

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

Dec. 2023

Meeting Calendar

Meetings are open to all residents.

Architectural Review Board

No meeting in Dec
Wednesday, Jan 10 – 4:00pm

Maintenance Committee

Tuesday, Dec 12 – 4:00pm

Resident Activities Committee

Wednesday, Dec 13 – 5:00pm

Finance Committee

No meeting in Dec
Wednesday, Jan 17 – 3:00pm

Board of Directors

Tuesday, Dec 19 – 6:30pm

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

Jean Hilgers,
Office Manager
Jean.Hilgers@tamaracktrails.com

Office Holiday Hours and Trash Collection

The office will be closed on Friday, December 22nd and Monday, December 25th and Monday, January 1st.

The weeks of Christmas and New Year's Day, Waste Management collection will occur on Friday (one day later than normal). For residents using the city recycling program, they will pick up on Friday as usual..

We wish you the best and safe travels this holiday season.

2024 Assessment Reminder

As a reminder, your assessment is due on the first day of each month. Owners currently on Appfolio ACH withdrawal will need to update their assessment to the new amount and owners that do bill pay through their financial institution will also need to have them change the assessment to the new amount by December 15, 2023.

Currently, less than half of the residents make their monthly payments using automatic withdrawal (ACH). If you are interested in setting up automatic payments, you will need to sign up on AppFolio, and there is a monthly fee charged by Appfolio to use this service. If you do not have access to AppFolio, or have any questions please contact the office (608) 833-1615.

Landscape Reminders

Yard waste pick up is finished for the season. If you have yard waste that you would like to dispose of it can be placed in the landscape dumpster by the maintenance building. Please note: no plastic bags for metal cages should be put in the dumpster.

Please trim back all perennials along your sidewalk to allow for easier snow removal this winter. Also remove white No Blow flags you're your yard as fall cleanup is complete.

Activities and Events

Tam Talk Thank You

The Residents Activity Committee would like to thank Keith Findley for his presentation on the Wisconsin Innocence Project. Keith was a cofounder of this organization that helps people who have been wrongly convicted of crimes and are in prison to prove their innocence with the help of UW law students and supervising attorneys. Keith shared information about case histories of some of the individuals they helped and what they did to prove their innocence. It was an interesting and eye-opening presentation for all.



Tamarack Talk – Snorkeling Adventures in Indonesia

January 16, 2024 -7 pm – Tamarack Clubhouse.

Lynn Waishwell shares photos of her snorkeling trip to Raj Amput, a series of islands in Indonesia.

Raj Amput is known as the best place in the world to dive and snorkel because of the coral and fish diversity. The reef remains extremely healthy with lots of diverse fish, coral and marine life. Lynn spent one week at remote eco resort then 10 days on a liveaboard boat exploring habitats in Indonesia, land of 10,000 islands. Come learn about her experience on a liveaboard boat and all the beautiful marine animals, fish and coral she experienced.



Seasonal Reminders & Projects

Snow Removal Procedures

Sand barrels and snow plowing markers have been placed on the Trails. 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 is performed after any snowfall greater than 1". 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 of the Trails and cul-du-sacs except for the 320 individual driveways. The plowing of the Trail centers is performed by Greenscapes using a pickup truck with a plow blade. During a major snow event the Trail centers are plowed after each accumulation of 5" 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 (608-259-2750). 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") all driveway clearing should be completed in 6 to 8 hours. In a heavier snow event, clearing 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 Viktors Painting 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 1".

If you are unable to maintain your walk, please contact the office for assistance (608-833-1615).

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. 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.

Ice Melt

Ice No More (a calcium/potassium chloride blend of ice melt) 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.

Board and Committee Business

Annual Meeting Notes

Tamarack held the 2023 Annual Meeting at Vista West on October 26. The meeting was attended by 49 residents in person and another 22 on Zoom call. Board President, Dean Ryerson, opened the meeting and welcomed attendees. Minutes of the 2022 Annual meeting were approved.

Tamarack's Treasurer, Larry White, reported that our finances are in good shape. He reviewed the structure of Tamarack's financial model including the distinction between the operating and reserve budget. The operating budget includes on-going annual expenses, and the reserve budget ensures sufficient funds to cover the cost of infrequent major projects when they are needed.

White then presented the proposed 2024 budget and its expected impact on residents' assessments. The biggest drivers of the budget are asphalt, and unexpected work on the pool. These expenses make it necessary to begin rebuilding the reserve to ensure future funds are available for necessary major projects to come. White outlined 3 ways to pay for the pool: special assessment, construction loan, and monthly assessment. The finance committee

supports monthly assessments, which recognizes “generational equity” rather than burdening current owners with the total cost. The proposed 2024 budget results in an average monthly assessment increase of \$42.62 or 10%. The Board will act on the budget during its November meeting.

