

The Good Life...

--- Published by Tamarack Trails Community Services Association ---
(608) 833-1615 – www.tamaracktrails.com / Office Hours M - F 9 am- 4 pm, or by Appointment

January 2022

Meeting Calendar

Meetings are open to all residents.

Finance Committee

Wednesday, Feb 16 – 4:00 pm

Architectural Review Board

Tuesday, February 9 – 4:00 pm

Maintenance Committee

Tuesday, Feb. 8 – 4:00 pm

Board of Directors

Tuesday, February 22 -- 6:30pm

Welcome Committee

Monday, March 28th – 10:30 am

Resident Activities Committee

Wednesday, Feb 9 -5:00 pm

Amenities Committee

Tuesday, March 15-10 am

Event Calendar

Please mark your calendars

OFFICE HOURS

Monday- Friday
9 am – 4 pm
Or by appointment

Daryl Larson, CMCA
Association Manager
Daryl.larson@tamaracktrails.com

Jean Hilgers,
Office Manager
Jean.hilgers@tamaracktrails.com

Current News

Redistricting Our Alder Boundary:

Redistricting is done. They are updating all of the records. We are still in District 9 and Nikki Conklin is still our alder. The ward numbers have changed, but it looks like the Lussier voting location has stayed the same for the east and south side of Tamarack, but the rest of us (west and north) are moving back to High Point Church.

The New Year Brings Another Round of Elections

It's time to get ready for the 2022 elections:

- Spring Election – Tuesday, Apr. 5
- Partisan Primary Election – Tuesday, Aug. 9
- General Election – Tuesday, Nov. 8

The statewide webpage provides updated election information and an ability for you to update your voting status.

MyVote.WI.gov

- Have you moved? Change your address here.
- Want to check your voting history? Check that here, too.
- Need to register to vote? That process is outlined here, too.
- Want to see what's on your ballot?
- Request an absentee ballot for any or all 2022 elections.

If you are a regular voter by absentee ballot, you **WILL NEED TO UPDATE THOSE REQUESTS** soon for the 2022 elections. **Absentee requests expire on an annual basis.**

The City completed their redistricting process. Tamarack is still in District 9; Nikki Conklin is our alder. Voters who vote at Lussier Community and Education Center are now in Ward 115. Voters who voted at High Point Church are returning to that location; they are in Ward 116.

If you have an interest in becoming an Election Official, you can find information at:
<https://www.cityofmadison.com/clerk/elections-voting/election-officials>.

Activities and Events

TAMARACK FOOD DRIVE

The November 13th food drive, sponsored by the RAC, was a success again this year. We appreciate all of the food and household goods that you donated to the Lussier Food Pantry. Your generosity will help individuals and families in our community that are facing hunger and food insecurity. We were able to add 729 pounds of supplies to the Lussier inventory for the holidays this year. Thanks to everyone who was so giving.

Thanks to everyone that helped to collect & deliver the donations:

Lynnie Clemens

Mary Sue Foreman

Rise Futterer

Janice Gratch

Dave & Maryanne Huttleston

Diane Jungblut

Gloria Kelly

Wayne & Georgiana Koska

Bev Mazur

James Steinbach



Seasonal Reminders & Projects

Landscape News

Holiday trees will be picked up until January 31st. Please put the trees at the end of your driveway. Please don't put Wreaths or Dog poop bags in the Compost dumpster. We are no longer picking up debris weekly. You can bring it to the compost dumpster down by the shop.

Update Your Contact Information for the Office and 2022 Tamarack Directory

We would like to update both our phone number and email contact information for all residents. An information update form appears at the end of this newsletter. If you are a new Tamarack resident or recently changed your phone number or email address, please fill out the form and return it to the Tamarack office by February 10th. Your name and contact information can also be submitted via email to: jean.hilgers@tamaracktrails.com. **Email addresses are not published** and are used only for Tamarack internal communications.

Board and Committee Business

From Your Board of Directors...

The Tamarack Trails Board of Directors is taking steps to address important priorities for 2022. Those priorities include but are not limited to examining policy resolutions, by-laws, and the Association's Restated Declarations. Are the documents up to date? Do any ambiguities or unclear areas need editing? In doing so various committees will need to be consulted.

A second priority is to address improving Association communications. The Board will be looking at website enhancements as well as addressing ways to improve the Association's monthly newsletter, "The Good Life."

A third priority is to make sure committees have what they need to meet their goals. How might communications between the Board and committees be improved? What clarification is needed in terms of the role of our Association staff, the Board, and committee members? What can be done to recruit residents to serve on Association committees and how can barriers that restrict residents from serving be removed?

The Board is also interested in surveying residents on several topics to listen to and receive feedback from residents.

