

# The Good Life...

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(608) 833-1615 – [www.tamaracktrails.com](http://www.tamaracktrails.com) / Office Hours M-F 9 am- 4 pm

April/May 2018

## In This Issue

Group Air Conditioner Check  
S.O.S Volunteers Needed  
Pet Policy Reminder  
Pool Opening May 26th  
West Place Update  
Welcome Mitch Cloutier to the Tamarack Staff  
Finance, Amenities & Maintenance Committee News  
Anne Rohr to BOD  
Food Pantry Update  
Water Aerobics sign up  
Grounds & Maintenance Update  
Message from Lori

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## Meeting Calendar

*Meetings are open to all residents.*

Finance Committee  
May 23 - 4:00 pm

Welcoming Committee  
Tuesday, May 29 - 10:30 am

Architectural Review Board  
Wednesday, May 2 - 7:00 pm

Maintenance Committee  
Tuesday, May 1 – 4:00 pm

Board of Directors  
Tuesday, May 15 - 6:30 pm

Resident Activities Committee  
Wednesday, May 16 – 4:00 pm

## Event Calendar

*Please mark your calendars.*

Assessment Meeting June 6<sup>th</sup> 7:00 pm -  
8:00 pm, RSVP Required

Tamarack Bridge  
Wednesdays from 6:30-10:00 pm

## Current News

### It's That Time of Year!!

#### 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 40 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.

#### s.o.s. Volunteers Needed!!

Are you an advanced user in Excel and have spare time to assist the Finance committee for a special project? The Finance Committee needs help in documenting TT's 30-Year Budget Spreadsheet by identifying the content of the spreadsheet columns and the formulas associated with those columns. Please contact Prudy Stewart at [Prudystewart@tds.net](mailto:Prudystewart@tds.net) if you can help. Treats provided!

*Prudy Stewart, Chair Finance Committee*

***Garden Plots still available!! Applications are in the lobby of the clubhouse. Stop by the office today to make your reservation!!***

## **Pet Policy Reminder**

Some residents have reported dogs being outside and not leashed. In addition, there are reports of residents not picking up after their dogs waste and finding excessive feces in the grass area around their homes. Both are violations of Tamarack Trails and the City Ordinance.

Please read the policies outlined below as a reminder of these policies:

### **Tamarack Trails Pet Policy -**

1. Pets are not allowed to have free run of common areas and must be accompanied by its owner (or designee) and must be **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.
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.
6. All pets must be properly licensed and necessary shots kept up date.

The following **Madison General Ordinance** pertains to the pet Owner's (your) responsibility for cleaning up after your dog:

- You must **ALWAYS** carry equipment sufficient to clean up your dog's feces.
- You must not allow your dog to defecate on any property, public or private unless you immediately remove, and properly dispose of the waste.
- You must not allow dog feces to accumulate on your property.
- You must keep your dog leashed when off your property.



Dog feces can pose health risks to people and pets. Failure to follow these rules may result in citations. Keep our Association clean and safe. Please pick up after your dog while out on your walk. If you see someone in violation of the ordinance kindly remind them of the city requirements.

## **2018 Recreation Policies and Pool Opening**

Time to think about summer! The pool is opening Saturday, May 26<sup>th</sup> at 10am weather permitting. Your Pool Access Card from 2017 is still active and can be used this year.

Lori has been meeting with lifeguards and creating the schedule for the summer. Returning lifeguards are: Delaney, Megan, Mady, and Will. Subs will be – Victor and Izzy.

**Detailed information and 2018 Policies will be provided as a separate document so you are able to keep it handy as a reference of polices throughout the season. It is a good resource for informing your guests of pool policies as well.**

**Tennis/Pickle Ball Courts:** The nets are up; the courts are ready for you. The key for accessing the tennis/pickle ball court remains the same as last year.

## **West Place Update** - April 23, 2018

Tamarack West Place Workgroup/*Tamarack residents working together to gather input and communicate concerns to the City & the Developer.*

The original Rural Insurance building is no more. Phase I construction is underway. The large, corrugated silver culverts are part of the underground storm water containment system.

The skeleton of the first building identifies the five stories of office space with stair towers at each end. Per the plans submitted to the City of Madison, the main entrance and reception area will be on the northeast corner; a two-story atrium will be on the southeast corner. The executive offices will occupy the fifth floor.

