

The Good Life...

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

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In This Issue

Turn the Water Off
“Do Not Pile Snow Here”
Signs May Be Removed
Safety Forum Planned
Update Your Contact Information
West Place Work Group
City Asks for New Road
Amenities & Garden Committees
Seeking New Members
Safety Tip & Did You Know
Freeze Alarm Phone Dialer
Food Pantry Update

Meeting Calendar

Meetings are open to all residents.

Maintenance Committee
Tuesday, February 6 – 4:00 pm
Architectural Review Board
Wednesday, February 7 - 7:00 pm
Board of Directors
Monday, February 19 - 6:30 pm
Finance Committee
Wednesday, February 28 - 4:00 pm
Maintenance Committee
Tuesday, March 6 – 4:00 pm
Architectural Review Board
Wednesday, March 7 - 7:00 pm

Event Calendar

Please mark your calendars.

Tamarack Champagne & Chocolate
Tuesday, March 6 from 6:30-8:30 pm
Tamarack Spring Brunch
Saturday, April 21 from 11 am -1 pm
Tamarack Bridge
Wednesdays from 6:30-10:00 pm

Office Hours

Mon & Wed-Fri 9 am – 4 pm

Current News

Turn the Water Off – A Tale of Two Homes

The recent cold snap chilled more than the bones this recent holiday season. The heat went out in two Tamarack homes with two different end results.

In the first home the water was left on. The incident was reported by a neighbor who called the office to state water was flowing out of the patio door at the back of the home. Tamarack staff responded to the call and the entire first floor was flooded. The heat had gone out and a pipe running to the second-floor bathroom on an outside wall froze and broke in two places. The resulting damage estimate from the insurance company was \$49,000.

More recently Tamarack staff was asked to check on a home due to the extraordinarily cold weather. Upon checking the house, the temperature inside was 40 degrees and ice was found in the toilet bowls and tanks. In this case the owner had shut off the water. As the water was turned off the plumber was able to isolate and repair three broken pipes without any water damage to the home. The damage was limited to the holes cut in the basement ceiling drywall to expose and repair the broken pipes. One toilet tank was cracked from freeze up. In this case the damage will be limited to some drywall repair, painting and one toilet (around \$3,000).

If you are a snowbird heading south for the winter, there are several key things you can do to help protect your home. One of the most important items is to **protect your pipes to avoid water damage by turning off your water supply.**

Drain your pipes by opening all fixtures and flush your toilet to clear the water from the tank and bowl. Consider pouring antifreeze in toilet tanks and bowls to prevent any remaining water from freezing and cracking the fixture. Always use non-toxic antifreeze rated for plumbing systems.

Set the thermostat temperature at 55°F or higher to help keep the interior of the floor and wall cavities, where the water piping is likely located above freezing temperatures. Keeping room and cabinet doors open also helps heat to circulate and warm the areas where pipes are located.

Turn the water heater off or to its vacation setting.

Consider installing a freeze or water sensor alarm which is connected to a phone line or monitored alarm system. See Did You Know for details on a low temperature sensor.

Ask a trusted friend, neighbor or relative to keep an eye on your home and be available in emergency situations. Give them access to your home so they can regularly monitor heating, electrical and water systems. Tamarack provides weekly or bi-weekly house checks for \$7.

For more details on how to protect your home see “Snowbirds: Winterize Your Home While You're Away” on the Travelers Insurance website www.travelers.com/resources/home/safety/snowbirds-winterize-your-vacant-home .

“Do Not Pile Snow Here” - Signs May Be Removed

Proliferation of “Do Not Pile Snow Here” signs was discussed at the recent Maintenance Committee and Board meetings. The number of signs has increased to a point where it would be very difficult to plow snow in some areas. The following resolution was reached: *It was agreed that only signs deemed necessary by TT staff should be allowed (for example, to allow for proper drainage). The Grounds Supervisor (Angie Swan) will determine which signs are needed and which are not. She will meet with homeowners whose signs need to come down to explain the new guidelines.* Owners who disagree with Angie’s decision can make an appeal in writing to the Maintenance Committee.

