

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

Jan 2024

Meeting Calendar

Meetings are open to all residents.

Architectural Review Board

Wednesday, Jan 10 – 4:00pm

Maintenance Committee

Tuesday, January 9 – 4:00pm

Resident Activities Committee

Wednesday, January 10 – 5:00pm

Finance Committee

Wednesday, Jan 17 – 3:00pm

Board of Directors

Tuesday, January 23 – 6:30pm

Amenities

Friday, January 12 – 11:00

Event Calendar

(Please mark your calendars)

OFFICE HOURS

Monday- Friday

9 am – 4 pm

Or by appointment

Stacey Haberman
Association Manager
Stacey.Haberman@tamaracktrails.com

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

Christmas Tree Disposal

Time to take down the tree. Tamarack staff will be collecting your “naked” tree through January 31st.

- Remove all tree stands, regardless of if they are metal or wood.
- Remove all tree decorations such as lights, ornaments, or other metal objects.
- Remove any tree bags, and any other foreign object.

What about wreaths?

Do not place wreaths, evergreen rope, garlands, and boughs out for tree collection. These belong in the trash. They contain wires or metal that can damage wood chipping equipment.

Update Your Contact Information for the Office and 2024 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 9th. 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.

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 \$6.00 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.

What About Those Assessments?

You recently received notice of your 2024 Annual Monthly Assessment (AMA) and you may be wondering, “Why the big 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 Tamarack Trails, about 70% of AMA money is used to pay for annual operating expenses such as staff wages and benefits, 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, pool, etc. Some housing associations ignore the second part and impose special assessments, as needed, to pay for large projects. By planning ahead, Tamarack seeks to eliminate worry about sudden, large assessments and ensure 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. Tamarack’s goal over the long term is to have money available in the reserve account when it’s needed.

Principles: The calculations that make up your AMA are complex, but the principles are not. Tamarack 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, racquet courts, walking paths, fences, signs, and maintenance buildings) are assigned to all units equally.
- Tamarack dwelling insurance covers replacement costs for 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 Tamarack’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 *average* AMA increased \$42.62 per month or 10% in 2024. Individual increases ranged from \$41 to \$47 and percentage increases ranged from 8.1% to 11.8%. About half of the AMA increase is due to higher operating expenses and the other half is related to the reserve fund. The operating expenses were driven by increased labor costs, the need for additional professional services and higher material costs. The reserve portion of the increase was required to ensure sufficient funds to meet our long-term needs while absorbing unexpected costs of replacing the pool and repairing wood rot without a loan or special assessment.

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

Activities and Events

Forever Fit Fitness Class At the Tamarack Clubhouse

Class info: Winter-Spring session:

January 24-May 10

Monday and Wednesday 3:00-3:45

Friday 10:00-10:45

No class on: February 26, 28, March 1, 4

Monday Relax, restore, core day, with resistance, bands, and mats.

Wednesday, Hand weights and chair work. Chair work can be a good workout for your core.

Friday, we do it all resistance bands, weights, and mat work.

All days we work on some cardio for heart health, balance, core, strength, and flexibility.

Patti Sponem -Instructor

Limited Availability - Please Call for details 608-279-3149



Tamarack Talk – Snorkeling Adventures in Indonesia

January 16, 2024 -7 pm – Tamarack Clubhouse.

Lynn Waishwell shares photos of her snorkeling trip to Raj Amput, a series of islands in Indonesia.

Raj Amput is known as the best place in the world to dive and snorkel because of the coral and fish diversity. The reef remains extremely healthy with lots of diverse fish, coral and marine life. Lynn spent one week at remote eco resort then 10 days on a liveaboard boat exploring habitats in Indonesia, land of 10,000 islands. Come learn about her experience on a liveaboard boat and all the beautiful marine animals, fish and coral she experienced.



LUSSIER NEEDS FOOD DONATIONS

The Lussier Community Education Center needs restocking after the holidays. The most needed items are:

Cooking oil (olive or canola), sugar (white or brown), white rice, toilet paper, baby wipes, 100% fruit juice, cereal, pancake mix, maple syrup, canned peas

Please leave nonperishable food items in the Tamarack Trails Clubhouse by the cart to the left of the office. Volunteers Cathy Andrews, Sandy Drew, Janice Gratch, Sara Lee and Bill Hinckley, Sybil Letzing, Bev Mazur, Dee Seyfarth, Diana Shaw, Prudy Stewart or Pam Jessien Toby transport the food to the Lussier Center monthly.

