

# 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

Nov. 2023

## Meeting Calendar

*Meetings are open to all residents.*

### Architectural Review Board

Wednesday, Nov 8 – 4:00pm

### Maintenance Committee

Tuesday, Nov 14 – 4:00pm

### Resident Activities Committee

Wednesday, Oct 11 – 5:00pm

### Finance Committee

Wednesday, Nov 15 – 3:00pm

### Board of Directors

Tuesday, Nov 21 – 6:30pm

### Amenities Committee

## Event Calendar

(Please mark your calendars)

### Holiday Party

Wednesday, Dec 6  
6:00 – 8:00

## 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)

## New Date for November Board Meeting

**Tuesday, November 21, 2023**

**6:30pm**

*Mark your calendars!* The November Board meeting will be held on the third week of the month. The 2024 Budget and assessments will be approved at this meeting. This new date will give the staff and volunteers time to print and process the 2024 assessment letters before the December 1<sup>st</sup> deadline.

## Open Position on Maintenance Committee

The Maintenance Committee has an open member position. If you are interested in working hard with a good group of focused Tamarack residents who are dedicated to helping you have a Good Life, please email a bio before November 10th to Sharon Genthe at: [stgenthe@gmail.com](mailto:stgenthe@gmail.com)

## Terming Out and Looking for New Members to Join the ARB

The “six-year terming out policy” has fallen to our chairperson, Christina Finet. Christina has been a stalwart member over the past 2.5 years during the Book of Standards rewrite. She also shepherded several process documents which will keep future ARB Boards on track: Resident Request Flow Chart, ARB Approval Letter Templates, and Decision Criteria and Potential Consequences for Nonconforming Projects. ARB members agree, we wouldn’t have completed as much without her leadership and dedication to the importance of ARB’s mission.

ARB now is looking to fill two seats on the ARB. Contact an ARB member to answer any questions you may have about time commitment, meetings, etc. New residents are welcome to apply.

## Activities and Events

### **Tam Talk - Nov. 9<sup>th</sup> at 7:00pm in the clubhouse.**

**The Wisconsin Innocence Project presented by Keith Findley**

Keith Findley, a Tamarack resident, is a professor of law at the University of Wisconsin Law School. He was co-director of the Wisconsin Innocence Project and will speak to us about this important project.

Based at UW's law school, the Wisconsin Innocence Project trains law students to investigate and litigate claims of innocence.

We hope you can join us.

### **Tamarack Trail Resident Art Show—Rick Genthe, Photography,**

October 15th thru December 15th Clubhouse Lower-Level Meeting Room

Ric was born and raised in the Driftless region of Wisconsin. He grew up appreciating the beauty of the clear trout streams, rolling terrain, and the history of the area. Although Ric is a successful Commercial Art illustrator and art director, photography has always been a passion. You probably have seen Ric out and about walking his new puppy Ruby with camera in hand. Ric believes that world class beauty is just out our door as seen in the bridges of Tamarack, the trees in Walnut Grove Park, water on the flowers in our yard, or the cute face of our new puppy. Ric hopes you enjoy his display. You can find many more of his photographs at ([www.fineartamerica.com](http://www.fineartamerica.com)).



**Come and celebrate with  
Tamarack friends and neighbors at  
our annual Holiday Party!!**

**Wine and beer will be provided along with  
our new 2023 signature drink!**

**Please bring an appetizer or dessert to  
share.**

**Everyone is welcome!**

**December 6<sup>th</sup>, Wednesday, from  
6:00-8:00 PM at the Tamarack**

## Seasonal Reminders & Projects

### Yard Waste Collection

The Tamarack staff collects yard waste on Monday and Friday each week. The last collection date will be Friday, November 17. After this date you can place your yard waste in the "Landscape Dumpster" in front of the maintenance building.

All contractors are responsible for disposal of their own trash or yard waste. If you hire a contractor to perform your yard work, they should not place it at the end of drive for collection by Tamarack staff. They should haul it off site or may place it in the dumpster in front of the maintenance building.

