

The Good Life...

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(608) 833-1615 – www.tamaracktrails.com / Office Hours M, W, TH, F 9 am- 4 pm, Tuesday 8:30 am - 5:30 pm

July 2018

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Meeting Calendar

Meetings are open to all residents.

Finance Committee

July 25 - 4:00 pm

Architectural Review Board

Wednesday, July 3 - 7:00 pm

Maintenance Committee

Tuesday, July 10 – 4:00 pm

Board of Directors

Tuesday, July, 17 - 6:30 pm

Event Calendar

Please mark your calendars

Tamarack Bridge

Wednesdays from 6:30-10:00 pm

**Save the date for the
Pool Party!!
September 16, 2018 at 5 pm**

NEW OFFICE HOURS

Now Open on **Tuesday's**
8:30 a.m. – 5:30 p.m.

M, W, TH, F hours:

9 am – 4 pm

Current News



Seeking Volunteers for Nominations and Elections Committee

This is a short-term Committee, but one of the most
important Tamarack standing committees.

Bylaws state a minimum of three residents; there is no
maximum number, but the size should be manageable to
carry out its mission which requires adherence to a specific
schedule as stated in the By-laws.

Also closer to the Annual Meeting, Oct. 22nd,
volunteers are sought for delivering and
preparing materials for mailing.

Please respond BEFORE July 1, via email to:

Ric Genthe

rgenthe@charter.net

Seeking Help

Tamarack is investigating a property management/HOA financial
software package as a replacement for SAGE, the software we
currently use. We are interested in forming an ad hoc committee to
assist in assessing software being considered for purchase. If you are
someone who has a background in accounting and/or property
management financial software, we would very much appreciate it if
you would consider assisting us with this short-term project. Please
contact Lori Zunker at lori.zunker@tamaracktrails.com if you are willing
to help out.

ANNOUNCEMENT TO ALL RESIDENTS - WATER SEEPAGE IN BASEMENTS

Because we have been receiving a larger number of reports of water leaking into basements recently, we would remind you of the following established policy (Policy Resolution V-501, 4.)

The Owner shall be responsible for repair and maintenance of the foundation floors and walls. The association shall cover 50% of the cost for the installation of drain tile and/or the repair of foundation cracks if said seepage cannot be prevented by exterior modifications to landscaping or drainage patterns. The limit for such repairs is \$750 per dwelling unit. The owner shall be responsible for locating and notifying the Association of such cracks or seams when they are actively leaking. The owner shall be responsible for all costs associated with the removal and restoration of any finished walls and flooring.

If you find that you are experiencing such leakage, you are responsible for locating the leak and should first engage an appropriate repair provider to investigate and advise you, as well as to do the work that you deem necessary. The office can refer you to such companies, however, please keep in mind we will not send maintenance staff to identify interior water seepage. We do not have the staff resources or expertise to identify basement leaks. One of the companies that many residents have used and like is Zanders. They will provide you with a report and suggestions on how to fix for future water seepage.

If you notify the office of the water seepage first, we will direct you to call one of these professional companies. However, we will look at the exterior for potential modification of the landscape around your home to alter drainage and abate any further water entering your home. If it is possible to reduce or eliminate water entry by changing the landscape, we will inform you of the nature of the changes and when they will be scheduled. If there is nothing that can be accomplished on the exterior and you choose to install a sump pump, drain tile or repair any foundational issues, the most Tamarack will reimburse is up to \$750. This is a reimbursement and requires proof of completed work. If you wish to be reimbursed for any work as specified in the policy, please provide the appropriate documentation to the association property manager for review. Example: If you call Zanders to identify the leak in your basement and you decide to move forward with the work recommended by them for a cost of \$650. Tamarack will reimburse you 50% of that invoice, totaling \$325.

If you have any further questions, please contact Lori at 608-833-1615 or lori.zunker@tamaracktrails.com.

Board and Committee Business

Architectural Review Board

BY: Caryl Terrell, ARB Chair

Recent thunderstorms have demonstrated how quickly Tamarack stormwater pipes and grassed swales can fill and overflow. If your unit experiences water leaks during these events, contact your insurance company and notify the TT office.

To better manage stormwater, TT has invested in numerous rain gardens, modifications to berms or landscaping and the addition of extensions to downspouts to reach natural areas.

Join these efforts by implementing some of these simple practices at your home to slow and reduce the amount of stormwater. Consult the TT Office for further assistance to implement your project.

- Redirect downspouts from pavement to more natural areas (grasses and gardens) where water can seep into the ground. Submit a Maintenance Request if a downspout attachment is needed to disperse the water.
- Replace some turf grass or pavement with a native garden to promote infiltration. (requires Office or ARB approval)
- Install a rain garden or rain barrels to collect roof runoff (requires ARB approval).
- Pick up after pets and dispose of in the garbage.
- Prevent erosion by covering bare soil as soon as possible with seed and mulch.

