

# Tamarron

Association of Condominium Owners

[www.tamarronhoa.com](http://www.tamarronhoa.com)

*Edition 16*

*Winter 2024*

## Letter from the TACO Board of Directors

It was written in the last newsletter that 2023 was a year of both change and challenge. Well, as everyone is aware, 2024 has started off in the same vein. While the insurance problem continues to be financially painful, we've been confronted with the potentially imminent failure of one or more of the Lodge drain lines (see page 2). Unfortunately, this has necessitated a special assessment, something nobody wanted, in order to pay for the remedial work.

We think it's important, however, to keep in mind that not all is doom and gloom on the financial front. The ongoing efforts of BHP to rebuild and refurbish the fire suppression pumps have saved us over \$115,000. Cooperation between TACO and Elbert Creek Water Company resolved a water pressure problem in Highpoint, with no expense to TACO. Due to the efforts of Jawn and Clay in particular, our smoke and fire alarm systems have been repaired and upgraded to the point where we now have reliable signals regarding potential problems with virtually no false alarms, forestalling the need for a very costly upgrade to the entire system. Likewise their efforts on the Iworx system, which gives us temperature readings in all the units, have given us a much better handle on the potential for freezing water and drain lines in the winter. All of these efforts tend to go on behind the scenes with little fanfare, or even notice. However, they combine to make the Tamarron property a safer place for all owners and residents.

This is not to minimize the challenges that remain. Instead, it is to ensure owners that Tamarron is, and will remain, on a stable path with a bright future. We look forward to seeing everyone on property in the weeks and months to come.

### Board of Directors

Stacey Lanus ~ President  
Mark Pelizza ~ Vice president  
John Neibling ~ Secretary  
Joe Carey ~ Treasurer  
Scott Gillen  
Greg Collins  
Andy Laudermilk



## *The Roofing Projects*



*There has been a great deal of progress made on the roofing projects at Tamarron. The Lodge roof is complete and looks great! Not only do the architectural shingles add a great deal of aesthetic appeal, but removal of the old wood shakes provides added fire protection. With heated edges, gutters, and downspouts installed, the huge winter icicles will be a thing of the past.*

*Construction of the new roofs in the outlying areas has started at Highpoint, with units 599-623 and 565-574 completed. Work has recently begun on units 550-564.*

*All units in Highpoint, Pinecone, and Gamble Oak will have the same standing seam design with a medium-bronze finish, so we encourage owners in the outlying complexes to check out the completed Highpoint roofs.*



### *Insurance*

*As owners are all too well aware, insurance premium hikes have caused a major increase in our HOA dues. Rest assured that, instead of waiting to see what the market offers next year, several owners and Board members are actively seeking out ways to save money this year.*

*For a better understanding of this problem, we encourage owners to watch the YouTube video of the November 15th Board meeting.*

<https://www.youtube.com/watch?v=vL7MdOSCKKU>

### *Lodge Plumbing*

*In December, we became aware of a serious problem with the ten or so drain lines exiting the Lodge. After sending a camera down each line, it was determined that the 50-year old cast iron pipes were very close to failing. Accordingly, we have contracted with Big Cat Plumbing to install epoxy sleeves in all of the lines. This solution eliminates the need to dig up and replace the lines, a project that would have been orders of magnitude more expensive. The work is scheduled to be completed mid- to late-April.*

# CLIFFSIDE

## BAR & GRILLE

*Live music every Friday night.*

Go to our page on the TACO website to see our schedule of artists.

For our guests staying at the Tamarron Lodge, we're excited to offer delivery services every Thursday through Saturday, from 5 PM to 8:00 PM.

Pick-up and take-out service is available at the bar or curbside at the Tamarron Lodge. Call 970-382-6776 for details.



*Sierra & Davin*



*Logan & Allia*



*Angus, Jacob, & Greg*



*All of this information, and a whole lot more, can be found at [www.tamarronhoa.com](http://www.tamarronhoa.com)  
Be sure to follow TACO on Facebook!*

*"There is no reason anyone would want a computer in their home."*

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*- Ken Olson, president, chairman and founder of Digital Equipment Corp., 1977*

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*"Always do right. This will gratify some and astonish the rest."*

*- Mark Twain (1835-1910)*



*The Valley Course is scheduled to open Friday, May 3rd.*

## *A Couple Other Notes*

**Turkeys** ~ An admittedly odd subject to be writing about here, but one that needs to be mentioned. We've had an unprecedented number of turkey strikes on windows in 2023/2024. This has resulted in 5 broken windows, costing TACO nearly \$9,000 in repairs and several owners hefty cleanup charges (not to mention the fates of nearly a dozen turkeys). The reasons for this are unclear, but one thing that has come to our attention is that some residents are feeding the turkeys.

***Please don't feed the turkeys!***

Doing so encourages them to congregate near the buildings in greater numbers, increasing the likelihood that, when startled, they will fly into a building. For their sake, and that of your fellow owners, please don't feed them.

**Snow Removal** ~ When it snows, we make a "Shovelers' List" based on the occupancy of units in the reservation system. Therefore, whether you rent your unit or use it privately, it is imperative that we know when it is being occupied. Please make sure the front desk is aware any time someone is staying in your unit.

Per the 2023/2024 Snow Removal Plan, we will begin shoveling when we have received 2" of snow. We will begin plowing when we have received 4". In order to keep costs to a minimum, we will only shovel sidewalks, stairs, and pathways to entry doors. We will not shovel decks. Owners wanting to have their decks shoveled can submit a Maintenance Request (see Page 5) which will be billed at the rate of \$65/hour, and the service will be done as time allows.

## Upcoming Board Meetings

The next scheduled meeting of the Board of Directors will be held on Friday, May 24th in the Lodge conference room. All owners are invited to attend either in person or online via Zoom. The agenda for the Board meeting will be posted on the News & Events page of the TACO website, as well as in the display case located in the front lobby of the Lodge.

The full schedule of 2024 Board meetings is posted on the News & Events page as well.

## *A Couple Important Reminders*

During the winter months, do **NOT** turn off the heat in your unit, even if you will be gone for an extended period of time. This runs the risk of freezing and ruptured water lines, the damage from which will be far more costly in repairs than any heating bill.

A few years ago, there was a plumbing backup in an entire building in Pinecone. When the maintenance staff snaked the line, they finally stopped counting ... at 100 ... the number of handiwipes they pulled out of the line.

***Please, please, please ... do not flush paper towels, handiwipes, feminine hygiene products, or other items down the toilet.***

These will definitely cause clogs and potentially costly backups. Big Cat Plumbing is running into the same issue during the current Lodge plumbing project, and the time spent removing this debris simply stretches out the timeline and cost of the job and could impact the effectiveness of the remediation.

## **Lastly .....**

We have a published author in our midst! Pinecone owner and Board member, Andy Laudermilk, has released his first novel titled *Sweet Talker*, available on Amazon.

*“Sweet Talker is a story of two very different people, with one thing in common, personal tragedy. Theo Storm grew up on a family cattle ranch in central Texas. Sara Harris, a Harvard trained lawyer and well connected in New York City, planned on a career in corporate law.”*

