

Tamarron

Association of Condominium Owners

www.tamarronhoa.com

Edition 22

Winter 2026

Letter from the TACO Board of Directors

Well, Mother Nature certainly denied us a white Christmas and New Years. Temperatures aside, the holiday season looked more like a mid-summer week on the golf course. However, the elk fences around the greens and the absence of pins served as visual reminders that it is indeed winter, and the white on the peaks of Engineer Mountain and The Needles hold a promise of snow in our future. An encouraging note can be found in the fact that Purgatory has resumed shuttle service to and from the Valley clubhouse. Go to the transportation page of the Purgatory website for details.

One of the projects planned for this year is to change out the hot and cold shutoff valves (angle stops) that serve toilets, vanities, and kitchen sinks. Because these are, for the most part, “out of sight-out of mind”, many are either corroded or frozen, making it difficult or impossible to shut water off to a fixture in the event of a water line failure. This could potentially turn a relatively minor problem into a catastrophe, with the ensuing water damage affecting two or more units. While this will be voluntary, history offers very strong encouragement to have it done. The maintenance office will be in touch with owners to schedule the work for those who opt in.

Fire mitigation work will continue in Highpoint this summer. Our efforts in this regard have contributed to a reduction in our insurance premiums from the highs of two years ago. A request was made at the Annual Owners Meeting for information regarding TACO's fire mitigation efforts for owners to submit to their insurance providers. Owners can go to the Notices section of the News & Events page of the TACO website to view and download a Fire Safety Fact Sheet compiled by Shadia Ahmad of USI Insurance.

All of us on the Board hope that everyone enjoyed a happy and healthful holiday season. We look forward to seeing our friends and neighbors on the ski slopes, snowshoeing on the golf course, or socializing at Cliffside. Tamarron is yours, so enjoy it!

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

Roofs ~ Additional snow bars for various roof penetrations were installed in December. This brings the roofing project to completion.

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. While the Lodge is already monitored by a third party, other upgrades will be made in 2027-2028.

Sewer Lines ~ Big Cat Plumbing sent a camera down each drain line exiting the buildings in Pinecone, and it was determined that the 50-year old cast iron lines are definitely in need of attention. Therefore, just as was done with the Lodge drain lines, Big Cat will be installing epoxy liners this spring in all the Pinecone drain lines. This will significantly increase the life of the cast iron lines without having to dig up and replace them, which would be vastly more expensive. When the work in Pinecone is completed, Big Cat will camera the lines in Gamble Oak to determine their condition.

Gas Meter Enclosures ~ This is a project that will get little, if any, attention. Due to new requirements from Atmos Energy, all the gas meter enclosures in Gamble Oak and several in Highpoint need to be rebuilt this year in order to accommodate new testing equipment.

Irrigation System Upgrades ~ Beginning this spring, we will be replacing/upgrading all 15 control boxes on property to the new Hydrowise system.

According to their website, “[Smart Watering is an automated watering schedule that uses information about environmental conditions to ensure your plants get the optimum amount of water. The controller will vary your watering frequency based on actual evaporation and rainfall in your area 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.



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"The nice thing about egotists is that they don't talk about other people."

~ Lucille S. Harper

Upcoming Board Meeting

The next meeting of the TACO Board of Directors will be held on Friday, January 30th 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.

"The whole problem with the world is that fools and fanatics are always so certain of themselves, and wiser people so full of doubts."

~ Bertrand Russell (1872-1970)



*Friday, January 23rd
through
Sunday, February 1st*



For those who have never experienced Snowdown, you should indulge yourself at least once. Touted by Durangatangs as “Colorado’s Premier Winter Celebration”, Snowdown was founded in 1979 as a way to escape the winter doldrums. Since then, it has grown into a 10-day extravaganza with over 100 different events, stretching from south of Bodo Park all the way north to Purgatory.



At the heart of Snowdown are the Snowdown Follies, with ten performances at the Durango Arts Center. You might think that, with ten performances, it wouldn’t be too difficult to get tickets. You would be wrong. Instead, think ... 50-yard line at the Super Bowl ... and you would be closer to the truth.

But the Follies aren’t the only show in town. This from the Durango Telegraph in 2023: “Back in 1993, USA Today dubbed Durango “the worst-dressed city in America.” They weren’t necessarily wrong. If you were to put a local in a lineup with half a dozen people who’d just been rescued from a plane crash, forced to survive by rummaging through their luggage to find the least flattering, most functional gear possible, you’d be hard-pressed to pick out the local.”

And from that sartorial insult sprang “Fashion Do’s & Don’ts”, a celebration of Durango’s embrace of “gorpcore” fashion, with one show at the La Plata County Fairgrounds.

But if you can’t score tickets to the shows, and don’t want to participate in the other goofy contests and events, make it a point to see the Light Parade on Main Avenue.

It will be an evening well spent.

For more Snowdown information and a list of events, go to the News & Events page of the TACO website, or <https://snowdown.org/>



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*



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



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!*



*Make tracks for
Cliffside!*

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



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/>



Employee Spotlight



Kenny Rodriguez

As a member of the security office team, Kenny's strong work ethic, reliability, and positive attitude have made him an invaluable and trusted employee. He consistently goes above and beyond by stepping up to take on additional tasks, assisting coworkers, and ensuring operations are handled thoroughly and efficiently. His dedication and professionalism greatly contribute to a supportive and effective team environment.

A great many thanks, Kenny.

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.

A Few Reminders

*** FIRST AND FOREMOST ***

As is too often the case this time of year, we have had a number of low temperature alarms in units across the property. In virtually all cases it has been because the heat has been turned OFF. Many of those units have notes telling the guests/housekeepers to do so upon departure.

PLEASE DO NOT DO THIS!!!

You are running the risk of freezing pipes and the ensuing expensive repairs to your unit, as well as any neighboring unit affected by a burst water line.

Owners are reminded that maintenance charges are billed directly by BHP, and payment should be made directly to BHP. The TACO business office staff has nothing to do with maintenance charges. If you have any questions, be sure to address them to Jessica in the maintenance office. 970-382-6740 or maintenance@tamarronhoa.com

All reports of violations of the TACO Rules & Regulations should be logged into Buildium.

Go to: Requests ➡ Create Request ➡ General Inquiry
and fill out the request form.

While this notice was sent out a little while ago and posted on the News & Events page of the TACO website, it bears repeating:

Shoveling will begin at 2" of snow. Plowing will begin at 4" of snow.

Shoveling of stairs and walkways will take place in this order:

- 1) Priorities
- 2) Occupied units
- 3) Vacant units

This means it is imperative that we know when units are occupied. Be sure to e-mail frontdesk@tamarronhoa.com with any guest reservations or owner stays, otherwise you may find that your stairs and walkways are not shoveled when you arrive.