The second building scheduled for Phase I construction is a two-story building on the interior of the site. In addition, two one-story retail/restaurant buildings will be located at the corner of Mineral Point/Gammon. Future phases will add three buildings plus expansion of the two-story building.

The existing building, home to Noodles, will remain. The parking lot in front will be reoriented to allow traffic to continue through to the new buildings. Additional parking will be located between the new building and Mineral Point Road with a larger surface lot to the north of the building. As buildings are added, a three-story parking structure will replace the larger lot.

What do you think? Add your comments at the Clubhouse bulletin board.

## **Welcome Mitch Cloutier to the Maintenance Staff**

**Mitch Cloutier** was hired to work on the grounds maintenance and painting crew last summer and became a permanent addition to our full time Maintenance Staff in November. Many of you may have met him as he tended to the 70 plus work orders for dryer vent cleaning over the past few months.

Mitch hails from Waunakee, Wisconsin. He attended Waunakee High School and was involved in SkillsUSA technical education training for four years as well as three years on the tennis team. He took classes in Mechanical Engineering at UW Platteville and earned a Welding Technical Diploma from Madison College. He worked one year as a caretaker at an assisted living facility in Sun Prairie prior to being hired at Tamarack. He has a younger brother (Dustin) and sister (Monica) who are twins. Mitch likes to fish on the many channels in the area for catfish. In the warmer months Mitch plays paintball with a regular group. He also enjoys video gaming and reading a good book. Mitch really enjoys working with the crew at Tamarack and we welcome him to the team.



## **Board and Committee Business**

### **Anne Rohr Appointed to Fill Board Vacancy**

A term ending this year has been vacant after Linda Vahldieck resigned due to health issues. Linda has most recently served two 2-years terms until her resignation. Linda has served on the Human Resources Committee as well as the Maintenance Committee. Linda, too, has served as the Board Vice President for more than one term. The Board wishes her well in her recovery.

At the BOD meeting in April, the BOD appointed\* Anne Rohr to fill the term until it ends in November. Anne will continue to serve on the ARB and RAC, (Arch. Review Bd., and Resident Activity Committee).

The BOD thanks both of these women on their willingness to work for the betterment of our community and serve on the Board.

\*Article V, Section 4. "Vacancies. In cases of the death, resignation or removal of an elected director, the successor shall be elected by the remaining Directors and shall serve until the next election."



Anne Rohr is a Madison native, one of six girls; RN, taught childbirth classes for twenty years here and in St. Petersburg, Florida and Frisco, Colorado. Gone for thirty years, now six years here in Tamarack. (3 grandchildren and 2 kids and lots of in-laws still in Wisconsin). Served six years on the ARB, one year on RAC, and want to serve the community, so I am willing to serve out the remainder of Linda's term. Love my Tamarack neighbors and like to garden, hike and walk with Mike (husband of 52 years) and Razzle, our 6-pound Yorkie.

### **Finance Committee News**

The primary focus of the April meeting of the Finance Committee was the 30-Year Budget Spreadsheet. Don Haasl presented an overview of the spreadsheet. This spreadsheet is used to track and project our Reserve expenditures (e.g., siding, roofing, gutters, asphalt, etc.). Our Association's financial planning is based on a 30-year budget as a way of preventing unanticipated special assessments. Given that we will be expending considerable funds for asphalt replacement in 2018, the FC is not recommending transferring funds from the savings account to the investment account this spring.

### **Questions About Your Monthly Assessment?**

The Tamarack Finance Committee will present an overview of how owner monthly assessments are calculated on **Wednesday, June 6<sup>th</sup> from 7 to 8 p.m. at the Clubhouse**. We will review the contents of the spreadsheet that is used to make the assessment calculations as well as provide information on the formulas used in the calculations. Please sign up with the office. RSVP is required there is a maximum of 40 seats. If need be, we will schedule an additional meeting in the near future.

### **Amenities Committee News**

The Amenities Committee figured out a way to re-locate the mop sink from its current location in the storage room. That storage room is being converted to a conference/break room on the first floor of the clubhouse. Lori, Prudy and Josh are working with 2 contractors to obtain bids for the build out of this space and the office expansion.

