

Tamarack



THE NEWSLETTER OF THE TAMARACK FAIRWAYS HOMEOWNERS ASSOCIATION

From the President

April | 2022

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

It is spring and time for the Homeowners Association's April General Meeting, which is scheduled for Thursday, April 28, 2022. The meeting will be held at the Tamarack Golf Course Clubhouse at 7 pm.

The TFHOA 2022 Budget has been approved. We had thirty-six homeowners approve the budget and one that disapproved.

As a reminder, if you are planning any projects for additions, changes, or updates to the outside of your house or landscape, you are required by our governing documents to receive approval from the TFHOA. The approval request form is located on the HOA website at <https://tamarackfairways.org/project-approval/>. We are in the process of updating the approval form to include a clarification of structures and changes to make it easier to submit the forms. If you have questions, contact Chris Lequin at ballgame@me.com.

We receive complaints from residents concerning homeowners not following our garbage bin guidelines. The Board of Directors has recently approved a process to remind homeowners about their responsibility. The details of this process will be reviewed at the April General Meeting.

We are still working on requesting proposals to update our four monuments from local landscapers. We are behind on this effort and will review the status at the April General Meeting.

I am also researching whether hiring a property management company would improve our HOA. I will review the status of this effort at our April General Meeting.

Board Member, Khurram Mohammed is leaving the board and we would like to thank him for his service to the subdivision. Khurram has been supporting the communication needs of the HOA. We will need to replace him on the board. The HOA uses GoDaddy for both our website and email marketing. If you are interested in this area and would like to join our Board of Directors let me know. We can provide you with the education on the GoDaddy products and assist in using them.

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, official general meeting minutes and notices of future events are all on our website <https://tamarackfairways.org>. See you at the April General Meeting.

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Happy
EASTER!

www.tamarackfairways.org

DO YOU KNOW HOW MUCH EQUITY YOU HAVE IN YOUR HOME?

If you're a homeowner, your net worth has gotten a big boost. That's because recent home price appreciation has increased your equity. Here's what you need to know.

What Is Equity?

Equity is the current value of your home minus what you owe on the loan. It increases when:

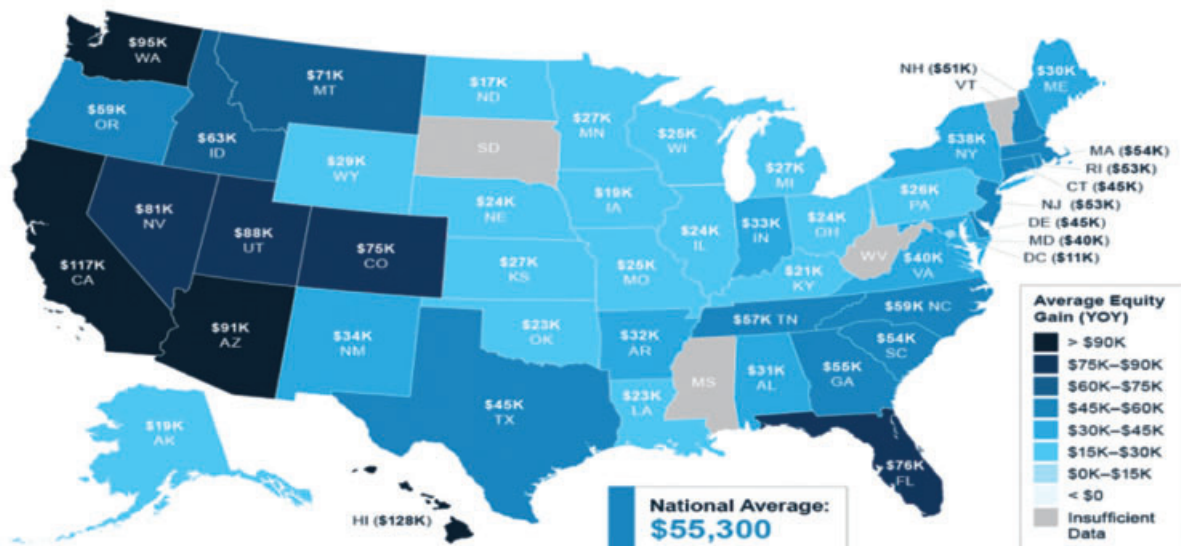
- You pay down your loan over time
- Home price appreciation drives up your home's value



Homeowners Have Seen Rapid Equity Growth

Since this time last year, the average homeowner's equity grew by **\$55,300**.

