

Tamarron

Association of Condominium Owners

www.tamarronhoa.com

Edition 23

Spring 2026

Letter from the TACO Board of Directors

This year's nearly non-existent winter made for a pretty early spring, with temperatures in downtown Durango pushing 80 degrees in early April. For the golfers in the audience, this meant that Glacier Club got quite a headstart on getting the course in shape, with mowing starting in March.

Of course, there are less desirable consequences to this kind of weather pattern. In particular, the lack of snow along with increased evaporation have resulted in an exceedingly dry landscape, leading Durango to enact Stage 1 mandatory water restrictions. (see: www.durangoco.gov/m/newsflash/home/detail/4629). While we never want a real-life test of our fire mitigation efforts over the past several years, clearly we can all be thankful for the collaborative efforts between BHP, Glacier Club, and Rockwood, giving us an added measure of protection from wildfires.

But regardless of the weather, Durango in general and Tamarron in particular are wonderful destinations for spending your summer. We look forward to seeing owners on the golf course, barbecuing on the north deck of the Lodge, or at the infamous Highpoint Happy Hour.

As always, let's make it a great summer!

Board of Directors

Stacey Lanius ~ President
Cheryl Ter Haar ~ Vice president
Greg Collins ~ Secretary
Joe Carey ~ Treasurer
Scott Gillen
Chad Watts
Tricia Layfield



New, Completed, and Ongoing Projects

Fire Suppression System Upgrade ~ This upgrade will allow the fire alarm system to report to a third party, which is monitored 24/7/365.

Work in Highpoint is complete; Pinecone and Gamble Oak will be completed this year. The trenching that owners have been seeing in Gamble Oak is part of this project. While the Lodge is already monitored by a third party, other upgrades will be made in 2027-2028.

Sewer Lines ~ Big Cat Plumbing completed lining all of the cast iron drain lines in Pinecone earlier this month. They then sent a camera down each line in Gamble Oak to assess their condition. While they definitely need to be lined (remember, these are 51 year-old cast iron lines), it was determined that work on those lines could wait until next spring.

Gas Meter Enclosures ~ This is a project necessitated by new requirements from Atmos Energy. All the gas meter enclosures in Gamble Oak and several in Highpoint will be rebuilt this year in order to accommodate new testing equipment. As of this writing, the project is about 50% completed.

Irrigation System Upgrades ~ All of the irrigation control boxes have been upgraded to the new Hydrowise system. These boxes are wifi enabled and can be programmed remotely. In addition, this system uses information about environmental conditions to vary our watering frequency based on actual evaporation and rainfall on a day-to-day basis. The expectation is that, once fully operational, this system will significantly reduce our irrigation water usage and associated costs during the summer months. This is of special importance this year, since Durango is now in Stage 1 Mandatory Water Restrictions (see page 5 of this newsletter).

Flower Beds ~ BHP has contracted with Staci of Awesome Blossom to plant and maintain our flower beds and potted plants. She plans to bring hanging baskets and flowers for the pots in front of the Lodge and guest service centers in the first week in June. She will be planting both annuals and perennials in the various flower beds around the property, and then maintaining the beds throughout the season. Because it is not inexpensive to keep up these landscape features, dog owners are reminded to respect the property and keep their pets out of the flower beds.



