

The Good Life...

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(608) 833-1615 – www.tamaracktrails.com

August-September 2017

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Meeting Calendar

Meetings are open to all residents.

Board of Directors
Tuesday, September 19 - 6:00 pm
Maintenance Committee
Tuesday, October 3 – 4:00 pm
Finance Committee
Wednesday, October 4 – 4:00 pm
Architectural Review Board
Wednesday, October 4 - 7:00 pm
Board of Directors
Tuesday, October 17 - 6:00 pm
Tamarack Annual Meeting
Monday, October 23 at 7:00 pm

Event Calendar

Please mark your calendars.

Tamarack Holiday Party
Thursday, December 14 at 6:30 pm
Tamarack Bridge
Wednesdays from 6:30-10:00 pm

Office Hours

Mon & Wed-Fri 9 am – 4 pm
Tuesday 9 am – 6 pm

Current News

2018 Budget Hearing

A public hearing on the proposed 2018 Annual Tamarack Trails Budget will be held at the clubhouse on Wednesday, September 27 at 6:30 pm. There will be a presentation on the proposed budget and expenditures for next year with an opportunity for residents to ask questions and provide input. As homeowners, it is important that you participate in this process.

The budget proposed by the Finance Committee was reviewed by the Board of Directors at their August 15th meeting and checks in at a 3.1% (\$10/month) increase in the average monthly assessment (AMA). Major contributors to this increase are property insurance, employee wages (to maintain competitive salaries) and the grounds & snow plowing contract. An additional \$1/month is being added to the AMA to continue to build a reserve for future replacement of water and sewer mains. Recommended expense reductions to maintain average monthly assessment increases at the 3% annual goal of the Finance Committee and the Board, include shortening the pool season by two weeks (will remain open one-week past Labor Day), reducing the contingency assessment and using a portion of the hail damage insurance proceeds for major equipment purchases (pickup truck, salt spreader and power broom for snow removal from city walks).

Some of the projects being considered include: replace the remaining 1/3 of the asphalt walking trail near White Pine and Pin Oak, asphalt replacement in Phase 2; trim painting in Phase 1 and a portion of Phase 2, remodeling the first floor of the clubhouse, landscape, drainage and rebuild boulder walls.

A narrative plus summary pages from the budget will be mailed to all households next week. The full proposed budget is available on the Tamarack Trails website and at the Tamarack office.

Following the hearing, the Finance Committee will review the comments and suggestions and consider whether revisions are necessary.

Annual Meeting - October 23

The Annual Meeting of Members and Election of Directors is scheduled for Monday, October 23, 2017 at 7:00 pm at the High Point Church, 7702 Old Sauk Road. The Annual Meeting is open to all Tamarack Homeowners. The final agenda, proxy, and a ballot with information about voting procedures will be distributed to all residents two weeks prior to the meeting.

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. 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. If 10 to 20 residents sign up the rate will be \$100+tax per inspection (21-30 homes \$95+tax; 31-40 homes \$90+tax). If more than 40 residents sign up the rate drops to \$85+tax per cleaning and inspection. If interested in participating please email

Jean.Hilgers@tamaracktrails.com or contact the Tamarack office at 833-1615.

West Place II Update

September 9, 2017- From Tamarack Trails West Place II Workgroup

The West Place Development Project at 302 S Gammon Road is moving forward. It is scheduled to be on the October 2nd agenda of the Plan Commission.

The development proposal includes 14.2 acres on the south end of the property. The complete project with eight new buildings, a three-story parking garage and additional surface parking will occur over the next ten to fifteen years. Per the submittals to the City, the remaining 8.8 acres closest to Tree Lane "will remain as is for the foreseeable future".

The developers intend to create a corporate headquarters for Navitus Health Solutions LLC. Phase One, which includes four buildings, is scheduled to begin construction in January 2018:

- A five-story building to accommodate corporate offices for 350 Navitus employees.
- A two-story building for the offices and call center for special pharmacy Lumicera Health Solutions.
- Two one-story buildings at the corner of Gammon and Mineral Point Roads with retail/restaurant space.

