



TAMARACK *Turf*

THE NEWSLETTER OF THE TAMARACK FAIRWAYS HOMEOWNERS ASSOCIATION

From the President

December | 2021

Marty Samojedny | 630-904-6077 | martin@samojedny.com

The Board of Directors of Tamarack Fairways HOA would like to wish all homeowners an enjoyable holiday season. Hopefully 2022 will bring us a year with less focus on viruses. We held our fall General Meeting on November 30, 2021. More than ninety percent of the homeowners missed the meeting. With only 15 homeowners attending the meeting, we were unable to conduct official business like approving the HOA budget for 2021 and 2022. It has been at least two years since our last official meeting.

The low attendance at HOA meetings is an indicator of problems facing our homeowners association. Jonathan Wassell, a lawyer from our law firm, spoke at the general meeting and discussed the challenges facing associations. The fact that our association does not own property and/or hire employees helps us to avoid many of the problems. To address our challenges, we plan to get more proactive by introducing new homeowners to the HOA's governing documents, communicating to the homeowners about their responsibilities, and improving code enforcement.

At the meeting we discussed our options of expanding the number of homeowners involved changing the HOA board structure to be more effective and/or evaluating the hiring of a property management company to improve the effectiveness of the HOA. I will report on our progress in this area in our next newsletter.

We introduced a change in how we handle landscape maintenance complaints. Both Wheatland Township and Will County have ordinances dealing with overgrown weeds and lawns. When a HOA warning is ignored, we will refer ordinance violations to the appropriate organization. We will publish more details of this change on our website in January.

The landscaping surrounding our four monuments is overgrown and presents an unattractive picture of the subdivision. We have the money to upgrade the landscaping. Our plan is to request proposals from local landscapers, select the best alternatives, request approval from homeowners for the expense and contract for the updating by April 2022. If you have suggestions for the updating, please pass them on to the HOA Board.

If you are new to Tamarack Fairways or your contact information has changed, please complete an online form located on our website at <https://tamarackfairways.org/communications/>. The form is titled Update Contact Info & Notice/Voting Preferences.

This newsletter and our website contain the contact information for the members of your board. Please feel free to contact any of the board members with your ideas, issues, and concerns. Copies of recent newsletters, general meeting minutes and notices of future events can be found on our website at <https://tamarackfairways.org>. Stay safe.

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From the Board Secretary

Janice
Mackey

jan.mackey
group@baird
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Don't go at it alone. Let's connect so you have advice and an expert to count on each step of the way.

Communique UPDATE

Submitted by Maria Miranda | Communications Chairperson

Be Prepared to Stay SAFE and HEALTHY This Winter

Winter storms and cold temperatures can be dangerous. Stay safe and healthy by planning ahead. Prepare your home and vehicles. Prepare for power outages and outdoor activity. Check on older adults, family and friends in the community.

Although winter comes as no surprise, many of us may not be ready for its arrival. If you are prepared for the hazards of winter, you are more likely to stay safe and healthy when temperatures start to fall.

PREPARE YOUR HOME

Staying inside is no guarantee of safety. Take these steps to winterize your home and keep it safe and warm during the winter months.

- Install weather stripping, insulation, and storm windows.
- Insulate water lines that run along exterior walls.
- Clean out gutters and repair roof leaks.
- Check your heating systems. Have your heating system serviced professionally to make sure that it is clean, working properly, and ventilated to the outside.
- Inspect and clean fireplaces and chimneys.
- Have a safe alternate heating source and alternate fuels available.
- If you do not have a working smoke detector, install one. Test batteries monthly and replace them twice a year.
- Prevent carbon monoxide (CO) poisoning emergencies.
- Install a CO detector to alert you of the presence of the deadly, odorless, colorless gas. Check or change the battery when you change your clocks in the fall and spring. Learn the symptoms of CO poisoning: headache, dizziness, weakness, upset stomach, vomiting, chest pain, and confusion.

PREPARE YOUR VEHICLE

Get your vehicle ready for cold weather use before winter arrives.

- Service the radiator and maintain antifreeze level.
- Check your tires' tread or, if necessary, replace tires with all-weather or snow tires.
- Keep the gas tank full to avoid ice in the tank and fuel lines.
- Use a wintertime formula in your windshield washer.
- Prepare a winter emergency kit to keep in your car in case you become stranded. The kit should include:
 - Cell phone, portable charger, and extra batteries.
 - Items to stay warm, such as extra hats, coats, mittens, blankets or sleeping bags
 - Food and water
 - Booster cables, flares, tire pump, and a bag of sand or cat litter (for traction)
 - Compass and maps
 - Flashlight, battery-powered radio, and extra batteries
 - First-aid kit
 - Plastic bags (for sanitation).