For more information on what you can do to help protect our waters visit www.myfairlakes.com

Finance Committee - Monthly Assessment Presentation

By Prudy Stewart – Finance Committee Chair

35 residents attended the June 6th presentation on how Tamarack Trails monthly assessments are calculated. For those of you who were unable to attend, the following is a brief synopsis of what was presented. There are four components to your monthly assessment: Dwelling Reserve, Property Insurance, Common Area Maintenance and Maintenance/Landscape Costs for your unit's phase. The Dwelling Reserve component includes funds for both the short- and long-term care of your unit. Reserve funds are set aside each year for such things as roofs, siding, chimney caps, fences, light posts, foundation coating and sidewalks not all of which will require work in the upcoming year but will require work in the future. Property Insurance funds are your share of the Association's annual property insurance costs based on the size of your unit. Every unit pays the same amount for Common Area Maintenance (pool, tennis courts, clubhouse) while your share of the Maintenance/Landscape funds is based on the density of your unit's phase. For example, Phase Four (Oak Creek) owners pay more than Phase Six (Tree Lane) owners because their phase has fewer units per acre.

Thanks to Andy Owca, Prudy Stewart, Don Haasl and Marilyn Sallee for their help in interpreting the spreadsheet that has been used for decades to calculate each unit's annual monthly assessment. Although the spreadsheet is complex, those researching it believe it is a fair way to calculate assessments.

There were several questions raised at the meeting. The following are those we can answer now. Others will be answered in a future Good Life.

1. When will Tree Lane Owners who signed a petition requesting their individual assessment information and calculations receive that information?

Forms have been completed and sent out to Tree Lane residents. (Note: This information is available to any resident who requests it from the office.)

2. If my unit contains features such as "deluxe windows", will TT's property insurance replace them with the same "deluxe" windows? Our property insurance provider (Travelers) informed us that only standard replacements will be covered. (Note: Tamarack suggests that all owners have at least \$10,000 in property insurance to cover any unit damage that falls below the Association's \$10,000 deductible. If you have upgraded anything in your unit, it is recommended that you purchase additional property insurance coverage that will cover the difference in cost to replace standard grade items versus upgraded items.)

3. Are decks and screened porches that have been added covered under TT's property insurance? Yes.

For your information, the following is a chart of the Highest, Lowest and Median Assessment by Phase. If you don't know which phase your home is in, check the map in the 2018 Tamarack Community Directory, which you should have a copy of.

High-Low-Median by Phase:

Phase One

One	Operating	Reserve	Grounds	Dwell	Insurance	Total
Low	131.56	33.80	\$79.97	\$39.07	\$20.46	\$304.86
Median	131.56	33.80	\$79.97	\$52.48	\$22.26	\$320.07
High	131.56	33.80	\$79.97	\$84.90	\$26.85	\$357.08

Phase Two

One	Operating	Reserve	Grounds	Dwell	Insurance	Total
Low	131.56	33.80	\$84.47	\$39.91	\$23.50	\$313.24
Median	131.56	33.80	\$84.47	\$54.20	\$27.50	\$331.53
High	131.56	33.80	\$84.47	\$87.86	\$30.64	\$368.33

Phase Three

One	Operating	Reserve	Grounds	Dwell	Insurance	Total
Low	131.56	33.80	\$64.43	\$36.13	\$21.43	\$287.35
Median	131.56	33.80	\$64.43	\$52.66	\$17.06	\$299.51
High	131.56	33.80	\$64.43	\$61.36	\$26.52	\$317.67

Phase Four

One	Operating	Reserve	Grounds	Dwell	Insurance	Total
Low	131.56	33.80	\$100.86	\$53.05	\$25.94	\$345.21
Median	131.56	33.80	\$100.86	\$70.84	\$31.46	\$368.52
High	131.56	33.80	\$100.86	\$112.70	\$51.75	\$430.67

Phase Five

One	Operating	Reserve	Grounds	Dwell	Insurance	Total
Low	131.56	33.80	\$74.62	\$44.87	\$22.55	\$307.41
Median	131.56	33.80	\$74.62	\$59.64	\$27.93	\$327.56
High	131.56	33.80	\$74.62	\$121.86	\$53.71	\$415.56

Phase Six

One	Operating	Reserve	Grounds	Dwell	Insurance	Total
Low	131.56	33.80	\$49.54	\$44.93	\$18.64	\$278.47
Median	131.56	33.80	\$49.54	\$50.78	\$20.86	\$286.54
High	131.56	33.80	\$49.54	\$78.68	\$35.69	\$329.27

Phase Seven

One	Operating	Reserve	Grounds	Dwell	Insurance	Total
Low	131.56	33.80	\$78.47	\$57.71	\$32.45	\$333.99
Median	131.56	33.80	\$78.47	\$65.83	\$33.13	\$342.79
High	131.56	33.80	\$78.47	\$73.46	\$29.66	\$346.95

Maintenance Committee News

BY: Jayne Meyer, Maintenance Chair

Lots of things are going on in the maintenance area. Heavy rains have challenged the landscape, roofs, and basements and staff are very busy. We would encourage any owner that has a maintenance issue (unless it's an emergency) to put their requests in through the normal request channel. I am hearing more people just calling the shop or the staff directly, which can be hard on their time. They will contact you if they have questions on your project.