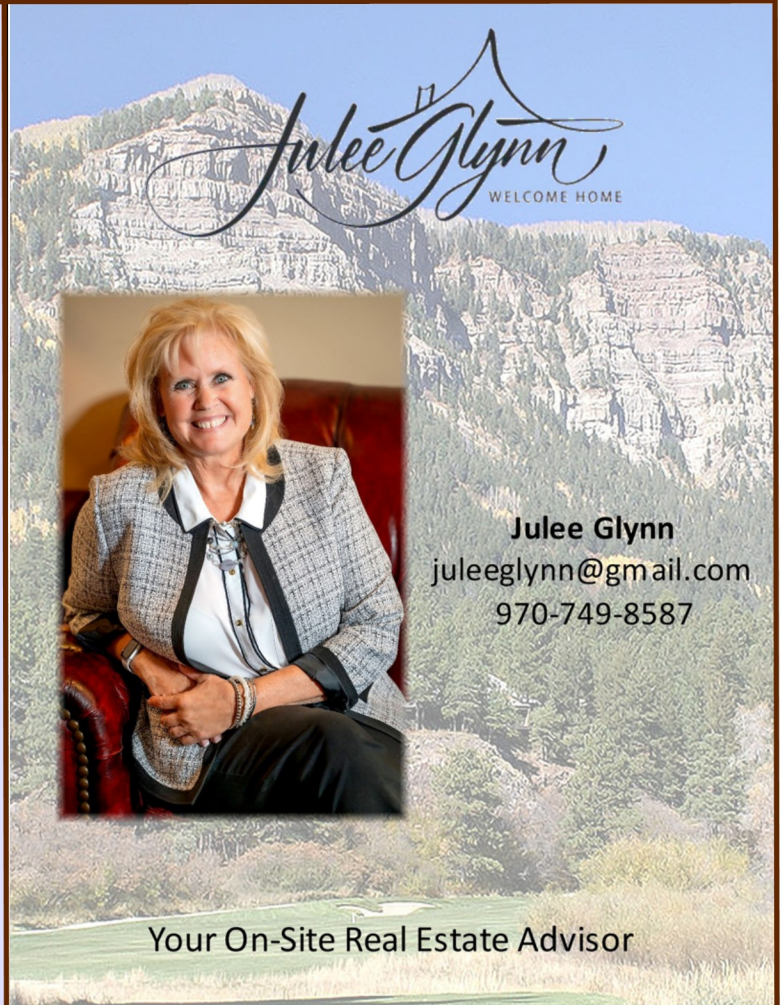
*The Best
Durango Vacation
Rentals in
The Area*

970-247-4292

hello@vacationdurango.com
<https://vacationdurango.com/>

Lorie Somermeyer ~ Owner

*A Full-Service Property
Management Company*



Julee Glynn
juleeglynn@gmail.com
970-749-8587

Your On-Site Real Estate Advisor

*"If you haven't got anything nice to say about
anybody, come sit next to me."*

- Alice Roosevelt Longworth (1884-1980)

Upcoming Board Meeting

The next meeting of the TACO Board of Directors will be held on Friday, May 22nd in the Lodge conference room. The meeting is open to both in-person and online attendance via Zoom. The link for the Zoom meeting will be sent to owners via e-mail the week prior to the meeting. The agenda for this meeting will be posted in Buildium, on the News & Events page of the TACO website, and in the display case located in the front lobby of the Lodge. The full schedule of 2026 Board meetings is posted on the News & Events page of the TACO website and the Community Calendar in Buildium.

*"I am ready to meet my Maker. Whether my
Maker is prepared for the great ordeal of
meeting me is another matter."*

- Sir Winston Churchill (1874-1965)

Are you invested
properly?

Get a second
opinion.



Jon Mills (970) 731-5100
Financial Advisor (877) 222-0902
jon.mills@edwardjones.com 135 Country Center Dr. Suite C
Pagosa Springs, CO 81147



ULTRASTEAM

PROFESSIONAL CLEANING & RESTORATION SERVICES INC.

"GREEN" CLEANING FOR A HEALTHIER HOME



We're Here to Help - 24/7!

Water and fire damage doesn't happen on schedule - but when it does, call us at 970-385-8444 for prompt emergency service, even after-hours or on weekends!

- Carpet Cleaning, Upholstery Cleaning, Stone, Tile and Grout Cleaning and Polishing.
- In-Plant Oriental Rug Cleaning.
- Water Damage Restoration.
- Fire Damage Restoration.
- Mold Remediation.
- Biohazard/Trauma Cleanup.



