

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

June 2018

In This Issue

Pool Is Open
West Place Update
Finance, Amenities & Maintenance
Committee News
Grounds & Maintenance Update

Meeting Calendar

Meetings are open to all residents.

Finance Committee
June 27 - 4:00 pm

Architectural Review Board
Wednesday, June 6th - 7:15 pm

Maintenance Committee
Tuesday, June 12 – 4:00 pm

Board of Directors
Tuesday, June 19 - 6:30 pm

Event Calendar

Please mark your calendars.

Assessment Meeting June 6th 6:00 pm - 7:00 pm, *RSVP Required*

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**
830 a.m. – 5:30 p.m.

M,W,TH, F hours :

9 am – 4 pm

Current News

Help Still Needed....

The Finance Committee would very much appreciate the help of one more volunteer who knows Excel to assist with documenting one section of Tamarack's 30-Year Budget Spreadsheet. This work can be done on your home computer at your own pace. Our goal is to have this spreadsheet documented by the end of the summer. Please contact Prudy Stewart at Prudystewart@tds.net. We can't tell you how grateful we would be if you said "yes"!

Pool Is Open

Remember the Rules!

No alcoholic beverages are permitted in the pool area.

Our great staff of highly qualified lifeguards is looking forward to a safe and fun summer. Let's help them out by knowing the rules. Tamarack's 2018 Summer Recreation Policies were distributed last month. They are also posted at the pool.

The State of Wisconsin rules include:

1. Do not enter the pool if you have a communicable disease or an open cut.
2. Do not bring food, drink, gum or tobacco into the pool.
3. Shower before entering the pool and after use of toilet facilities.
4. Do not run or engage in rough play in the pool area.
5. Do not bring animals into the pool area.
6. Diaper changing on the pool deck is prohibited.
7. Glass and shatterable items are prohibited in the pool area.
8. Non-toilet-trained children are required to wear swim diapers.

Enjoy the water!

RESOURCE LIST FOR TAMARACK RESIDENTS

Is it difficult finding the right person to do work for you? Well, you're not alone! That's why at one of the Meet and Greet sessions, two residents volunteered to develop a Resource List of honest, reliable, dependable, and fair companies and individuals that you can use as a resource if you'd like. It will include but not limited to: electricians, heating & air conditioning contractors, painters, home remodelers, handyman (woman), window installation, etc. But they need your help. If you had work done and were pleased with their quality of work, please forward that information to Rosanne Nietupski (TT resident) at: rvenicefl@gmail.com.

It would be helpful if you would include their name, number and a short description of what and how they did. Let's all help our neighbors here in Tamarack hire quality people for our indoor work!

West Place Update -

From Tamarack Trails West Place Workgroup

On Wednesday, May 30, 2018, the West Place Workgroup was able to meet with John Livesey, the developer of West Place. John provided us with some updates on his property at Gammon and Mineral Point Roads.

- Phase One is on schedule. The two buildings for the Navitus campus is scheduled for occupancy in March 2019. The 5-story building will be office space. Behind it, the stair tower of the 2-story building for Lumicera is visible.
- The ground-breaking for the southeast corner of the site will start during the first week of June. The building abutting Mineral Point Road will go up first. It will house two "fast casual" restaurants: MOD Pizza and Café Zupas. The intention is to get a full-service restaurant in the building adjacent to Gammon; construction will start once a lease has been signed.
- The large silver culverts that are visible from the street are part of the storm water and cistern water retention system that will be placed under the roads and parking area within the development.
- The remainder of the Navitus campus will grow as the company grows. The expansion of the 2-story building and the 3 additional office buildings could take up to 15 years to be constructed.

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At the northern end of the site, closer to Tree Lane, John confirmed the following:

- He is looking for someone to take over the space that was occupied by KJ's Curry Bowl.
- There are currently no plans for the northwest corner of the site. This is the large open field south of Tree Lane and adjacent to the Tamarack property.
- John appreciates our concerns about a north-south road and the need for a buffer between Tamarack and whatever may happen with that space.

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Thank you to the Tamarack Trails West Place Workgroup for staying on top of this project.

Board and Committee Business

Architectural Review Board

Hi Neighbors!

The Architectural Review Board has an important job maintaining the architectural integrity of Tamarack Trails. This is a community goal that mutually benefits all residents by preserving property values and the attractive view from your window and what you see walking TT trails. Realtors tell us this is directly related to the satisfaction of owners and potential buyers. Your help in alerting us to potential violations is appreciated. Email the TT Office with ARB in the title and it will reach the ARB.

Are you thinking about extensive projects on the exterior of your unit? Help us communicate with you by completing the ARB "Check List" about your project and send it to the TT Office. The form can be downloaded at page 4 of the ARB *Book of Standards*, on line at the TT Home page: www.tamaracktrails.com. Extra forms are posted on the Clubhouse bulletin board.