Drainage and repair of the large swale is a major source of discussion right now. We met with the original engineer from D'Onofrio Kottke & Associates Inc and the landscaper, as well as additional landscape companies to evaluate and provide a better solution. We will decide where to go from here once all bids are in. It is an eyesore for sure and a mosquito refuge.

The Committee is working on preparing the maintenance budget requests for next year. There are many things to be done of course and we will prioritize. The goal is always to balance needs/wants and finances. Certainly not many would like to see assessments go through the roof or specials assessments. We always keep this in mind. Questions or comments; the Maintenance Committee meets on Tuesday, July 10th at 4 pm.

Activities & Events Seasonal Reminders & Projects

JUNE TAM LUNCH BUNCH

Greetings to all Lunch Bunchers!

The next Tam Lunch Bunch will be on Thursday, July 5th at BABE'S BAR AND GRILL at 11:30. The address is 5614 Schroeder Rd. Madison.

Babe's is a casual restaurant with a varied menu.

Please respond to Maryanne Huttleston: email is maryanne@hddesign.com or 608-347-2675.

See you there!

Grounds Update

The landscape shearing crew is pruning spring-blooming shrubs, they have Cedar Creek, Pine Ridge and Oak Creek left to do. After they are done shearing spring shrubs they will move on to yews, dogwoods, viburnums and anything else that needs attention. The mulching crew is still working on Oak Creek, the weather has not been working with us, so we are about 2 weeks behind with that. Angie and Jay have been spraying weeds when the weather allows. We are spraying common areas as well as some resident areas as we see them. We are also spraying for mosquitos in the swale area. **Angie Swan**

Just as a reminder for grounds and maintenance work orders – 1 request is sufficient.

Angie and Josh prioritize work orders and will get to the work you requested. If you need the work done on your time frame, we would recommend outsourcing the work.

Maintenance Update

With all the rain we are having this season, please contact us if your gutters need to be cleaned out. We finished the decks for the summer. We will be starting back up in October. Ryan, our summer staff painter, is painting deck rails and some small paint jobs. Mitch is working on fences in phase 2 along with many other projects. Tim is working on trim requests. Just as a reminder, maintenance is backed up on work orders and will only be doing interior requests on

bad weather days. This could be weeks before we get to you. Call a contractor if you need something done sooner than later. **Josh Ostertag**

Tamarack News and Tidbits

Is Summer Here??

The pool is a great way to relax on any day...whether it's hot or not. Thanks to our lifeguard staff, we have been able to enjoy being in the water no matter what our roller coaster weather brings.

The lifeguard's take breaks every day from 12:00 to 12:30 and 5:00 to 5:30. Note that our lifeguards may call additional breaks, which will require everyone to get out of the water. This is especially suggested on those days with excessive heat and humidity.

Reminders:

- The stairs and the three ladders in the pool need to be accessible to those who are entering or leaving the pool. Please don't sit and block the stairs or hang on the ladders.
- **No alcohol** at the pool. Yes, you can have food and refreshments on the pool deck, but not in the water. (No breakables, please).
- Diaper changing stations are available in both locker rooms. No changing on the deck.

How to Recycle Fluorescent Bulbs

Never place them into the recycling cart

If you have old fluorescent bulbs or tubes in need of disposal, you need to recycle them the right way. And that means never placing them in the recycling carts. Fluorescent bulbs and tubes contain mercury, which is very hazardous. And, yes, even the small curly fluorescent bulbs, which are called compact fluorescent lamps (or CFLs) contain mercury

Here's what you should do: Take fluorescent bulbs, tubes, and CFLs to a retailer that sells these items in order for them to be safely recycled. Dane County and City of Madison ordinances require retailers that sell fluorescents to have a program to accept them for recycling. Some retailers may need to charge a small fee for their recycling program, so be sure to check with your chosen retailer about fees before taking bulbs to them.

Fluorescent bulbs, tubes, and CFLs can also be recycled at Dane County Clean Sweep. This county facility handles all hazardous household materials, including other mercury-containing devices like old thermometers.

Never place old fluorescent bulbs, tubes, or CFLs in the recycling cart at your home or business. Workers sort through material placed into your recycling cart by hand at the recycling facility. Placing these bulbs and tubes into the recycling could expose those workers to hazardous mercury when the bulbs break.

Additional information about fluorescent recycling can also be found on the Streets Division website, www.cityofmadison.com/streets.