Safety Forum Planned

We are planning a safety forum at the clubhouse in early April. The goal of the forum is to make residents aware of current neighborhood activity, provide crime prevention and situational safety tips. Watch future newsletters for more details.

Update Your Contact Information for the 2018 Tamarack Directory

We would like to update both our phone number and email contact information for all residents. An information update form appeared at the end of the newsletter. If you are a new Tamarack resident or have recently changed either your phone number or email address, please fill out the form and return it to the Tamarack office. Your name and contact information can also be submitted via email to: jean.hilgers@tamaracktrails.com. A new phone directory will be distributed to all residents in February. Email addresses are not published and are used only for Tamarack internal communications.

Board and Committee Business

City Asks for New Road at West Place

From: Tamarack Trails West Place Workgroup

It’s hard not to notice the demolition that has begun at the corner of Gammon and Mineral Point Roads. Following removal of asbestos, the entire building will be taken down.

As you recall, the original West Place project included the entire 23 acres of the site owned by John Livesey of Livesey Company. A revised project was approved by the Plan Commission in October 2017. Overall, this development is smaller in scale, creativity and impact than the

original West Place plan. The focal point of the 13-acre site is a campus for the Navitus Health Solutions Corporation. Navitus is moving from its present space on the southwest Beltline to this new location. Initially, it will include a corporate office building, a separate call center/pharmaceutical packaging building, and, at the corner of Gammon and Mineral Point, two smaller buildings for retail/food venues. Additional buildings and a parking garage will be added as Navitus grows.

In October, we learned that the updated plan included a requirement by City Traffic Engineering for a new north-south road from Tree Lane along the west side of the Livesey property (at the east boundary of Tamarack) and continuing to Mineral Point Rd. The road would incorporate the existing private road adjacent to UW Health Clinic. The City has not yet clarified the question as to converting the existing private road because of multiple ownership issues that have to be resolved.

On January 18, 2018, five members of the Tamarack Trails West Place Workgroup met with Mr. Tim Parks, Planner with City of Madison Planning Division, and two staff members from City Traffic Engineering to clarify the necessity for this road, the placement of the road and specifics about its design.

The discussion was informative. The Traffic Engineering Department is requiring the road to address two principle concerns: to manage the expected employee commute into the Navitus campus and, simultaneously, to manage traffic loads in and out of the new development on to Gammon and Mineral Point Road. As Gammon becomes overloaded, there must be a road to bleed some of the traffic associated with the site away from this major intersection. They are clear that a road will be built. The road, as stated, will be about 40 feet wide with the potential for one or two sidewalks, room for biking and parking - in total about 60 feet in width. The details have not been finalized; the City is still in discussions with the Livesey team.

We also learned that the slope of the land at the boundary may determine the placement of the road further from the Tamarack properties or create the necessity for a natural retention of the slope depending on how it is cut into the hillside. The exit of the road on to Tree Lane must be constructed to assure no visual obstruction and must meet Tree Lane at a 90-degree angle. These additional design requirements will affect both the extent to which the road aligns with the Tamarack boundary and at what point along Tree Lane it will open, hopefully mitigating its impact overall.

Our concern is the proximity of a road to our boundary line and its effect on our homes, property and traffic. The TT Workgroup has requested a meeting with John Livesey to obtain his insights about the road and to discuss the construction, placement and design. There is no set-back requirement which would push the road away from our property. Our adjacency to the Livesey land reaches back to the original development of Tamarack when many homes were placed extremely close to the property line. In the 1970's, Tamarack was set in a different landscape of woods and horse pastures.

Additional concerns raised by the Workgroup are: the speed of traffic using this new road and its impact on Tree Lane and Westfield, and some inclusion of a natural buffer zone along the joint boundary. We are exploring options which would provide a positive outcome and minimize the negative effects of the road and traffic.

The Tamarack Workgroup will continue to engage with the City and the Livesey team as the project moves forward. Thank you to the Tamarack Board and residents who have been supportive of our efforts.

Board Approves New Member for Maintenance Committee

At their January meeting the Board approved the appointment of Scott Budd, 144 Pine Ridge Trail, as a new member of the Maintenance Committee. We welcome and thank Scott for volunteering his time to serve the community.