### Preparing for the Snow Season

Sand barrels and snow plowing markers will be placed on the Trails in mid-November. The sand is available for residents use on their sidewalks and drives. After any snowfall accumulation greater than one inch, Greenscapes will plow the streets & driveways, and Viktors Painting & Tamarack staff will shovel the individual sidewalks.

### 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

### Board Notes for 10/24/23 meeting

This article is an informal report about the October 24, 2023, Board of Directors meeting. The official minutes will be posted on the web site 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. All Directors and Association Manager Stacey Haberman were present, as were 29 residents in person and on Zoom.

The major topics were the draft 2024 budget, possible city action with important implications for some Tamarack owners and the Association, and the solar energy task force.

Association Manager Stacey Haberman reported on several items. Major points

- Reserve Advisors' original quote for the Level II Property Wellness Reserve Study was \$8450. After negotiations they have come down to \$7500.00 if we pay in 2023.
- All remodeling projects that take place at Tamarack Trails that require approval from ARB and Stacey are now being passed on to Rollie who will contact all residents prior to their project starting to make sure that the contractors are aware of Tamarack Trails standards.
- The snow removal rate from Viktors will be the same as last year.
- We are waiting for more quotes for removal of the fallen oak tree. The only current quote is \$8,500.
- David J. Frank has done the required Bioswale maintenance. The lower end of the swale does not meet our expectations and we are working the company to resolve those issues.
- We continue to recruit for 1.5 openings in maintenance.

Treasurer White reported that Tamarack finances are in good shape, but we anticipate significant future expenses. Our Edward Jones financial advisor told us that he expected rates would stay high and are not expected to come down until the end of 2024. The Reserve Fund Balance is estimated to be a little over \$904,000, a decrease of \$107,000 from the July 31, 2023, balance. This is mostly due to the final payment on the Oak Creek asphalt work and associated concrete work. GHC, our current health insurance carrier, has informed us of a 10.37% increase in health insurance premiums. We are waiting to hear back from other health insurance companies. The draft budget includes \$750,000 for the pool. To maintain necessary reserves and avoid a special assessment, the Finance Committee recommends an increase in the average monthly assessment (AMA) of 10%, or \$42.62 per month.

Jayne Meyer updated information regarding proposed city policies for handling encroachments on public property, which could affect use of outdoor space. We expect the city to enact an ordinance by the end of the year, and the Board will be proactive in engaging with the city to resolve issues in our favor. Initial steps are to meet with the owners of the five directly affected units, conduct a survey of those units, locate historical records related to property use, and continue exploring legal options.

Meyer also raised concerns about how the ad hoc committee has conducted business, particularly that there was little coordination with the Maintenance Committee. She suggested a uniform approach to the work of ad hoc committees. Ryerson commented that the solar committee was a committee reporting to the Board but acknowledged that better communication was always useful.

Ryerson reported that the city is holding two information sessions on plans for the Sauk Creek Greenway. The in-person will be passed by the time this is published, but the Zoom session will be Thursday, November 9 from 6:30-8:30. Registration is at [cityofmadison.com/SaukCreekGwy](https://cityofmadison.com/SaukCreekGwy). The city mailing says, "We want to hear your values, how you use the corridor, and your goals for the corridor plan." Residents are encouraged to attend.

In other business the Board discussed the recently completed resident survey, and noted that while all surveys have limitations, it would prove useful in planning. The Board also approved a motion to accept proposed changes to managing the community gardens approved a motion to accept a bid from Viktor's painting for 17 units, and approved Lynn Hirsch as a member of the Amenities Committee. Residents were also reminded to leave their post lights on, especially as we enter this darker time of year.

### **Updates from the Architectural Review Board**

#### **The Colder Months Are Here: Thinking about new window or door replacements?**

ARB has received multiple requests for window replacements. Tamarack has recently initiated a change in what's required for window replacements. There are two types of window installations when updating existing "same for same" windows—Full Frame and Insert or Pocket installation. Full-frame replacements, which Tamarack now requires, allows for inspection of the entire window frame, resulting in replacement of any rotted framing materials and adequately sealing these materials to the elements, leaving you with near worry-free installations. You are encouraged to work with bidders or contractors and share replacement specifications as included in the Book of Standards.