*Prudy Stewart, Chair Amenities Committee*

### **Maintenance Committee News**

Spring is upon us (finally) and maintenance is gearing up for another busy season. The number of projects and owner requests was a big issue the committee worked on over the winter. Residents have expressed concern about ensuring exterior and grounds projects getting done to maintain the great look Tamarack has. The committee, at the request of the board, reviewed the number of requests from owners and looked to find a way to better manage them. In some cases individual owners have had 30 maintenance requests placed in a year while most average 5 or less.

The committee worked with the maintenance supervisor Josh and grounds supervisor Angie to discuss their work flow, the types of requests they get and their ideas for how accomplish things in the most efficient and equitable manner. This includes things like clumping similar types of requests into like groups to be done on a schedule, and establishing priority categories. Of course any emergency will still be dealt with first. The committee recommendations to the board were approved.

Changing some expectations and patterns on how things are done is key to this working. For example if someone needs a branch trimmed that work would be grouped into the schedule the grounds supervisor has established for trimming. Staff will not leave the work they are doing for another project unless it's an emergency safety issue. It takes so much more time than perhaps the 15 or 30 minutes a quick trim may require. Staff has to leave what they were doing disrupting their workflow and perhaps that of a coworker, travel to the other job, get that done, travel back, and then resume their previous work. This is inefficient and time consuming. Owners will be notified when work on their trail is being done.

Work orders that owners get billed for doing will be placed on a list to be addressed if, and when, Tamarack staff has time to do them. Just as they are now. Owners need to be notified that their work order has been received and when or if the project can be done. This will save having multiple orders for the same project as happens now. There has been discussion about developing a list of handy people that could assist owners in accomplishing projects Tamarack staff cannot. When addressing requests for interior projects the maintenance supervisor will evaluate the amount of time the project involves, the ability to group certain projects together for efficiency (example-dryer vent cleaning), and rotating the order of requests for fairness purposes.

Things will evolve over time so let us know how it is working. The committee will re-evaluate next spring.

*Jayne Meyer, Chair Maintenance Committee*

## Activities & Events

### Tamarack Water Aerobic Classes 2015

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

### Tamarack Water Aerobics Classes 2018

#### 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 11<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 11 - Friday, July 13 and Monday, July 23 - Friday, August 24. 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.



### **Wednesday Bridge at Tamarack**

A Duplicate Bridge Game Open to All Interested Players!

An ACBL (American Contract Bridge League) sanctioned game will award masterpoints for winners in each ability level.

**Meeting:** Every Wednesday evening from 6:30 – 10:00 p.m.

**Location:** Tamarack Club House - 110 S. Westfield Road

Director: Marge Morgan - Call: (608) 514-9025 or email: [BridgeatTamarack@gmail.com](mailto:BridgeatTamarack@gmail.com)

### **MAY TAM LUNCH BUNCH**

**PAOLI SCHOOLHOUSE CAFE**

**6857 PAOLI RD. BELLEVILLE**

**May 3, 2016 at 11:30**

*The Cafe is a delightful restaurant with a varied menu. Because this is about 20 minutes out of town, we will car pool for those who do not wish to drive. If you plan to carpool, please meet at the Tamarack Clubhouse at **10:45**.*

*All are welcome -- new and old residents.*

*Please respond to Maryanne Huttleston. Email: [maraynne@hddesign.com](mailto:maraynne@hddesign.com); phone: 608-347-2675.*

## **Seasonal Reminders & Projects**

### **Grounds Update**

The landscape crew has been doing some additional dormant pruning in common areas and we finished Phase 3 & 7. We have been trimming trees that we can reach. Snow stakes and sand barrels will be picked up as soon as the threat of snow is gone. Spring cleanup will start with Maple Leaf as soon as the snow is gone and the ground is dry enough to put mowers on it. The landscape crew will start mulching and edging in Blue Spruce and Red Cedar as soon as the Spring Cleanup is done. Turf repair and turf seeding will start once snow chances are done and ground temp are around 50-55 degrees.

Angie Swan – Grounds Superintendent

## **Maintenance Update**

In April we completed 3 deck replacements, started fence replacement in Phase 2, worked on numerous work orders, and got the tennis courts open just in time for more snow! We will continue on decks replacement, finish the garden fence, and replace broken or bent downspouts from this winter.