Amenities Committee Update:

The Amenities Committee held its first meeting of 2018 on January 11th. The committee reviewed plans for the remodel of the first floor storage room and office. The office will be configured into two offices so the Property Manager has a private space for individual meetings with staff and residents, as appropriate. The first-floor storage room will be refurbished so that it can be used as a small conference and staff break room. We would really prefer that the lifeguards take their breaks in that room rather than in the upstairs community room. Finally, the sauna, which hasn't really worked for many years, will be transitioned into a storage room. Strang architects developed the remodel plan and now committee members will move forward to make decisions on paint color, flooring and furniture. The work on this project will occur in stages over the next several months.

Human Resources Committee Update:

The HR Committee met in December and recommended job classifications and pay ranges for TT's staff positions. The Association currently has 7 full-time staff plus the Property Manager. In addition to the Administrative Assistant, we have a Grounds Superintendent (Angie), a Maintenance Superintendent (Josh), two Grounds Technicians (Jason and Jeff) and two Maintenance Technicians (Tim and Mitch). The 2018 budget includes the offer of dental insurance for our staff. All position descriptions will be reviewed and updated, as necessary, in 2018. The committee believes the Association has finally reached its goal of providing our staff with fair market wages and benefits.

Garden Committee - Looking for New Members

Are you a gardener? Be it vegetables, annuals or perennials. Or maybe you would just like to help out and learn more about gardening. If so the Garden Committee is looking for one or two new members. The Tamarack Community Garden is located at the corner of Tree Lane and Westfield Road and its operation is overseen by the Garden Committee. The Garden Committee meets three to four times per year and hosts a Fall Pot Luck for all of the gardeners. They also set the rates for the garden plots and schedule the tilling each spring and fall. If interested in serving contact Jean Hilgers at Jean.Hilgers@tamaracktrails.com.

Help Needed on the Amenities Committee

We'd love it if you made a New Year's Resolution in 2018 to give a bit of your time to the Tamarack community. The Amenities Committee could use some additional members. This committee meets about 4 - 5 times a year. In 2018, the committee will focus on work planned for the first floor of the clubhouse. If you'd be willing to join us, please contact Prudy Stewart at prudystewart@tds.net.

Activities & Events

Champagne & Chocolate

Put the following date on your calendar.

Tuesday, March 6, from 6:30 – 8:30.

Watch the next Good Life for more details.



2018 Spring Primary on February 20, 2018

★ What is on the Ballot? ★

For most of Madison, the February ballot has only one race: Supreme Court Justice. The candidates are Rebecca Dallet, Michael Srenock, and Tim Burns.

★ In-Person Absentee Voting ★

You can vote in the Clerk's Office starting Monday, January 29. Weekend voting in the Clerk's Office will be on February 10, 17, and 18.

Voting begins at libraries and Streets East on Tuesday, February 6. Voting at UW-Madison and Edgewood College will be the week of February 12.

★ April 3 Spring Election ★

The Spring Election is on April 3. Voters will elect Supreme Court Justice, Court of Appeals Judge, Circuit Court Judges (branches 1, 8, and 11), County Supervisor, and School Board.

Find your polling place, update your address or see what's on your ballot: MyVote.wi.gov

Seasonal Reminders & Projects

Seasonal Reminders

The "[Seasonal Reminders & Projects](#)" document is available on the Tamarack website and cover the following topics: *Alternate Side Parking, Small White Miniature Lights, Holiday Decoration Guidelines, Snow Removal Procedures, Winter Placement of City Recycling Carts, and Winter Projects.*

Grounds Update

Renewal and rejuvenation pruning will be completed during the winter months. Varieties targeted for winter pruning include viburnum, dogwoods and burning bush shrubs. The landscape crew is getting out to prune Phase 1 when the weather cooperates. We will then be moving to Phase 2. We are currently tagging trees for removal and pruning. Orange ribbons indicate removal and green signifies the trimming of a tree. Please email or submit a maintenance request, if you have a question or concern regarding a tree near your home Angie.Swan@tamaracktrails.com . *By Angie Swan, Grounds Superintendent*

Maintenance Update

The maintenance staff has been working on deck replacement, weather permitting. Mitch has been doing dryer vent cleanings and is almost done with the list. Tim and Josh are working on some interior projects including the clubhouse remodel. We will continue with decks the next couple of months along with the occasional emergency work orders that arise. JOstertag@tamaracktrails.com. *By Josh Ostertag, Maintenance Superintendent*

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 \$5.00 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.