Phase One has an estimated cost of \$28 million. A public subsidy of \$6.2 million is being requested. Additional information regarding the project (Letter of Intent, Land Use Application, Site Plans) was posted on the City website on August 31, 2017.

www.cityofmadison.com/dpced/planning/302-s-gammon-road/2459/

Our Tamarack Trails Workgroup will submit comments to the Plan Commission. Our initial concerns include building heights, lack of green space and storm water management. We will continue to work with Alder Skidmore regarding a traffic study and the management of increased traffic.

Pool Hours

The weekly pool hours from now through Sunday, September 24 (closing date) are:

Monday – Thursday 3 p.m. - 7 p.m.

Friday 2:30 p.m. - 7 p.m.

Saturday and Sunday 10 a.m. - 7 p.m.

Be Sure to Have Sewer Backup Insurance

Recently a Tamarack owner had some damage occur to their lower level from a sewer backup. When the claim was submitted to their insurance company it was denied as damage from sewer backups was excluded from the policy. Thankfully in this instance the damage was not too extensive. Tamarack's policy will cover damage to the dwelling after the damage exceeds \$10,000 (Tamarack's policy deductible amount). It is strongly recommended to obtain \$10,000 of dwelling coverage that includes damage from sewer backups. The details for the type and amount of insurance you should carry as a Tamarack homeowner is detailed in the informational article on the Tamarack website ([Insurance Coverage Information 2017](#)).

Board and Committee Business

Board to Consider New Ramp Policy - October 17

Over the past few months the Architectural Review Board has developed a policy covering guidelines for ramps that a home owner may wish to construct to address the need of persons with ambulatory limitations. At their October 17 meeting, the Board will hold an open forum and consider adoption of this new policy.

The draft policy can be found at the end of this newsletter. If approved in its current draft form it would apply to all existing ramps in Tamarack. If possible, please submit your comments in writing so they can be distributed and reviewed by the Board members prior to the meeting. Comments can be emailed to Jean.Hilgers@tamaracktrails.com or dropped off at the office. You are welcome to attend the meeting and join in the discussion.

Parking Policy Concerns – Register Vehicles to be Parked Outside the Garage

At the August Board meeting concerns with rental units were discussed. In a letter from a Tamarack owner the problem identified was related to parking and making the renters aware of Tamarack's parking policy (Policy Resolution I-102). The policy states that, "Each resident is permitted to park no more vehicles on the property than can be accommodated by their garage and driveway space(s) directly adjacent to the garage". The guest parking areas on each trail are for short term use by guests and visitors.

Additionally, any car that will park outside of the garage for more than 14 days per year must register the license plate number with the Tamarack office. To register a vehicle, email Jean.Hilgers@tamaracktrails.com or call the office at 833-1615.

Scheduled Projects and Reminders

Fertilizer & Broadleaf Treatment

Maple Leaf recently applied a fall fertilizer and post emergent broadleaf herbicide. The fertilizer is applied to all turf areas while the herbicide is a spot application only to broadleaf weeds in the turf. We maintain a no herbicide list for owners who do not wish to have the area surrounding their home treated. The list is available on the Tamarack website and on the clubhouse bulletin board. If you wish to be added to or removed from the list please email Jean.Hilgers@tamaracktrails.com or call the office at 833-1615.

Fence & Deck Rail Painting

Here is the fall update on work schedule for the remainder of this year.

- a. Forty Fence and Deck rail painting requests-ongoing now thru September 30.
- b. Paint fences in Phase 1 in October (as perennial beds are dying back).
- c. Phase 3-4 some fence & deck rail painting as needed based on inspection in October.
- d. Phase 2 all fences and deck rails in 2018.