Average Equity Gain Over The Last 12 Months



How It Benefits You



You can use rising home equity to fuel a move. It may be some (if not all) of what you need for a down payment on your next home.



From the
Board
Secretary

Janice Mackey

jan.mackey@
bairdwarner.com

312-342-4624

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SELL?

Let's
connect to
talk about
how you
can take
advantage
of your
rising
equity
today!

Code Enforcement News

Marcia McKee | Tamarack Fairways Code Enforcement Committee

13 ESSENTIAL LAWN CARE TOOLS

Homeownership has a lot of positives like having a predictable payment that's going toward building equity. Of course, getting outside and planting some flower beds or putting in a vegetable garden can be enjoyable aspects of owning your own home. It's even more enjoyable knowing that landscaping adds value to your home.

If you're new to home ownership, or just wondering what lawn care essentials you need for the basic yard to-do's, this list of essential lawn care tools will get you started, and you can always add to your equipment collection.

1. Lawn Mower

Even if you hire someone else to do the cutting, you'll want this essential lawn tool on hand for an emergency trim before the in-laws visit or in case of a landscaper no-show.

2. String/Lawn Trimmer

This tool gets those hard-to-reach spots your mower can't muster, like around tree trunks. But it can also double as an edger (along your driveway or landscaping beds) if you turn it on its side.

3. Leaf Rake

Of course a good rake will be enough to handle your fall duties, but that doesn't mean you can't buy a blower-mulcher combo as an extra toy for tackling your chores.

4. Soil Rake

Firmer than a leaf rake, a soil rake will even out your garden or push around your mulch. You can even use it to groom a pea gravel path or drive.

5. Spreader

Buy a small hand-held or a wheeled spreader to distribute grass seed and fertilizer and boost your curb appeal.

6. Snow Shovel

This is a must-have for our snowy

climate. Plus, a snow shovel makes a great outdoor dustpan for project cleanup.

7. Long-Handled Spade Shovel

This is an essential lawn care tool for moving a shrub, planting a tree or digging a hole for various landscaping needs.

8. Soil Knife

You might think you need a bucket full of hand-held gardening tools, but this one does a lot of the tricks of the trade. Use it to dig, transplant, design container gardens, weed, and get into all the nooks and crannies that other tools just can't reach.

9. Double Hand Hoe

If you're investing in go-to gardening tools, the double hand hoe should be on your list. It's a digger on one side and a hoe on the other, and works for loosening soil when starting flower beds, hacking up large weeds and more.

10. Hand Pruner

These small shears are your workhorse for caring for and shaping your decorative shrubs and flowers. Keep them sharp and your yard will shine.

11. Lopper

Extended handles and larger blades on these shears help you keep your tree branches under control, a must for protecting your home and maintaining curb appeal.

12. Hedge Shear

Your neighbors will thank you for owning a pair of these. Keep this essential lawn care tool around to tame unkempt hedges.

13. Hose

Add a spray nozzle attachment for watering flower and vegetable garden beds and invest in a sprinkler, if necessary. If nothing else, you can let the kids run through it on a hot day.

Protect Your Property

Keeping your yard in tip-top shape is one way to make your property shine. There are many other tools you could add to this list, like a power washer, sidewalk edger, and electric branch trimmer. An investment in the proper tools can make your property shine and add to the value of your home!

GOLF BALL DROP

Resident Debbie Weber has shown with little effort our Tamarack community can make a big difference for

someone in need. Last year Debbie and her neighbor combined their many golf balls



found in their yard. Debbie placed a bin and sign out by the 17th hole letting golfers know that the golf balls were free for the taking, and if possible, make a donation to Loaves & Fishes Food Pantry.