#### **Miniature White Lights and Post Lights**

You may see your post light coming on earlier and staying on longer now that the season and time have changed. **ALWAYS** leave the interior switch for your post light **ON** (even if you are away). The post light fixtures have a motion sensor which triggers the on/off mode. There are switch cover guards that one can install on the interior switch, so family members or visitors don't mistakenly turn off this switch.

For safety and security purposes, homeowners also may install miniature, non-twinkling, white lights from **October 25th to March 15th** when the lights must be removed, not simply turned off, to facilitate pruning. The white lights may adorn shrubs, fences, and light posts on the owner's unit lot. Extension cords must be marked and protected so that letter carriers, snow shovelers and others will be able to see the cord and avoid an accident. Homeowners must assume responsibility for any accidents involving such extension cords.

Refer to the updated Book of Standards online for all lighting including decorative lighting.

### **ARB Meeting Dates and Request Deadlines**

The Architectural Review Board meets on the second Wednesday of each month, except for December. The deadline for receipt of completed requests is 14 days prior to meetings. Mark your calendars:

<b>Meeting Date (4:00 pm Clubhouse)</b>	<b>Completed Requests Due</b>
November 8	October 25
December— <b>NO MEETING</b>	
January 10, 2024	December 27
February 14, 2024	January 24

Completed requests using Form 1 or Form 2 may be submitted via AppFolio or emailed to the Office.

See also the complete Book of Standards:

[https://www.tamaracktrails.com/wp-content/uploads/2023/07/ARB\\_BookOfStandards\\_2023.pdf](https://www.tamaracktrails.com/wp-content/uploads/2023/07/ARB_BookOfStandards_2023.pdf)

### **Survey Results: Alternative Energy**

Cailin O'Connor, on behalf of the Ad Hoc Committee on Solar Power

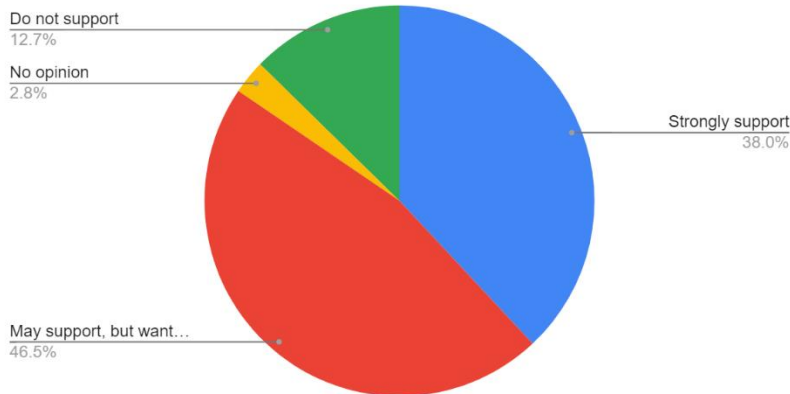
In June, 71 Tamarack owners responded to a survey about their interest in alternative energy for their own units and opinions about whether Tamarack Trails Community Services Association should consider installing solar panels on the roof of the clubhouse. An ad hoc committee on solar power has been exploring the energy savings, upfront investment, and long-term payoff of such a project, and this survey was an important step in gauging the interest and support of owners.

The survey results showed a high level of interest in solar panels for residents' own units, with 65% of respondents selecting either "somewhat interested" or "very interested," while only 22% selected "not interested." (Other respondents either already have solar panels on their unit or reported that their roof is too shaded for solar panels.) This interest was also reflected in a full house for the committee's Tam Talk in May, where residents learned about the history of solar power, committee members' experiences with solar arrays on their own units, and the [MadiSun Solar Energy Program](#), a group buy program offered by the city of Madison.

Roughly half of respondents indicated interest in an electric vehicle (EV) or plug-in hybrid vehicle, heat-pump or dual-fuel HVAC system, and heat-pump water heater. A handful of respondents said they already have each of these items.