Edging-Mulching and Planting

Tamarack staff will edge and mulch existing beds at all homes east of Westfield and south of Tree Lane this year. As of September 6, edging and mulching are complete in Randolph Drive, Tree Lane, South Westfield, Red Oak, Winterberry, Mt Ash, Honey Locust, Bayberry, Pin Oak, White Pine, Sugar Maple and Red Maple. We are looking to complete Gray Birch, Hemlock and Millstone by 9/20. During the last two weeks in October we will conduct our fall round of planting which includes replacements for some of the trees and shrubs removed this summer and pine trees for some of the wooded areas.

Paving Maintenance and Concrete Replacement

Finks has completed replacement of some front walks in Phase 2 and 2/3 of the walking trail between Pin Oak, Sugar Maple and White Pine. Yet to be completed are a few front walks and a patio in Phase 3. Walks to be replaced are determined by tours conducted by management. Also during the month of September Fahrner Asphalt will conduct crack sealing repairs on Pine Ridge, Cedar Creek and Oak Creek. The streets will remain open during this work, but please be careful when navigating around work areas.

Tamarack News and Tidbits

Tamarack Lifeguard Izzy Owca – UW Cross Country Events

Tamarack lifeguard Izzy Owca will redshirt as a freshman on the UW Cross Country Team, but will run in a couple of races this fall. The first one is the Wisconsin "Mayflower Day" open on Sept. 16 at 11AM at the Zimmer Cross Country Course. (off McKee Road by University Ridge golf course). We wish Izzy the best in the upcoming season.

Food Pantry Update – September 2017

Tamarack residents continue to provide much-needed items to the Lussier Community Education Center Food Pantry. Just a reminder to you all to please leave your donations (non-perishable items) in the entry to the Tamarack office to the left of the entry door. Please check the "use by" date of each item to be sure they are still good to use.

The next pick-up and delivery to the Center will be on Tuesday, September 19 by volunteers Janice Gratch and Marge and Gene Miller. Many thanks to them and also to last month's volunteers, Diane Shaw and Sandy Drew. And this month we are happy to welcome a new Pantry volunteer, Bev Mazur.

Currently the Pantry is especially in need of toilet paper and hearty soups.

Recently several Food Pantry volunteers lunched together with Cristina Johnson, our contact for the Pantry. Cristina is the heart and soul of the Pantry, as well as all other Center community outreach efforts, and her enthusiasm and tremendous energy are catching! We had a lively discussion about Pantry needs and opportunities and learned some new things. For instance, food items, including those that are perishable, can be dropped off at the Center at any time; there is a cooler located in the hallway outside the pantry room for the latter.

As always, please let me know of any comments or concerns you have about Tamarack Pantry support and also if you are interested in joining our volunteer group.

Sybil Letzing - Tamarack Lussier Food Pantry Coordinator
608-698-9232 • letzing.sybil@gmail.com

Know Your Tamarack Neighbors – Charles Elson

Guess what? This month's KNOW YOUR TAMARACK NEIGHBOR, Charley Elson, 7 Gray Birch Trail, was born and raised on a farm like so many of the other successful Tamarack residents. His journey away from the farm wound its way through many educational institutions, as you will see.

Charley, the son of Lloyd & Margaret Elson, spent his early life on a "Century" farm near Bondurant, Iowa (near Des Moines). There he and two siblings (a brother, and a sister) grew up and learned the value of hard work on the 640 acres at three locations that made up his father's property. This much land also required two full-time hired hands to get all the work done.

Charley went to Bondurant Consolidated School for grade school, junior high and high school. In H.S., he participated in band, FFA and football. He graduated from H.S. in 1952, one of twenty students in his class. His main outside activity was 4-H where he showed a lamb, Hereford beef cattle, and Purebred Chester White Hogs.