The safety of our Association and residents is a continuing concern. The Board is taking steps to make sure covid-19 safety protocols are followed. That includes adding an addendum to the Employee Handbook making sure staff members are vaccinated or test negative for covid-19 as a working condition.

Public safety related to criminal activity is another concern and is a frequent topic of conversation during Board meetings. The Strengthening Ties Together work group continues to explore ways to collaborate with our neighboring associations in efforts to provide information to us on a number of public safety issues.

Please email Board chair Dean Ryerson at dryerson@tds.net with your comments or suggestions on any of the above. Also, you are encouraged to attend the monthly meetings of your Board via Zoom.

Thanks to everyone for helping us to meet our goals so that we can continue to provide "the Good Life" here at Tamarack Trails.

What About Those Assessments?

You recently received your 2022 Annual Monthly Assessment (AMA) or monthly fee and you may be wondering, "Why the increase?" On behalf of the Board of Directors, this article will explain why the AMA is necessary, how it's calculated, and what's different this year.

Background: Here at TT, about 70% of AMA money is used to pay for annual operating expenses such as staff wages, snow removal, lawn care, minor repairs and maintenance, etc. The remaining 30% is kept in a reserve account to pay expenses that don't occur every year such as replacement of roofs, siding, asphalt, sewer lines, etc. Some housing associations ignore the second part and impose special assessments, as needed, to pay for large projects. By planning ahead, TT seeks to eliminate worry about sudden, large assessments and ensures generational equity. In some years more money is taken out of the reserve account than goes in and in other years it's the reverse. TT's goal over the long term is to have money available in the reserve account when needed. The most recent example was TT's ability to finance the bioswale project from the reserve account.

Principles: The calculations that make up your AMA are complex, but the principles are not. TT costs are broken into several categories and costs in each category are assigned to individual units based on each unit's characteristics.

- All units have a roof and siding so those costs are split up based on the square footage of each unit's roof and siding.
- The costs of decks and patios are assessed only to units that have decks and patios. Units with bigger decks and patios pay higher costs.
- Costs for common facilities (pool, clubhouse, tennis courts, walking paths, fences, signs and maintenance buildings) are assigned to all units equally.
- TT property insurance covers replacement costs of all 320 living units. Insurance premiums are allocated to units based on estimated replacement costs for each unit.
- Grounds maintenance and asphalt replacement are calculated separately for each of TT's seven phases of development. Some phases are more densely built up than others. More density means less grounds maintenance and asphalt replacement per unit.

What's new this year: The cost of material and labor has increased with inflation, but the single biggest contributor to the increase is the surge in property insurance premiums. After several years of fires and floods, insurance companies nationwide have become more selective in the risks they're willing to cover. The cost to insure TT's living units and common facilities increased by more than a third from 2021 to 2022, raising the average AMA by over \$15 per month or 80% of the average increase. The burden fell more heavily on larger units because replacing them is more expensive. The 2022 increase for the average unit was \$19.32 or 5%.

For more information: We hope this explanation answers questions you might have about the assessment process or your own individual assessment. If you have further questions, please contact Larry White at lgwhites@gmail.com.

Tamarack News and Tidbits

SNOW SHOVELING ON 01-23-2022-THANK YOU!

Thank you to everyone that stepped up and volunteered on Sunday, January 23rd to assist us in snow shoveling. We were short handed and several of our wonderful residents stepped up and helped us out. We appreciated it very much!

Free at-home COVID-19 tests

Every home in the U.S. is eligible to order 4 free at-home COVID-19 tests. The tests are completely free.

COVIDtests.gov

The website is up and running. They have tests for every residential address in the U.S. Orders will usually ship in 7-12 days. The website only asks for your name, shipping address, and *email (if you want shipping notifications from the post office)*.

The tests are rapid antigen "at-home" or "self" tests — not PCR tests which require a lab drop-off. The "at-home" or "self" tests can be taken anywhere and give results within 30 minutes.

Guard against scammers trying to steal your personal information. When ordering tests, use the official, secure government website: <https://COVIDtests.gov>. **Watch out for phone scammers, too.** If you get a phone call requesting information so that free at-home tests can be mailed to you, hang up — it's a scam!

Food Pantry Update

I'm sure your generous contributions during the holidays brightened many homes. Thank you for being so thoughtful.

Dee Seyfarth Tamarack Trails/Lussier Community Center Food Pantry Coordinator

Tamarack Trails Directory & Email Update Form

*For new residents and any changes to existing listings.
Return completed form to the Tamarack office by February 10th*

Address: _____ **Phone:** _____

Name(s): _____
(as you wish it to appear in the 2022 Directory):

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

	Name	Cell Phone	Email
1			
2			
3			
4			

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

Tamarack Trails Ice Melt Order Form

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

Address _____

Qty _____ 20 lb. Bag(s) @ \$6.00 = \$_____