we progress. Thank you for your support, input.

## **Board and Committee Business**

### **Summary of Architectural Review Board (ARB) Walkaround**

The ARB does a walkaround of Tamarack Trails on an annual basis as authorized in Restated Declaration Article VI, Use of Property. The goal is to observe each unit's exterior for compliance with the ARB Standards and ensure units and Common Areas are in good condition and enhance the overall appearance of Tamarack Trails.

This year the walkaround was moved to spring 2023, which made for warmer temperatures, and more opportunities for talking with residents as they enjoyed the spring weather.

ARB's observations focused on the following:

- Safety issues such as dangling or exposed wires, junction boxes, outdoor steps in need of repair or covered in torn carpet, uneven pavement, loose deck boards, clogged dryer vents, wood-burning devices on patios.
- Doors that are not ARB-approved styles or paint colors, double-hung windows (not approved), cloudy windows, torn screens, and rotted window trim.
- Decks, patios, and railings that are nonstandard, or in need of repair, painting, or cleaning.
- The presence of satellite dishes on roofs, many of which are probably no longer in use and could be removed.
- Items that may get in the way of routine lawn care and maintenance—for example, garden items, seasonal decorations, bird baths or feeders—or detract from the appearance of the overall community.

Results of the 2023 walkaround have been shared with the Office for follow-up. Residents who have questions about what is approved should review the updated Book of Standards (2023) on the Tamarack website.

## **Board Notes for 8/22/23 meeting**

A regular meeting of the Board of Directors was held in person and by Zoom on August 22, 2023. All Directors and Association Manager Stacey Haberman were present, as were 24 residents.

The major discussion topics were a possible city action with important implications for some Tamarack owners, the condition of the pool, how the Board conducts business, and results from the recent “web survey”.

Residents expressed appreciation for the quality of work and workers for the Oak Creek paving project, and the communications from the Tamarack Office. It was suggested that for the next round of paving a meeting be held with affected residents to review the planned work.

Association Manager Stacey Haberman reported on several items including staffing and maintenance.

Major points:

- The temporary patch that was put in place at the beginning of the season is starting to give-way, and we expect that the pool will need significant work in 2024. We are talking with both Neumann and Badger Pools and anticipate proposals and cost estimates. (See article in this issue.)
- As many of our lifeguards return to school, we will be short-staffed. We are advertising for lifeguards and seeking referrals from pools that have closed for the season. Similarly, our summer student grounds crew will return to school.
- Poblocki Paving & Affordable Concrete has completed the asphalt and concrete work on Oak Creek Trail. Overall, it was a successful project. Work on Pin Oak will be completed early to mid-week August 28th. We are reviewing resident communication processes to ensure the best outcomes.
- With the lack of rain, Greenscapes will only be mowing as needed.
- David J Frank has completed the spring clean-up on the swale, which included, perennial cut-down and bed cleanup, debris removal and renovative bed edging as well as technical horticultural maintenance, which included weeding of plant bed, and culvert check. They also replanted some of the damaged plants.

Treasurer White reported that Tamarack finances are in good shape and noted that by eliminating redundant coverage we have limited our insurance premium increase to \$575. He also moved that the Board accept several proposals for reinvesting funds to take advantage of prevailing rates. The motions were passed. The Board expressed appreciation for the work of the Finance Committee.

There was a lengthy discussion about Tamarack governance and the role of the Board. Directors felt positive about collegial working relationships among Board members and with Stacey Haberman; and agreed that the Board should be engaged with policy, not day to day operations, especially now that we have on-site professional management after a period of absence. Two essential Board functions were identified: fiduciary responsibility and maintaining a strong staff.

Jayne Meyer reported that the city is considering changing how encroachments on to public property are handled, and this could impact several Tamarack properties. This evolving process requires ongoing Board attention, and a meeting will be held with affected owners.



In other business, James Steinbach moved that Betty Jean Grafton be approved as a member of Welcoming Committee. He also noted that the recent "Fixed Income Band" concert was very well attended. Wayne Koska presented highlights of the recent "web survey". 97 responses were received, with overall support for a strong and improved website. Other suggestions included a photo gallery, community calendar, easily accessible governance documents, and an online community directory. (The office has complete survey results.) The communications working group hopes to present a proposal in September. Larry White reported that the Amenities Committee would bring a proposal for additional benches on the trails (see article in this issue). Bob Jacobs and Larry White reported on proposed changes to several by-laws; mostly minor adjustments in wording, these were accepted by the Board. It was also moved and passed that the Board accept a proposal from 3<sup>rd</sup> Generation Painting and Remodeling.

The meeting was adjourned at 8:22 pm. The next monthly Board Meeting is September 26 at 6:30 pm, in person and on Zoom.

The 2024 Budget Hearing will be October 10<sup>th</sup> at 6:30 pm, in person and on Zoom.

The 2023 Annual Meeting will be October 26<sup>th</sup> at 7:00 pm at Vista West, in person and on Zoom.

### **Benches on Tamarack's Internal Walking Paths**

In 2021 Tamarack installed two benches near the clubhouse and one bench in the garden area. Those benches have drawn positive feedback and have needed no maintenance since their installation.

The Amenities Committee will propose installation of several benches on Tamarack's internal paths in conjunction with our 50-year anniversary celebration in 2024. These benches would provide a resting place for residents and a place for conversation. The benches would be installed only in a location on an internal trail area that had the support of all the adjacent unit owners. The bench design would be identical to those installed in 2021.

To review the full proposal document request an email copy from Amenities Committee chair Izzie Popic at [izzi822@gmail.com](mailto:izzi822@gmail.com). The full proposal is also posted at the Clubhouse Main Entry Bulletin Board. To share your comments regarding the proposal contact Izzie Popic at 608-334-4435 or Amenities Board Liaison Larry White at 608-821-0056. The proposal will be presented for the Board's consideration at its September 26<sup>th</sup> meeting.