Debbie has generously offered to head this undertaking for us in 2022. If you have collected golf balls from your yard, please consider participating and drop off your golf balls to 24256 Woodhall Court. This way we have one ball bin instead of several throughout the community. Debbie will keep the bin filled and collect the donations! Last year \$2,677 was donated to the food pantry. Let's keep this moving FOREward!

Debbie, thank you so much for proving that Tamarack Fairways can be the community we all want it to be!



Architectural Modification NEWS

Chris Lequin | Architectural Modification Chairperson



As a reminder if you are considering making changes to the exterior of your home or landscaping, please remember to go to the Tamarack Fairways HOA website <https://tamarackfairways.org>, and click on project approval and fill out the form to get your projects approved. Please remember to provide any necessary backup for the project. You can either mail it to the HOA PO Box, or email it to me at ballgame@me.com.

I found an interesting article that talks about outdoor home improvements that can both help you enjoy your home more as well as improve resale value. Hope to see you outside this summer!

People are investing more in the back of their property, and the home-improvement boom is driving that engine. A study by the University of Michigan found that consumers value a landscaped home 11.3 percent higher than the same home without good landscaping. But exactly which improvements pay off? And which ones waste your money? Here are some big backyard trends.

LESS LAWN

Low-maintenance vegetation saves on upkeep and time. Foot-friendly ground covers instead of turf grass compete with weeds. Deep planting beds and wide borders with low-care perennials and shrubs in the mix add interest.

MORE TREES

Trees are one of the few things that appreciate over time. Almost everything else depreciates the moment you install it. Experts say that younger is usually better when you're planting trees, but if you're selling within three to five years, you'll need some size to get the full effect. The best size to buy is 8' tall, 1-2" in diameter, sitting in a 15-gallon pot (\$50-\$150).

OUTDOOR ROOMS

A dining area, dry laid patio, a patch of gravel, a covered patio or an above-grade deck: According to SmartMoney.com, a landscaped patio raises the value of your home by 12.4 percent. Today's best-selling improvement is a backyard terrace that abuts the family room. It costs anywhere from \$12 to \$50 per foot, depending on how fancy you want to get. Consider an oversize sandbox as a play space for your kids. Cover it with bird netting rather than plastic sheeting to keep the critters away while letting sunlight naturally sanitize the sand.

BACKYARD SANCTUARIES

The key feature is water; either a fountain (\$500-\$1,500), a small pond (DIY for \$200; professional job costs \$2,000), or a hot tub (\$1,000). It could even be as simple as a terra cotta pot with a recirculating pump from the hardware store (\$50). The other key feature is a comfortable place to sit and relax.

FULL OUTDOOR KITCHENS

From \$15,000-\$100,000, they include refrigerators, grills and sinks. The fancier the brand and the bigger the size make it today's backyard status symbol.

A 'YEAR-ROUND' YARD

Your yard can look leafless and drab in the winter months, but flowering shrubs, colored bark, ornamental grasses and colored berries all add color in the cold seasons. According to SmartMoney.com, hedges alone raise property values by 3.6 percent.

LANDSCAPE LIGHTING

Often called "Malibu lighting," it runs on solar power and is easy to install. It shows off your garden at night, silhouettes your trees, keeps everyone safe from tripping and keeps burglars away.

MAKE A FIVE-YEAR PLAN

Everything doesn't have to happen all at once. Plantings mature at different rates, and you can add new features each year.

TEST YOUR SOIL

The soil is just as important as what's going into it. You can test your soil by contacting your county agricultural agency. They'll send back the results with instructions on what you'll need to add to improve it.

Enjoy Your Backyard!