Thank you for supporting the health and well being of food pantry shoppers.

Tamarack Holiday Party

The annual Holiday Party was back again this year. Delicious food and festive drinks, including the Signature Tamarack Holiday Drink, were enjoyed by all the merry attendees! It was a great way to celebrate the holidays with friends and neighbors.



February 6, 2024 TAM Talk by Joann Pritchett



Joann retired from many years of clinical practice in New York, Illinois, Minnesota and Wisconsin and culminated as an Assistant Dean, UW-Madison School of Pharmacy. She holds a Bachelor of Science degree from Tuskegee University, a Master of Science degree from the University of Illinois and a Ph.D. degree from the University of Wisconsin-Madison.

Since retirement, her spare time is spent designing and building fancy birdhouses, Doggie air B & B's Nordic walking, developing educational boardgames, jigsaw puzzling, cooking and spoiling her rescued Havanese canine "Murphy" and other activities designed to keep her out of trouble.

Born and raised in Birmingham, Alabama, Joann plans to take you on her ancestral journey which began decades ago when asked by someone if she was Welsh... (SERIOUSLY?) Knowing now that the surname PRITCHETT is Welsh, she had the first piece of the puzzle. However, years passed with education, professional pursuits and (at opportune moments) collecting bits and pieces of information from family during visits and telephone conversations but without an actionable plan.

Journey with Joann along with three nieces and a nephew to Alabama where they find documented evidence of ancestors in cemeteries, run into brick walls, and experience an emotional display after discovering visual evidence of an act of civil disobedience during turbulent times in Alabama and MORE!

Board and Committee Business

Board Meeting Notes – December 19, 2023

This is an informal report about the regular monthly meeting of the Board of Directors. The official minutes will be posted on the Tamarack website after approval by the Board.

All Directors and Association Manager Stacey Haberman were present. Thirty residents also attended in person and by Zoom.

Stacey reported on several items. Major points:

- Richard started on December 14 as a full-time Maintenance Technician. Tamarack is now fully staffed.
- The clubhouse has three furnaces and the 23-year-old unit that heats the upstairs stopped working. Repairs would be expensive with no guarantee that other problems wouldn't arise later. With no time to explore alternative options, the Board approved the purchase of a new furnace to be installed as soon as possible. [Installation was completed 12/26/23.]
- Rollie and Julio completed "confined spaces" training.

New officers were approved for the Resident Activities Committee:

- Co-Chairs: Linnie Clemens and Bev Mazur
- Secretary: Diane Jungblut
- Treasurer: Janice Gratsch

Lynn Waishwell will present a Tam Talk about her snorkeling adventure in Indonesia. The talk will take place at 6:30 PM on January 16, 2024.

James Steinbach and Ginny White were approved to represent the Board on the Human Resources Committee.

The ad hoc Communications Committee recommended and the Board approved a down payment to Nate at WildDesigns for initial reconstruction of Tamarack's website. He will revise the home page and resident portal login page, update links, add up-to-date documents and fix broken links and other noted problems. Work will begin in January.

The Board approved asking each standing committee to refer one of its members to serve on the 50th Anniversary planning committee.

Some residents raised concerns about possible replacement of the swimming pool with a lesser design, e.g., smaller surface area and/or reduced depth. They thought the content, timing and methodology of the pool survey were inadequate, and suggested design and financing ideas for consideration. The Board emphasized that the survey was just a first step toward finding out what residents think about possible pool designs and costs. Meetings will be scheduled soon to discuss pool replacement in more detail.

The next monthly Board Meeting will be Tuesday, January 23, 2024, at 6:30 PM.

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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 = \$ _____

Tamarack Trails Directory & Email Update Form

*For new residents and any changes to existing listings.
Return completed form to the Tamarack office by February 9th.*

Address: _____ **Phone:** _____

Name(s): _____
(as you wish it to appear in the 2024 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			