House Checks

For those heading to warmer climates, Tamarack staff will conduct weekly house checks at a cost of \$7 per week. If you are interested in this service, please email Jean.Hilgers@tamaracktrails.com.

A winter/vacation check list is available at www.tamaracktrails.com

Safety Tips and Did You Know

Lock it or Lose It

The following is from the West District Blotter:

Stolen autos remain a problem for us. From the Monday shift notes;

1. One recovered stolen auto on the south side with an arrest
2. One recovered stolen auto in Fitchburg that was stolen in Madison
3. One recovered stolen auto in Mount Horeb that was stolen in Madison
4. One auto stolen from the central district
5. The auto stolen from central was then involved in a crash on the east side where 2 people in the victim's vehicle were injured and the suspect fled

This all happened in **ONE** day. Just a reminder, the majority of our stolen cars are unlocked, unattended and running. This is a very preventable crime. **Please lock it or lose it.**

Did You Know – Freeze Alarm Phone Dialer

Freeze alarms are available that will monitor the temperature in your house and make a phone call out if the furnace were to go out and the temperature drops.

One such product is "Control Products FreezeAlarm Dialer Temperature Alarm FA-700" on Amazon for \$69. It automatically dials any telephone number when the temperature inside your home drops below 45°F.

- Continues to call until the alarm is acknowledged – calls every 15 minutes or every 2 hours (user selectable).
- Operates during a power failure.
- Calls out to warn if the backup batteries are low and need replacing.
- Connects to an existing telephone line, DSL or VOIP phone connections.



Various models are available that range in price from \$50 to \$350 some have floor water sensors and will call multiple phone numbers.

Tamarack News and Tidbits

Food Pantry Update – January 2018

"Over 2017 Tamarack has donated almost 1,000 pounds of food to families in our community. Your steady and nutritious donations help us keep our doors open all year round. We are so grateful for caring neighbors who are taking the time to give back."

That is a direct quote from Cristina Johnson, the Lussier Center's Community Engagement Manager and our contact at the Center. It makes me so proud to represent you all. For those of you who have not met Cristina, let me just say she is a lovely, lively and dedicated person, and the Center is fortunate to have her.

She reports that this month the Pantry would most appreciate receiving feminine products, including both pads and tampons, and the usual hearty soups, juice, and canned fruit in juice.

Finally, a big shout out to our faithful Pantry volunteers who have delivered the "goods" to the Pantry each month in 2017: Cathy Andrews, Toni Brown, Sandy Drew, Janice Gratch, Sara Lee and Bill Hinckley, Marge and Gene Miller, Donna Nosek, Dee Seyfarth. Diana Shaw, Prudy Stewart and Ruth Wagner....and, for 2018, our newest recruit, Bev Mazur.

May 2018 be a good year for you all. And thanks so much for your Pantry generosity. You make my job a pleasure.

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

Tamarack Trails Directory & Email Update Form

*For new residents and any changes to existing listings.
Return completed form to the Tamarack office by January 31st*

Address: _____ **Phone:** _____

Name(s): _____
(as you wish it to appear in the 2018 Directory):

**Cell phone numbers and email addresses are for internal office communication with residents.
They will not be sold or published.**

1 Name:	Cell Phone:
Email:	
2 Name:	Cell Phone:
Email:	
3 Name	Cell Phone
Email:	

***** ✂***** ✂***** ✂***** **Cut Here** ***** ✂***** ✂***** ✂***** ✂*****

Tamarack Trails Salt Order Form

Please submit this form along with your payment to the Tamarack office.
The salt will be delivered to your doorstep the following day.

Address _____

Qty _____ 20 lb. Bag(s) @ \$5.00 = \$ _____