May will be a very busy month with the pool scheduled to open on Saturday, May 26<sup>th</sup> at 10am. Phase 2 house painting will begin, along with underground wire replacement for post lights. Also this month we will begin mold removal from siding in Phases 1, 2, and 3.

Josh Ostertag – Maintenance Superintendent

## **Tamarack News and Tidbits**

### **Update on Situational Safety Meeting Held April 10<sup>th</sup>**

Thanks to all who helped organize and participate—Judy Bluel, Jayne Meyer, Lori Zunker and the City of Madison PD staff—Cpt. Nelson, Officer Craig Knutson and Safety Officer Emily Sampson.

Captain Nelson began with an overview of statistics for the West District of which Tamarack is located. He mentioned that once the Mid-Town Station is completed on Mineral Point Road, the area served by West would be smaller and staffing level more stable. The anti-auto theft social media campaign has been successful, dropping auto theft by 34%; the theme being Lock it up.

Officer Emily Sampson answered resident questions about firearms in the home, checking IDs for door-to-door persons, using a video doorbell, when to call 911, being aware of your surroundings, keeping your garage door closed and looking out for your neighbors. Overall, we're in a safe place, but we shouldn't let our guard down.

If you do see something suspicious, be vigilant do not hesitate to call – 911. No need to call the non-emergency number, they will determine the urgency when you call. You are not wasting their time. They stated "We Work For You"!

Officer Craig Knutson, our neighborhood officer has increased patrol in this area for traffic at the 4-ways stop at Tree Lane and Westfield and working with Wexford management regarding parking on Tree Lane.

It was a very successful event and topic for all that attended with positive reviews. If you have requests for other issues-oriented programs you would like Tamarack to pursue, please feel free to contact Lori.

### **Food Pantry Update – April 2018**

Thanks to all the Tamarack volunteers who ferry the goods to the Lussier Center each month. In March this was Janice Gratch, and on April 17 it will be Diana Shaw backed up by Toni Brown.

I am told that this month, the Pantry would especially welcome donations of olive oil, nuts, granola bars and tuna. So please add these items to your shopping list. And, of course add any healthful, non-perishable foods that come to mind or that you see at good prices. Also, keep in mind that the Pantry always appreciates getting checks, which should be made out to the Lussier Community Education Center, with Food Pantry in the subject line and left at the Tamarack office along with other donations. Happy spring to all. Warm weather can't be far away! Sybil Letzing, Tamarack Food Pantry Coordinator, [letzing.sybil@gmail.com](mailto:letzing.sybil@gmail.com)

### **A Message from Lori**

Well, it has officially been 2-months since I joined the team at Tamarack Trails. I have enjoyed meeting many of you at my "meet and greets" and when stopping by the office for a quick 'hello'. I have also been delighted to meet many of our 4-footed residents that stop by the office for their special treat and some TLC!

What I have learned so far is that T.T. has a long history of resident pride in the community. It is clear the committee and Board members work diligently to maintain the positive and cooperative energy that is so necessary to a successful community. Behind the scenes, the hard work and dedication of our staff is evident. I am happy to be a part of this caring and professional team!

One of my main priorities is to increase transparency and communication throughout the work we do behind the scenes as well as the visible projects you do see. Currently we are working on several ways to get information out to you prior to their implementation. With that, Angie and Josh are contacting residents prior to major projects around your home so you know when they will be there and a timeline for the work (like mulching or deck repairs).

We are using e-mail notice reminders of events and projects that are coming up. The Good Life Newsletter will continue to be a source of information. Soon we plan to add the landscape and maintenance annual calendars to the website.

Another way to see first hand what is happening or to be involved in part of the work here at T.T. is to attend our meetings held by the maintenance and finance committees, as well as the monthly Architectural Review Board and/or The Board of Director meetings. The meeting times are listed in the upper left corner of the Newsletter. Perhaps you will develop an interest in joining a committee or Board when a vacancy arises.

In closing, I appreciate the warm welcome and support you have extended to me these past weeks. I look forward to meeting more of you in the weeks to come. Please feel free to stop by the office or come to the next "meet and greet" scheduled on May 9th from 10:30-11:30. *Lori Zunker – Association Property Manager*