



Tamarroon

Association of Condominium Owners

www.tamarroonhoa.com

Edition 24

Autumn 2026

Letter from the TACO Board of Directors

Mother Nature has certainly thrown us a Hoyt Wilhelm knuckleball this year as far as the weather is concerned. A virtually snowless winter, followed by an early spring, then a hot and extremely dry summer, and now a soaking, rain-filled autumn. The forecast this winter is for a heavy snow season, but history tells us not to hold our collective breath. If it holds true, this would be a tremendous boon to both skiers and the environment alike, and Tamarroon would most likely see more guests and owners spending time here. Of course, that means...

Beware the Highpoint Hairpin Turn!

For the past several years, “change” has been a recurring theme in this newsletter. This edition is no different, as shown by the list of topics covered on Page 2. However, a closer look suggests that many of the major projects taking place should be winding down in the next year or so. While there’s no guarantee that other issues won’t take their places, we’re guardedly optimistic that there’s a light at the end of that tunnel.

And as is always the case this time of the year, change has come to the Board of Directors. We would like to welcome Walter Cassity and Gary Gustafson to the Board, both serving for the first time. Walter will be working on Rules & Regulations, while Gary will be learning the financial ropes at Tamarroon from outgoing Treasurer, Joe Carey.

Both Joe Carey and Greg Collins have left the Board, with Greg being termed out. Not only have they been long-time owners at Tamarroon, but they have devoted decades to the governance of our Association, dating back over 25 years to their service on the Lessors’ Advisory Committee. Joe has spent many years as a Board member, President, and Treasurer, and Greg has served as Secretary for the past number of years. We would like to express our most sincere gratitude to both for their many personal sacrifices, and their dedication to the Tamarroon community.

Board of Directors

Cheryl Ter Haar ~ President
Stacey Lanius ~ Vice president
Tricia Layfield ~ Secretary
Scott Gillen
Chad Watts
Gary Gustafson
Walter Cassity
Joe Carey ~ Treasurer



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 and Gamble Oak is complete. As of this writing, Pinecone is undergoing final testing. While the Lodge is already monitored by an outside company, some common area smoke alarms still sound at the front desk. We are in the process of addressing that issue, and further upgrades will be done in 2027-2028.

Fire Sprinkler Head Replacement ~ The Tamarron property was sprinklered in 1996, meaning that many sprinkler heads are beyond their effective life span. Some heads have been replaced over the years during remodels; most have not. It was decided to conduct a survey of the entire property and replace any heads more than 5 years old. As of this writing, the 3rd, 4th, and 5th floors of the Lodge are being done, with the rest of the Lodge scheduled for 2027. The entire project is expected to take 2-3 years to complete.

Sewer Lines ~ Big Cat Plumbing completed lining all of the cast iron drain lines in Pinecone this past spring. Gamble Oak will be done next spring. Because the underground drain lines in Highpoint are PVC, this work will not need to be done in that complex. Drain lines in the Lodge were lined two years ago.

Fire Mitigation ~ We have made tremendous strides in this area over the past couple of years, thanks to the collaborative efforts of BHP, Glacier Club and the Rockwood community. Among the tangible benefits from this program are reduced insurance costs. The intangible benefits include enhanced aesthetic appeal to much of our property, as well as greater peace of mind for all owners. Next year's efforts will concentrate on the east side of Pinecone.

Insurance ~ We were able to achieve a reduction of over \$300,000 in our insurance premiums for the rest of this year and into 2027, while simultaneously reducing our deductibles. Owners are encouraged to view the presentation by Andy Van Gilder from USI Insurance at this year's Annual Owners Meeting.

https://www.youtube.com/watch?v=Q_oooN6P_g4

Of particular interest to Tamarron owners are his comments regarding the effects of fire mitigation and short-term rentals on our insurance coverages and premiums.

STR Committee ~ Owners can view the report given at the September 10th Board Meeting. https://www.youtube.com/watch?v=he_0Uwl0sg4
The report and STR survey results can be found in Buildium.



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*"Against stupidity, the gods themselves
contend in vain."
~ Friedrich von Schiller (1759-1805)*

Upcoming Board Meeting

The Budget Workshop to determine the 2027 budget will be held on Friday, October 30th, and the next scheduled meeting of the TACO Board of Directors will be held on Friday, November 13th, both in the Lodge conference room. All owners are invited to attend either in person or online via Zoom. Login information for the Zoom sessions will be sent to owners via e-mail the week prior to the meetings. The agenda for the Board 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 2026-2027 Board meetings is posted on the News & Events page of the TACO website and the Community Calendar in Buildium.

*"Some cause happiness wherever they go;
others, whenever they go."
~ Oscar Wilde (1854-1900)*



CLIFFSIDE

BAR & GRILLE

Come on down to Cliffside Bar & Grille



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: Monday ~ 4 PM to 9 PM
Wednesday thru Sunday ~ 11 AM to 9 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!



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



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A Very Important Note ...

The front desk is closed and no longer provides any hospitality services. Staff is present only to monitor alarms. 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.

... And Another

Many owners have left the property now that the colder weather has set in. Each year at this time some owners, in an effort to save on energy costs, turn off their AC without turning their heat on before leaving.

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. If you rent your unit, please do NOT leave a note for your guests or housekeepers to turn the heat off upon departure. *The owner will be billed if maintenance needs to enter a unit to turn the heat on.*

Maintenance Notes

As temperatures cool and the area settles into fall, it's a good time to give your unit a quick checkup. Use this checklist to spot small issues before they become inconvenient and expensive problems, and let BHP take care of anything you find. A little fall prep now can prevent bigger headaches later.

Drains

Make sure sinks, showers and tubs drain properly.
Watch for slow drains, gurgling sounds or unpleasant odors.

Toilets

Listen for toilets that run or constantly refill.
Make sure toilets flush properly without backing up.
Check that the flapper and other internal parts are working properly.

Leaks

Look under sinks and around toilets for moisture.
Check exposed pipes for dripping or corrosion.
Don't ignore a small leak. It can become a much bigger problem over time.

Water Heater and Water Softener

Check your water heater's age and condition, and look for leaks at all connections.
Make sure shut-off valves and angle stops are working.
Ask us about having your water heater flushed once a year.
Top off your water softener.

Around the unit

Change your furnace air filters to keep everything running efficiently.
Replace the batteries in your door locks and smoke alarms to avoid a late-night call-out and keep your stay enjoyable.
Ask BHP about our weekly or monthly unit checks and inspections.

Want to sign up for a home inspection?

Sign up for inspection requests (formerly PMs).

We have a few options to choose from!

[Inspection Sign Up Link](#)



Last ... but not least, The 2026 TACO Scramble