PREPARE FOR EMERGENCIES

Be prepared for weather-related emergencies including power outages.

- Stock food that needs no cooking or refrigeration and water stored in clean containers.
- Ensure that your cell phone is fully charged.
- When planning travel, be aware of current weather conditions.
- Keep an up-to-date emergency kit, including:
 - Battery-operated devices, such as a flashlight, a NOAA weather radio

- Extra batteries
- First-aid kit and extra medicine
- Baby items
- Cat litter or sand for icy walkways
- Protect your family from carbon monoxide (CO)
- Keep grills, camp stoves, and generators out of the house, basement and garage
- Locate generators at least 20 feet from the house
- Leave your home immediately if the CO detector sounds and call 911
- Wear appropriate outdoor clothing: layers of light, warm clothing; windproof coat, mittens; hats; scarves; and waterproof boots.

TAKE PRECAUTIONS OUTDOORS

Outdoor activities can expose you to several safety hazards, but you can take these steps to prepare for them.

- Wear appropriate outdoor clothing; wear a tightly woven, preferably wind-resistant coat or jacket; inner layers of light, warm clothing; mittens; hats; scarves; and waterproof boots
- Sprinkle cat litter or sand on icy patches
- Learn safety precautions to follow when outdoors
- Work slowly when doing outside chores
- Take a buddy and an emergency kit when you are participating in outdoor recreation.
- Carry a cell phone.

DO THIS WHEN YOU PLAN TO TRAVEL

When planning travel, be aware of current and forecast weather conditions.

- Avoid traveling when the National Weather Service has issued advisories.
- If you must travel, inform a friend or relative of your proposed route and expected time of arrival.
- Follow these safety rules if you become stranded in your vehicle.
 - Make your vehicle visible to rescuers. Tie a brightly colored cloth to the antenna, raise the hood (if it is not snowing), and turn on the inside overhead lights (when your engine is running).
 - Move anything you need from the trunk into the passenger area. Stay with your vehicle unless safety is no more than 100 yards away.
 - Keep your body warm. Wrap your entire body, including your head, in extra clothing, blankets, or newspapers. Huddle with other people if you can.
 - Stay awake and stay moving. You will be less vulnerable to cold-related health problems. As you sit, keep moving your arms and legs to improve circulation and stay warmer.
 - Run the motor (and heater) for about 10 minutes per hour, opening one window slightly to let in air. Make sure that snow is not blocking the exhaust pipe—this reduces carbon monoxide (CO) poisoning.
 - Be ready to check on family, friends and neighbors who are especially at risk from cold weather hazards: young children, older adults, and the chronically ill.
 - If you have pets, bring them inside. If you cannot bring them inside, provide adequate, warm shelter and unfrozen water to drink.

No one can stop the onset of winter. However, if you follow these suggestions, you will be ready for it when it comes. Be sure to visit CDC's Winter Weather webpage for more winter weather safety tips.

Content source: National Center for Environmental Health

Youth Services List

Baby-sitting

• Kyliegh Jeffords 331-457-5425 or mbeeteach@yahoo.com
 • Natalie McKee 630-922-7228 or tufftony@aol.com
 • Katie Braun 630-301-1386 or jmbraun111@comcast.net
 • Olivia Calococci 630-605-6193 or oliviacalococci@icloud.com

Pet-sitting or Dog Walking

• Katie Braun 630-301-1386 or jmbraun111@comcast.net
 • Aibhlinn Crowley 630-605-0075 or fpmcrowley@gmail.com
 • Olivia Calococci 630-605-6193 or oliviacalococci@icloud.com

Pet-sitting or Dog Walking

• David Hightower 630-922-7084 or khightower@aol.com

Lawn Care/Yard Work

• Joe & Gavin Crowley 630-777-9508

Snow Removal

• Joe & Gavin Crowley 630-777-9508

Piano Lessons

• Laura Keefer 630-267-6673
 Any level from beginner to advanced.

Services are for students under 18 years of age.
 To be included email martin@samojedny.com.

Moving or Refinancing?

Please contact the association Treasurer,
 Gokul Das at grdas_it@yahoo.com at least 15
 days before closing.