970-385-8444
 190 Sawyer Dr. Unit D Durango, CO 81303
ultrasteam@gmail.com
<https://ultrasteamcleaning.com/>



CLIFFSIDE

BAR & GRILLE



*Come on down to Cliffside Bar & Grille
 Your New Hangout Spot!*

We're conveniently located on the ground floor at the Tamarron Lodge. Our casual sports bar boasts a full bar with an impressive selection of beers, creative cocktails, and an atmosphere that's as laid back as it is inviting. Whether you're seeking a place to catch the big game, unwind with friends, or simply crave some delicious food, Cliffside is here for you.



Hours: We are open seven days a week from 11:00 AM ~ 9:00 PM

Order online at www.cliffsidedurango.com

See our page on the TACO website at www.tamarronhoa.com/restaurant



Live Music Friday and Saturday Evenings!

*Come try our pizza loaded with toppings, burgers featuring James Ranch beef, and much more!
 We can't wait to welcome you and raise a glass to great times ahead!*



Make tracks for Cliffside!

Be sure to sign up for our monthly drawing for a \$50 gift certificate.



A Very Important Note

The front desk is continuing to close in stages. However, it is imperative that rental unit owners/property managers continue to e-mail a list of guest arrivals to frontdesk@tamarronhoa.com.

A list of arrivals is compiled and sent to Glacier Club each day, and if your guest's name is not on that list, he/she will not be allowed to use the facilities. We also ask private unit owners to continue to notify us of their presence on property so that we know which units are occupied and which are vacant. This is done for safety and security reasons, and to effectively respond to any emergency situations.

Employee Spotlight



Sonya Stewart

Sonya has been an outstanding part of the security office team through her consistent dedication, strong sense of responsibility, and friendly attitude. She is always willing to lend a hand, take on added duties, and assist in keeping daily operations organized and running smoothly. Her teamwork, dependability, and professional approach make her an important asset to the Business office. We greatly appreciate everything you do, Sonya. Thank you.

A Few Reminders

IT'S SPRING, AND THE BEARS ARE OUT!

From the Durango Telegraph: *"In 2026, Durango West Metropolitan District 2 is expected to see an increase in bear activity due to a poor acorn crop and dry conditions."* While we haven't had any sightings reported at Tamarron yet (as of this writing), history tells us it's just a matter of time. Owners are strongly urged to make sure trash goes INSIDE the dumpsters, and the doors on the dumpster sheds remain closed. And while we're all pretty fond of feeding the birds, according to bearsmartdurango.org: *"It's nearly impossible to feed birds without attracting bears. Worst of all, bird feeders train bears to come right up to homes."*

Human-bear interactions rarely go well ... for either side. Let's all do our part to keep the wildlife wild and our friends and neighbors safe.

STAGE 1 MANDATORY WATER RESTRICTIONS!

On April 10th, the City of Durango enacted Stage 1 mandatory water restrictions in order to reduce daily water demand by 20%, applicable to both residential and commercial users.

While we do not fall within the city limits, and so technically are not bound by these restrictions, it's painfully obvious that we need to follow suit. Start by making sure your toilet is functioning properly, and the flapper valve is effectively stopping water flow. Second, if you're using a dishwasher, only run it with a full load of dishes. The same goes for clothes washers. Third, do NOT set out sprinklers. Let the irrigation system do its job. Elbert Creek Water Company has said it will be enforcing its irrigation rules, which allow watering only three days a week between 9 PM and 6 AM.

MAINTENANCE CHARGES

BHP is offering a monthly inspection of your unit to check on: 1) dripping water fixtures 2) continuously running toilet 3) water heater 4) shutoff valves 5) heat/AC, and other maintenance items. If you would like more information about, or sign up for, this service, contact Jessica in the maintenance office.

970-382-6740 or maintenance@tamarronhoa.com