When it came to alternative energy for the association's shared property, a wide range of opinions were shared, both on an open-ended question and in response to a multiple-choice question. As the pie chart shows, 37% of respondents strongly supported the installation of a solar panel array on the clubhouse, and 13% indicated they do not support this idea. The other half were open to the idea but wanted more details (47%) or selected "no opinion" (3%).

Would you support the installation of a solar panel array on the roof of the clubhouse or other Association buildings?

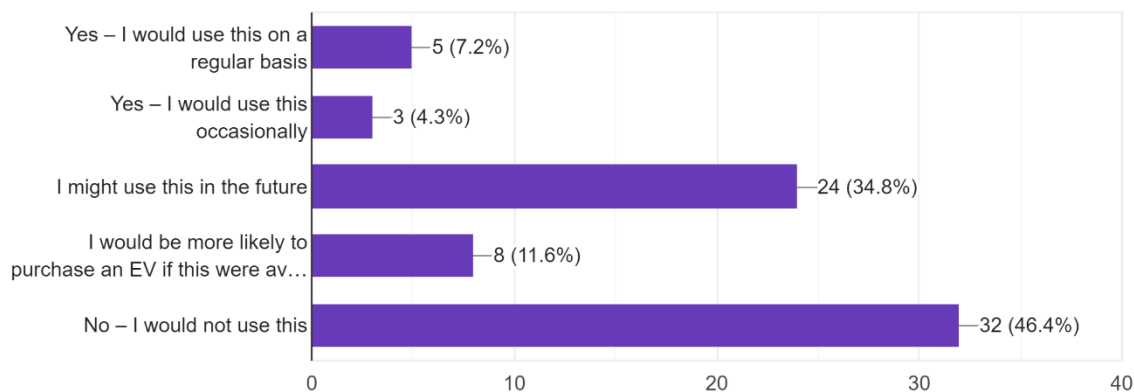


The survey also included a question about whether residents would use a pay-per-use EV charging station if one were installed near the clubhouse. Responses to this question reflected the fact that only a small number of respondents currently own EVs, and the fact that some residents have also installed chargers in their own garages for their EVs. However, there was some interest (24 respondents) in using an EV charger in the future, and 8 respondents indicated they would be more likely to purchase an EV if a charger were available.

Would you use a pay-for-use EV charging station if one or more were available near the clubhouse?

(Check all that apply)

69 responses



Responses to the open-ended question were both positive and negative. (Note, this question was added after some responses had already been submitted, so not all respondents had a chance to add their thoughts.) Multiple respondents expressed that they felt solar panels should be on individual units only, at owners' individual expense, rather than for the association as a whole. Others expressed support for installing solar panels and gratitude for the committee looking into the issue.

Some of the responses to the open-ended question raised issues that the committee would like to address. One respondent referred to an earlier proposal for solar panels on the clubhouse. The committee has searched and queried those who remember this, and can only find that an informal discussion took place among board members several years ago, without ever considering a formal proposal. In any case, the context is different now with strong federal tax

incentives and more efficient technology. Another respondent reminded us that the association's utility accounts are already enrolled in MGE's shared solar program, which means that we purchase some power from MGE's large solar installation. This means we are using and supporting alternative energy, but don't see the savings that result from producing and using solar power on our property.

All in all, the survey responses reflected a good amount of interest and support for alternative energy at Tamarack. There is a clear need for more conversation about whether the association should invest in it for shared spaces and/or do more to encourage individual owners to make energy improvements in their own units. Thank you to everyone who took the time to share your thoughts and to attend the Tam Talk in May.

The ad hoc committee will meet again on November 13 to discuss next steps given these survey results, the bids we have received from three vendors, and Tamarack's current budgetary circumstances. An upfront investment in solar panels, out of the reserve fund, would mean savings on operational costs for years to come – but we are aware that the Association will be drawing heavily on the reserve fund in 2024-25 for other projects. We will report any progress to the Board at upcoming meetings.

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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 = \$\_\_\_\_\_