NUMBERS TO KNOW

EMERGENCY NUMBER	911
NON-LIFE THREATENING NUMBERS	
Fire/Ambulance	815-436-5335
Sheriff, Will County	904-1230
Edward Hospital	355-0450
Copley Hospital	978-6200
Poison Control	1-800-942-5969
SCHOOL TELEPHONE NUMBERS	
Peterson Elementary School	428-5678
Eagle Pointe Elementary School	815-577-4800
Crone Middle School	428-6400
Scullen Middle School	428-7000
Heritage Grove Middle School	815-439-4810
Neuqua Valley High School	428-6000
Plainfield High School	815-727-6000
Benet Academy	969-6550

WRITTEN COMPLAINTS

If you wish to file a formal complaint with the
 Association Board, please send a letter to:
 Tamarack Fairways Homeowners Association
 P.O. Box 9246
 Naperville, IL 60564

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ALL NEWSLETTER SUBMISSIONS, INCLUDING CLASSIFIED

**ADS MUST BE RECEIVED BY
 the 10th of each odd month**

You may send articles or information to:

Janice Mackey at jan.mackey@bairdwarner.com

We look forward to hearing from you!

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Code Enforcement News

Marcia McKee | Tamarack Fairways Code Enforcement Committee

WHAT IS THE ROLE OF CODE ENFORCEMENT IN THE COMMUNITY?

Code Enforcement uses our approved regulation documents as a vital step in the administration and enforcement of the codes adopted by the community.

Citizens make investments in their properties and neighborhoods. When the integrity of a particular area is jeopardized due to violations those particular areas are jeopardized due to violations, those investments are also at risk.

TFHOA rules and regulations enforces the ordinances by acting on received complaints, researching the issues and communicating with the involved parties thereby bringing closure to concerns or violations.

The property owner is notified of the violation via personal service, posting or mail and advised of the following:

- The nature of the violation
- How to correct the violation

- Timeframe to correct the violation
- The enforcement avenue which will be taken if the violation is not corrected.

The Code Enforcement of TFHOA service the entire community of Tamarack to safeguard particular uses and or items that may constitute ordinance violations when the property is not conforming to ordinances or creating a public nuisance.

Nuisances are another form of an ordinance violation. Nuisances are activities that interfere with the owner's reasonable use and enjoyment of his/her property or with public rights. Ordinance and Nuisance violations include but are not limited to the following:

- Junk in driveways or backyards
- Vehicles parked in driveway that are abandoned
- Trash, litter, debris appliances stored outdoors

- Vacant/abandoned homes
- Grass/weeds/dead trees
- Overhanging branches
- Building code violations

Code Enforcement is entrusted to promote and safeguard property with the goal to ensure a safe environment for the citizens to work and play. The most efficient and effective method for the Code Enforcement Officers to accomplish resolution of any situation is to enlist the cooperation of the homeowners of our community and educate them on the regulations.

For more information on TFHOA Code Enforcement rules and regulations please visit our website at <https://tamarackfairways.org/rules-regulations/>

Architectural Modification NEWS

Chris Lequin | Architectural Modification Chairperson

Homeowners, as a reminder, whenever you're doing work to the exterior of your home, you need to go onto the Tamarack Fairways Homeowner's Association website <https://tamarackfairways.org/>, go to project approvals and download/fill out the form. Please provide form and relevant backup and mail to Tamarack HOA, PO Box 9246, Naperville, IL 60567 or email them to me at ballgame@me.com

I wanted to share an interesting article I found on Exterior Home Remodeling and Renovation Ideas. I'm including some of the ideas below, and you can see the entire article at the link <https://allurausa.com/blog/exterior-home-remodeling>.

The way that the exterior of your home looks and functions dictates a large part of its value. Your home's exterior needs to match its architectural style, look good when viewed from the street, and protect your home from moisture and the elements. For many homeowners, it also needs to be sustainable and durable as well – a tall order when taking the other factors into consideration as well.

These exterior home remodeling and renovation ideas are designed to help you make the most of your home's exterior. From siding to accents, keep your home looking its best with these ideas.

INSTALL FIBER CEMENT SIDING

One of the ways you can improve your home's appearance both now and for the future is to replace your existing siding with fiber cement. Fiber cement siding is a versatile material available in multiple styles and colors. It's exceptionally durable and low

maintenance. Fiber cement won't peel or crack the way that wood or vinyl will, and it's not susceptible to moisture or insect activity, so you can go longer without maintenance or worry.

USE A POP OF TRIM COLOR

One of the hottest trends in home exteriors right now involves using bold colored accents. This can be on the front door, shutters, trim, or decorative wood work. Look for trim colors that complement the rest of your home's exterior, while still catching the eye and attention, such as bold red, turquoise, or royal blue. Just be sure to use these colors in small amounts so you don't overwhelm the rest of your home's palette.

UPDATE YOUR ROOF

Your roof plays a big role in how your home looks and functions. If your roof is getting older, consider replacing it with newer, architectural shingles. Architectural roof shingles have more dimension than traditional asphalt shingles, and are now designed to help reflect UV rays, keeping your home cooler as well. Other ideas for updating your roof include using a standing seam metal roof on more contemporary properties; look for metal roofs in a light or cool color to get the latest in roofing trends. Or, for older style homes, consider opting for a tile roof. Newer roof tiles are made of concrete – much more durable than older clay tiles, but with the many different shapes and styles available, you'll have no trouble making a statement on your home.

