

Tamarron

Association of Condominium Owners

www.tamarronhoa.com

Edition 20

Spring 2025

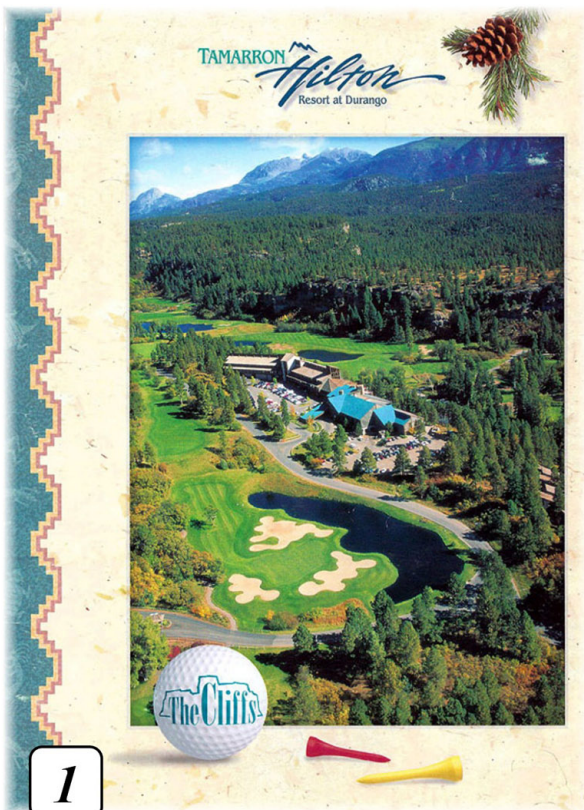
Message from the TACO Board of Directors

As Tamarron enters its second half-century, change seems to be the very constant that holds true over the decades. At various times in the 70's, 80's, and 90's, we were managed by Hilton, Westin, and Sheraton. After the sale of the golf course and certain facilities to Glacier Club in 2001, we underwent complete deck replacements in the early 2000's, full external remodeling in the 2000's and 2010's, and now complete roof replacements in all four complexes, an upgrade to our smoke/fire alarm system, a gradual closing of the front desk operations, and extensive fire mitigation work.

While it's always more constructive to look forward, sometimes it's more fun to look back. So that we don't lose sight of where we've been, here are a few images of Tamarron past.

Board of Directors

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



Fire Mitigation and Emergency Preparedness

As part of our efforts to promote the health of our trees and forest, thereby helping our fire mitigation program, two products are being put on trees around the property to protect them from bark beetles. Verbenone is applied to ponderosa pines, and MCH is applied to spruce and Douglas firs. Both of these products release pheromones which essentially tell the beetles that a tree (and its neighbors) are already occupied and to move on. With Glacier Club doing the same, we hope to protect our trees from a dry summer and a potentially aggressive beetle kill season. If you see either of these products on trees as you're out walking, please be sure not to remove them.

Some owners have already seen the extensive fire mitigation efforts undertaken on the west side and south end of Gamble Oak in April. On the advice of Alex Graf of the Wildlife Adaptive Partnership, and in cooperation with Glacier Club, a very large number of gambel oaks and junipers have been taken down in those areas. In some cases, the branches of these trees were overhanging or resting on some condominium roofs. Go to the TACO Facebook page for a number of photos and a short video of the work in progress. There are more photos on the next page.

In Pinecone, about 8-10 pine trees have been taken down, while another 4-6 were limbed up. This has reduced the proximity of trees to several buildings, as well as the amount of pine needles on the ground. Eliminating ground level fuel is an essential first step in protecting our property from wildfire.

Plans are currently being discussed for reducing the amount of fuel on the east side and north end of the Lodge, as well as the east side of Highpoint. This will most likely become part of the 2026 budget considerations.

On April 10th, Rob Farino of the La Plata County Office of Emergency Management gave a presentation regarding preparing for an emergency, wildfire in particular. We strongly urge all owners to do the following:

1) View the video at:

<https://www.youtube.com/watch?v=nJ3DdJJssec>

2) Visit the LPCOEM website at:

https://www.lpcgov.org/departments/emergency_management/

3) Sign up for CodeRed alerts at:

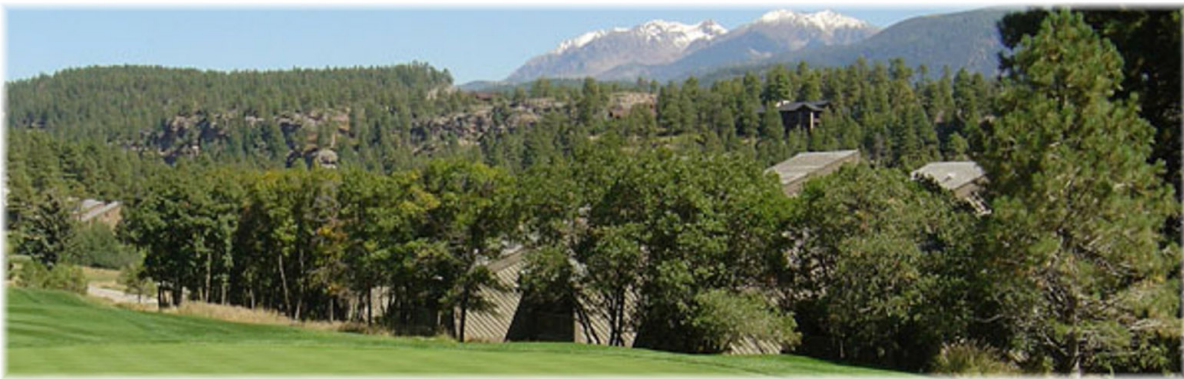
<https://public.coderedweb.com/CNE/en-US/BFEA18547A8D>

Since the front desk will be closing soon, owners and property managers of rental units are responsible for informing their guests of the appropriate emergency response apps.