Your written resident request form will generate a response from the ARB or the Office seeking more information. Some exterior requests are expedited, like painting your entry door or installing an entry safety railing. All residents (both owner and renter) are encouraged to refer to the *Book of Standards*, especially to learn how a community like TT differs from single family ownership.

In May the Board of Directors approved ARB recommendations for three additional expedited reviews. A designated ARB member can sign off after reviewing the **written request form and visiting the proposed project location** for the following projects.

1. Tubular Sun Tunnels – Professional installation of Solatube or Velux units.
2. Security Light Fixtures – White torpedo or bullet shaped fixture must include a motion sensor with photo cell and use only the TT standard warm white light.
3. Mini-Splits (Ductless HVAC units) – Professional installation of the conduit connecting the interior components to the exterior compressor or condenser are detailed in a new Appendix to the *Book of Standards*.

The ARB is updating the language on the approval letter to the homeowner to make more clear liability and maintenance responsibilities. At the June meeting the ARB will act on recommendations to require ARB review of removal of trees on common property and fences and will act on a non-conforming deck.

Regularly scheduled ARB meetings are held at 7:00 p.m. in the Clubhouse on the first Wednesday of the month (except to avoid holidays e.g. Tuesday July 3rd). Resident requests are due in the TT Office 14-days before a scheduled ARB meeting to allow time for gathering additional information and reviews.

In April ARB member Anne Rohr was appointed to the TT Board of Directors. In May the Board appointed former ARB chair Nancy Korda to complete Anne Rohr's term.

Thank you for helping protect our distinctive Tamarack community.

Caryl Terrell, ARB Chair 2018

Finance Committee News

Don Haasl and Prudy Stewart, with help from Excel experts (Marilyn Sallee and Larry White), have been spending many hours assessing and documenting two important spreadsheets that Tamarack relies upon. The first is the spreadsheet used to annually calculate each owner's monthly assessment and the second is the 30-Year Budget spreadsheet. TT prides itself on doing 30-year budgeting to avoid having to do special assessments for major expenditures (e.g., asphalt, rock walls, roofing, siding, etc.).

Andy Owca, Board Treasurer, will present information on the Monthly Assessment Spreadsheet on Wednesday, June 6th from 6 to 7 p.m. at the clubhouse.

The committee is working hard to better understand the places where various pieces of the Association's financial data are stored and maintained. This was all information Lou Glauner knew very well. Now we are committed to knowing it as well.

The Board approved contracting out our staff payroll processing. Among other things, the new system allows for direct deposit of employee pay checks and background checks on new employees. Lori Zunker has started to assess accounting systems that are specifically suited to associations such as ours. When a decision is made to move forward, the FC will be involved in the selection process.

TT Committees that are budgeted funds in the annual budget will be submitting their 2019 budget requests on or before August 10th.

Questions About Your Monthly Assessment?

The Tamarack Finance Committee will present an overview of how owner monthly assessments are calculated on **Wednesday, June 6th 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.

Garden Committee News

Two new compost bins have been placed at the community gardens near the shed. These bins can be used by gardeners for garden waste but can also be used by Tamarack residents who wish to compost their kitchen waste. The kitchen waste should never include "cooked food of any kind", "meat, fat or bones of any kind" nor tomato vines or tomato fruit. If these conditions are not followed we will have to restrict the use of the bins to only gardeners and garden waste. Please always make sure the cover is replaced and closed securely at all four corners and put the brick back on top.

Activities & Events

JUNE TAM LUNCH BUNCH

Greetings! The Next Tam Lunch Bunch is on Thursday, June 7th at 11:30 at NONNO'S RISTORANTE ITALIANO , 704 Whitney Way.

This is a comfortable family-owned restaurant with a varied menu of authentic Italian food. Join us for a pleasant lunch with friends and neighbors.

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

Seasonal Reminders & Projects

Grounds Update

The landscape crew has been mulching Oak Creek and will continue, and then we will move to Cedar Creek. We are also doing resident request for seeding, the main sidewalks and paths when the weather works for us. The spring plant order is in and we will be planting as soon as diggers marks the areas. Please don't remove the flags.

Angie Swan – Grounds Superintendent

Maintenance Update

Professional Painters were hired and will begin painting trim work on homes beginning Friday, June 1st at Honey Locust Trl. The paint crew will be working Friday's and Saturday's from 8 a.m. – 5 p.m.

Also hired was Ryan Hahm for painting fences and deck boards and will assist at times with maintenance.

Josh Ostertag – Maintenance Superintendent

Tamarack News and Tidbits

Volunteer Opportunity:

Garlic Mustard is an invasive plant that is spreading in the Sauk Creek Greenway. You can help. Contact Caryl Terrell at carylterrell@gmail.com or 833-8828 to volunteer for the Garlic Mustard "Brigade." We will pull this invasive out by the roots several times in June.