Continued on next page...

ARCHITECTURAL, Continued from page 5...

ADD A PORCH

If you want to increase your home's value and function at the same time, consider adding a front porch. Porches are listed as one of the additions most people would like to see on a home, providing not only a welcoming look to the façade, but also more outdoor living space as well. Porches can be as large or as small as you'd like; just make sure that they have enough space to include seating and other functional options, such as fans, fire pits or storage to increase their style and their versatility.

ADD SOME TEXTURE

Another popular exterior remodeling idea right now involves adding some texture to your home's exterior. That could mean adding a brick or stone veneer skirt or accent wall, or it could mean adding some cedar or cedar-look shingles to a section of your home. Modern homes can make great use of architectural wall panels, corrugated metal panels, or even stucco to add the texture with a clean and updated look at the same time.

ENLARGE YOUR WINDOWS

Windows are often considered the eyes of the home. If you have too few or too small windows on your home's front, it can detract from its style, while keeping the interior dark as well. Consider enlarging your windows, adding a bay or picture window, or simply changing the size and shape of your existing windows to add dimension to your exterior.



ADJUST YOUR LANDSCAPING

Never overlook the importance of landscaping when it comes to your home's exterior. Adding some well-placed shrubs and plants up against your home can hide a multitude of sins, while at the same time bringing some much-needed color and life to the area. Just take care not to cover windows or light sources as you plant.

ENLARGE THE ENTRYWAY

For many styles of homes, such as ranches, which have small, undefined entry areas, a new trend is to create a larger, more welcoming front door area. This may include building a "tower" such as those seen on Colonial style homes, or merely widening the front steps and adding some glass inserts on either side of the door. Calling more attention to this section of your home's façade is a great way to welcome guests and increase curb appeal at the same time.

REPLACE YOUR GARAGE DOORS

Standard garage doors may be serviceable, but they do nothing for your home's appearance or curb appeal. If you have been experiencing issues with your garage door lately such as figuring out how to diagnose a noisy garage door, it may be time for an upgrade. Consider replacing them with something more decorative, such as carriage style doors, carved doors, or contemporary style doors to give a fresh look to this section of your home.



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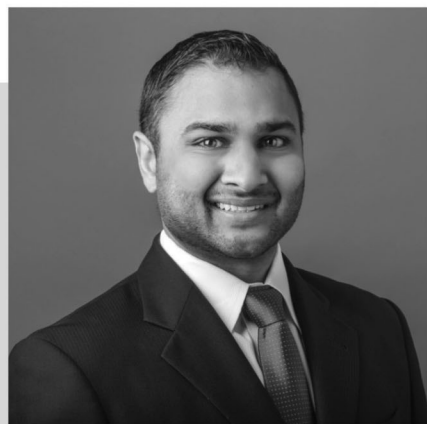
What to do if you find yourself in a flash mob style retail theft situation:

- Call 911 as soon as you can safely do so.
- DO NOT try to intervene or physically stop the offenders.
- Don't be a victim but DO be a good witness.
 - Obtain descriptions of those involved.
 - Attempt to identify leaders of the group. Anyone who might be giving orders or directing others on what to take or where to go.
 - Obtain descriptions and/or license plate numbers of any associated vehicles.
- If appropriate, notify mall or store security.



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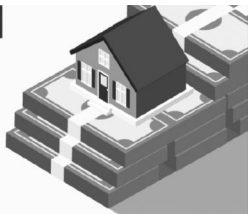
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Numbers Don't Lie:**It's Still a Great Time To Sell**

Heading into the end of the year, you may be wondering if it's still a good time to sell your house. Here's what the latest data from the National Association of Realtors (NAR) says.



Housing inventory is lower than last year by

13%

**How This Benefits You:**

When inventory is low, your house is in the spotlight and will get attention from many eager buyers.

Since September 2020, home prices nationwide are up

13.3%

Median Home Price**How This Benefits You:**

Higher home prices mean your house may sell for more than you'd expect.

Homes are on the market for a median of just

17 DAYS

**How This Benefits You:**

A fast sale means you can close this chapter and move on to your next home sooner.

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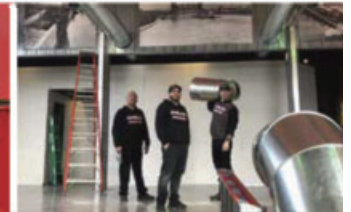
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