Association Manager Stacey Haberman thanked the community and the Board for their support, describing her job as an honor and a pleasure. She thanked the staff for their hard work and reviewed several projects. She noted that there is a strong likelihood that a second temporary patch can delay the major pool work to 2025.

President Ryerson’s remarks emphasized Tamarack’s collegiality and bright future, while acknowledging the challenges of aging structures, and a difficult job market. He also emphasized that all residents would have opportunities to participate in planning for the pool. He noted that there will be a new reserve study in 2024. He praised the work of Stacey Haberman and the Tamarack staff and thanked all residents who have volunteered for service on the Board and committees. He noted that there was an exceptionally strong and large group of candidates for the Board and thanked all candidates as well as the members of the Nominations and Elections Committee: Joan Foster, George Meyer, Leslie Mirkin, John Oaks, Sue Rapa, Eve Siegel.

The election results: Ellen Foley, Keith Findley, Dave Larson and Ginny White were elected to a two-year term and will join George Jesien, Jayne Meyer, and James Steinbach on the Board. Ryerson thanked retiring Board members Bob Jacobs, Vice President, Larry White, Treasurer, and Paul Skidmore. Ryerson received a standing ovation when he was thanked for his leadership. Ryerson also thanked retiring committee members: Amenities: Izzie Popic, chair ... ARB: Christina Finet, chair ... Finance: Dave Larson ... Garden: John Allen, Nancy Korda, and Jean Allen ... Maintenance: Charley Elson ... RAC: Rise Futterer ... Welcoming: Ginny White, chair, and Anne Riceman.

Board Meeting Notes from November 21, 2023

This article is an informal report about the November 21, 2023, Board of Directors meeting. The official minutes will be posted on the website after approval by the Board of Directors.

A regular meeting of the Board of Directors was held in person and by Zoom on October 24, 2023. 6 Directors were present; Director Skidmore was excused. Association Manager Stacey Haberman and 25 residents were present.

Various topics were discussed, including the 2024 budget, possible city action on alleged property encroachment, and the pool replacement.

Residents raised concerns about increasing the Average Monthly Assessment by 10% and noted that if large increases continue it may force some residents to leave. Concerns were also raised about the cost of replacement furniture in the Clubhouse, and the appropriateness of using assessments to fund 50th Anniversary events. Ellen Foley gave an update on city plans for the Greenway, which include the possibility of a mile-long north-south lit bike path running along the creek and up to six east-west bike paths crisscrossing the creek area.

Association Manager Stacey Haberman reported on several items. Major points:

- Landscape preparations for winter, including snow removal plans, are well underway.
- There has been very positive feedback about Greenscapes.
- The Board needs to review the Amenities Committee proposal for new furniture in upper level of clubhouse. The \$4,011.11 exceeds Stacey’s approval authority.
- There is an interview set up for next week 11/22 for a potential full-time maintenance technician.

- David J Frank has performed the required end of season maintenance. They elected not to cut down the perennials this season; allowing perennials to remain in the bioswale through the winter will promote ecological resilience, enhance biodiversity, and support the overall health of the landscape.

The Board approved, the proposed 2024 budget. There was discussion about whether the monthly assessment could be reduced by changing how the pool is financed, but this was deemed impractical. It was suggested that there should be a sharp focus on reducing expenses in the next few years. The Board approved that the reserve study be prepaid in 2023, saving \$950.00. Jayne Meyer moved for approval of a resident questionnaire about preferences for the pool replacement. Following discussion, the motion was amended and passed to include providing residents with descriptions of the current proposals from Badger Pools and requesting feedback. Decisions about the pool need to be made in early 2024.

The Board approved the 2024 staff salary and benefits plan. Ryerson noted that the HR committee is exploring different ways of attracting staff; for example, working with refugee communities. The Board also approved Ryerson's continued service on the HR committee. Jayne Meyer updated information regarding proposed city policies for handling encroachments on public property, which could affect use of outdoor space. Members of the Board met with owners of the five directly affected units. The Board also authorized a property survey to be conducted, and legal counsel to be retained for initial consultation.

In other business Wayne Koska updated progress on revising the web site. The Board also discussed clarifying, at a later date, consequences for violating ARB standards, approved the Phase 2 benches proposal, approved Janet Hirsch joining the Maintenance committee and Dee Seyfarth and Gillian Sender joining the Resident Activities Committee, and declined to approve the Clubhouse furniture. At the close of the meeting, retiring Board members were thanked for their service.

The next monthly Board Meeting is Tuesday, December 19th at 6:30 pm. (This is a change from the normal pattern of the 4th Tuesday because December 26 is a staff holiday.)

The Holiday Party was December 6.

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Tamarack Trails Ice Melt Order Form

Please submit this form along with your payment to the Tamarack office.

The ice melt will be delivered to your doorstep the following day.

Address _____

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