Fire mitigation work in Gamble Oak



Before ...



... and after.

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: Wednesday through Sunday 11:00 AM ~ 9:00 PM
Monday 4:00 PM ~ 9:00 PM*



Live Music Friday and Saturday Evenings!
Come try our pizza loaded with toppings, burgers featuring James Ranch beef, and many more! We can't wait to welcome you and raise a glass to great times ahead!

<https://www.cliffsidedurango.com/>

Upcoming Board Meeting

The next meeting of the TACO Board of Directors will be held on Saturday, May 31st 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 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 2025 Board meetings is posted on the News & Events page as well.

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Co-Owner & Managing Partner
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970-749-8587

Your On-Site Real Estate Advisor



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



Maintenance Notes

The maintenance staff is on property Monday through Friday from 8:00 AM to 5:00 PM. If you have an emergency outside of those hours, call 970-317-9782. Please keep in mind that this number is to be used **FOR EMERGENCIES ONLY**. Water leaking from a ceiling or an overflowing toilet is an emergency; a clogged sink drain or a television not working is not.

At the moment, maintenance requests can be made via e-mail to maintenance@tamarronhoa.com or calling 970-382-6740.

However, once the Buildium platform becomes operational, all maintenance requests must go through that portal. Owners will be sent instructions, tips and updates on how to submit these requests, as well as manage their profiles as the site becomes active.

Owners are reminded that all maintenance billing will be coming directly from BHP, and payment should be made directly to BHP. Maintenance charges no longer appear on your TACO statement.

Maintenance Rates

Routine Services

\$50 service fee + \$90 per hour

Plumbing: Clear clogged sink, drain, or toilet
Repair broken pipe
Repair leaky faucet
Install new shower trim
Rebuild toilet

Doors & Windows: Repair storm door
Re-screen screen door
Remove/install shades
Window washing

Tech: Internet troubleshooting
TV troubleshooting
Phone troubleshooting
Program/troubleshoot door locks
Install & mount television

Specialized Services

\$50 service fee + \$115 per hour

Plumbing: Replace water heater
Install new toilet
Flush/descale hot water heater
Electrical: Replace light fixture
Replace light switch or receptacle
Install ceiling fan
Install bathroom heater/exhaust fan
Change/replace circuit breaker
Install thermostat
Appliance: Install dishwasher
Install washer/dryer
Install PTAC (replacement or loaner)
Install new garbage disposal

General Services

Unlock unit door after hours, nights, weekends	\$150
Change lightbulb	\$75 plus materials
Unlock/lock door for contractor	\$50
Secure contractors w/supervision of job	Invoice plus 30%

This is just a partial list. A more complete list of services and rates will be posted in the *Notices* section on the *News & Events* page of the TACO website.

Some Updates

Roofs ~ As of mid-April, the roofing project has been completed in all four complexes. While the lack of snow this past winter will have consequences this summer, it allowed the roofing crew to finish their work well ahead of schedule.

Locks ~ All of the new locks have been installed, whether you opted for a deadbolt or a keypad lock. If you haven't done so already, see Gary or Carlos in the business office to pick up your hard keys and instruction packet.

Fire Suppression System ~ New smoke alarms/CO detectors have been installed in all units on property. Work on the fire suppression system has begun in the outlying complexes, and will continue in phases for three more years, after which we will be in full compliance with current code.

Front Desk ~ The front desk is in the process of being phased out. Since all of the Onity locks have all been disabled, we are no longer providing access to units for guests, housekeeping, contractors, etc. That responsibility rests solely with the unit owner or property manager.

Please note: We do NOT keep any combinations for the keypad locks.

Buildium ~ TACO is in the process of transitioning to a new HOA software system called Buildium. This platform is designed to improve communications with owners and provide a convenient method of paying HOA related expenses online. We expect this system to streamline and coordinate many of the disparate processes of the HOA, creating a more efficient experience for both owners and staff. We expect that process to be completed by June 1st.

"I'm all in favor of keeping dangerous weapons out of the hands of fools. Let's start with typewriters."

- Frank Lloyd Wright (1868-1959)

*All of this information, and a whole lot more,
can be found at www.tamarronhoa.com
Be sure to follow TACO on Facebook!*

"The optimist proclaims that we live in the best of all possible worlds, and the pessimist fears this is true."

- James Branch Cabell



*The Valley Course is now open!
See the News & Events page of the
TACO website for a Schedule of Events.*