Charley went off to Iowa State to major in Animal Science/Husbandry – raising animals for food. He graduated in 1956 & was then drafted & served two years in the Army, serving at Ft. Chaffee, Brooks Army Hospital, Fitzsimmons Army Hospital and Ft. Rucker. Charley had been given a series of tests when he entered the service, and though he had an Animal Science background, the Army in its infinite wisdom, classified him to be a Clinical Psychology Specialist!!

When he got out of the service, his brother had been drafted so he took over the running of the farms. He enjoyed this time, but he said that the incentive to stay wasn't there because the markets were poor for farm products. All the grain storage bins were full, and grain was not being sold overseas. So, as soon as he could, he went to Iowa State for his Master's Degree in Food Technology/Science in order to learn how to promote farm products. A PhD in the same subject followed at Michigan State.

This was followed by a Post Doc in the Department of Nutrition in the Harvard School of Public Health. The Chair, Frederick Stare, a native of Columbus, WI, and several faculty members were UW PhDs. In 1966, an opportunity presented itself to Charley here at UW-Madison in the Department of Foods & Nutrition, in the School of Home Economics. In 1968, a reorganization moved the Department of Nutritional Sciences to the College of Agricultural and Life Sciences with Charley being a founding member.

During his 34-year career at the UW, he had roughly 130 publications, mainly research reports, a few reviews and patents to his credit. He taught an introductory nutrition and investigated diet/cancer and diet/cardiovascular disease relationships supported by USDA, NCI, and NIH funds. He retired in January of 2000.

Charley's personal life involves several marriages, but now for 15-20 years, he has been happily partnered with Louise Googins. For years he was a single parent for Katherine and Lloyd, his two children. Katherine is now a minister in Port Bryon, IL, and Lloyd is a Credit Manager in Mpls, MN. Charley considers himself socially liberal and fiscally responsible.

Charley is very busy during his retirement so one wonders how he could possibly squeeze in one more thing!! Here is a list of his activities.

1. He still has an office down at the UW, and he goes down four days/week. He is serving as an Archivist i.e. managing records for the Department. He also represents this department on various college committees.
2. He plays volleyball twice a week at Turners.
3. He belongs to a motorcycle Group called the Tuesday night Riding & Chowder Society, & owns a BMW R1200 RT.
4. He owns a 1946 airplane (ERCOUPE).

5. He belongs to the EAA which gives Young Eagles rides three times/year to young boys & girls.
6. He bikes with the Skilaufers (Madison) and Vagabonds (Milwaukee). He plans to take a bike trip through Sweden in 2018.
7. He takes three ski trips each year, one a Christmas present to his family.
8. He likes to read locally themed murder mysteries by John Sanford, politically themed books, most recently by Jane Mayer and Jay Winik, and inspirational works such as Rocket Boys; A memoir.
9. Farming remains a strong interest as he is nearing the end of a 2-year long renovation of the house on his farm, a house now occupied by a granddaughter, who will be the 5th generation owner of the property.

When Charley began feeling that his home in University Heights required too much upkeep like painting, raking and shoveling, and not enough fun, he looked to Tamarack to live because his Department Chair lived out here. He likes the convenience of being able to leave anytime, among other things, and he has lived here 25 years. He recently joined the Maintenance & Safety Committee, and the West Place II Work Group. The work group is looking out for the welfare of Tamarack as the complex is built.

It was a pleasure interviewing this modest, but very accomplished neighbor who I discovered that I had known many years ago. He is a wonderful addition to our community.

By Joyce Hasselman Nigbor

**ARB Committee on Ramps: policy draft approved by ARB (August, 2017)
to be reviewed and on open forum on Tuesday, October 17 at 6 pm and acted on by the Board.
For inclusion in the Association's Policy Resolutions.**

Owners with ambulatory challenges may install, with TT Maintenance Dept. guidance and ARB and BOD approval, exterior ramps* to aid their entrance into their residences.

Short-term Needs. Residents with medical conditions of temporary or predictably short-term duration may want to utilize commercially made ramps to aid access to their housing. Typically, these products are small, inexpensive, often portable, and made of light-weight structural aluminum (and hence are easily removed). Before using these products, residents should confer with ARB representatives to ensure that ramp placement and use fits into the architectural ambience and neighborhood norms of Tamarack.