Youth Services List

Baby-sitting

- Kylieh 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

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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
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Naperville, IL 60564

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Lots 100-117	Janice Mackey
Lots 118-138	Vacant
Lots 139-160	Noe Miranda
Lots 168-192	Marcia McKee

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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Pet Tales

By the Naperville Area Humane Society

1620 W. Diehl Road | Naperville | 630-420-8989

*Thank you for
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friends!*

K-9 Matters Dog Training for Teens

The K9 Manners program allows kids ages 11 to 14 to work with the shelter dogs in each class and learn positive reinforcement training techniques. Students will be preparing dogs for the requirements of the Canine Good Citizen (CGC) certification. At the conclusion of each session, the children will have a strong sense of accomplishment knowing that they helped a dog get one step closer toward achieving his or her CGC certificate.

Classes meet weekly on Thursdays from 4 to 5 pm

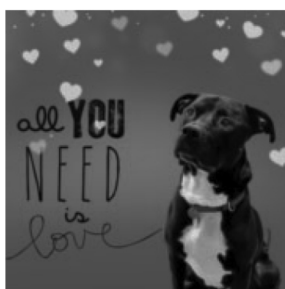
Spring 2022 Session: April 28 & May 5, 12, 19, 26

\$60 per student · \$10 cancellation · 4% online fee

For more information or to register, please visit:

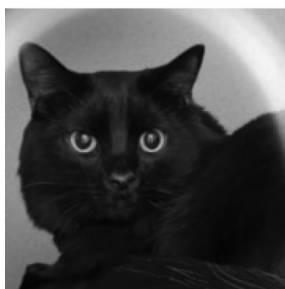
<https://www.naperhumane.org/k9-manners>

Adoptable Pets of the Month...



Patrick | Male | 2.5 Years Old

Hi, I'm Patrick! My name might make you think of shamrocks and leprechauns, and I promise I can be your good luck charm! Though I weigh about 75lbs, every pound is full of love and curiosity! I enjoy meeting new people and really enjoy playtime. I prefer to be the only pet in my new home and will soak in all the attention you give me! Call Naperville Area Humane Society for more information and to make an appointment!



Jax | Male | 2 Years Old

I am super sweet, super social, and obviously super handsome. Like everyone, I have my special routine... cuddles in the morning, naps in the afternoon, and energetic playtime in the afternoon. And oh how I love mealtime! I'm very good when it comes to using a scratching post, and I can't wait to show you. I have to be the only cat in the house because I am FeLV positive. I'm so great, though, that I should be enough for anyone.



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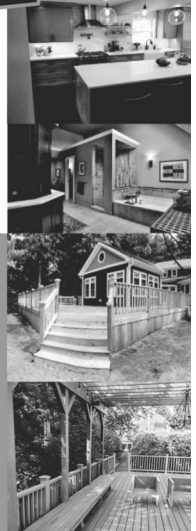
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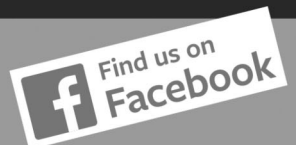
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A.D.O.P.T. Pet Shelter is a private, nonprofit, no-kill animal shelter operating for over 30 years in Naperville. We are holding our 29th Annual Makin' Strides for Strays Walkathon! We are overjoyed to be holding this event in person again! Join in the fun by starting your own fundraiser and challenge your friends. More information coming soon on our website!

A.D.O.P.T. PET SHELTER More information coming soon at:
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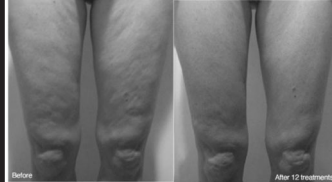


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Supply and Demand
in Housing

Today's market is the direct result of low housing supply and high buyer demand. Here's what that means for you and your plans to buy or sell.

Buyer Traffic

Demand Is High
The darker blue on this map shows buyer activity is strong.

Seller Traffic

Supply Is Low
The lighter blue on this map shows seller activity is weak.

What It Means for You:

Buyers:	Sellers:
Expect competition from other buyers	Be the center of attention for eager buyers
Move fast when you find the one	Enjoy the likelihood of your house selling quickly
Submit your strongest offer up front	Prepare for a potential multiple offer scenario

Even with these conditions, more homes sold last year than in any year since 2006. Other people are making their goals a reality. If you're ready to move, let's connect to talk about our local area and how you can take advantage of today's unprecedented housing market.

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