Long-term Needs. Residents with more challenging, lasting medical conditions, predictably long-term, may want to construct what is conventionally and broadly referred to as a handicap-entry ramp for a residential house. Guidelines for doing that follow.

Effective planning and construction of a ramp involves understanding and being able to implement the detailed requirements of State of Wisconsin Building Code SPS 321.045. RAMPS (available from the Association office and on-line in electronic documents published by the state). The ARB strongly encourages applicant-residents (and/or their architects) to begin their application process by conferring with the Association's manager and committee specialists to review the state's code specifications.

Owners must purchase and post the building permit required by the City of Madison.

Approval from Tamarack's ARB and BOD to construct a ramp also requires owners to demonstrate in their application documents acceptance of TT's restrictions (separate from those of the state), which follow.

Safety, Structural Integrity, and Maintenance Serviceability

Custom-made ramps may only be made from treated wood (floor support and trim for the floor; floor cross-pieces; and posts for the railing apparatus, if needed); and Azek composite "lumber" (for rails, support pieces for railings).

Structural support pieces, including posts, may only be joined to railing apparatus pieces by stainless steel bolts and screws and/or by non-corrosive fasteners designed by the manufacturers for their products. Not permitted are pre-formed pieces, aluminum or steel materials used in construction of decks; and commonly-used screws and nails which soon bleed rust onto decorative staining.

If at all possible, no part of the ramp should be attached to, use as structural support, or penetrate the siding of any residence. When required, as a last-resort necessity, an attachment must securely affixed, with minimal visual intrusion, to a structural timber of a wall.

In the footprint of the ramp there should be adequate space around the posts, platforms and the foundation to facilitate normal snow removal and grass trimming.

Integration within the Neighborhood

Applicants in their elevation drawing proposals should present a ramp structure proportionately sized and sited for a single unit within a multi-unit dwelling. Platforms and geometric turns should be limited in number, whenever possible, to maintain TT's typical architectural profile for dwellings.

Applicants must also show, on a footprint drawing, how the ramp's linear flow of activity conforms to established vehicle and pedestrian traffic flow in immediate and nearby surroundings.

Footprint drawings should also indicate appropriate locations for existing and new landscape plantings.

In instances in which a ramp is approved, and ramp use will be predominantly motorized wheel-chairs coming and going, the ARB may monitor that use to decide if noise-reduction carpeting is needed—and require the owner to purchase it.

Newly approved and constructed ramp floors must be stained with exterior stains approved by the ARB for decks: Cabot's "Pewter Gray" or "Bark Mulch;" Cedartone's [Menard's] "Decking."

Railing and post apparatus pieces should be treated with a Maintenance Department "approved white" application compatible with that on the dwelling's existing trim.

Continuing Maintenance, Owner and Association Responsibility

Ramp owners have full responsibility to maintain them in safe, attractive condition with their elements functioning as intended. Absent this commitment, The Association after working with the owner informally, and with proper legal notice, may intercede to repair or restore the ramp to acceptable standards--billing the owner for all expenses incurred to do this.

Owners are responsible for all costs of constructing, modifying, and servicing their ramps, and for any damage done to the living unit while doing these activities. Owners removing ramps must restore their sites to their originally landscaped condition.

TT will not carry insurance on any resident's ramp and bears no liability for accidents on them when they are in normal, daily use. Ramp owners may want to include ramp coverage in their home-owners package.

Disposition of the Ramp during the Sale of the Property

Ramp owners selling their residences have sole and exclusive responsibility for negotiating the disposition of the ramp with the prospective buyer. TT will not be involved.

*Note: Construction of enclosed (indoor) ramps is governed by standards and practices of the Maintenance Committee. See also the material in Paragraph 2, previous page, which may be useful.