

Tamarack



THE NEWSLETTER OF THE TAMARACK FAIRWAYS HOMEOWNERS ASSOCIATION

From the President

February | 2023

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

My wife and I had great plans for the holiday season that disappeared when we ended up with COVID. It was the middle of January before we both recovered. So, we started our 2023 in late January and are now playing catchup. Hopefully, your holiday season was more enjoyable than ours.

The new 2023-2024 TFHOA directories were just delivered by the printer. The directory contains a printed set of the homeowner associations official documents. The directory also provides a listing of the current homeowners which enables residents to contact neighbors. We will be distributing the new directories this month and no later than March. If the homeowners name on your property is incorrect, please complete an online form located on our website at <https://tamarackfairways.org/communications/>. The online form is titled: Update Contact Info & Notice/Voting Preferences.

One of my catchup items from January is soliciting candidates for open positions on the HOA's Board of Directors. I have had several homeowners express an interest in joining the HOA Board. Official approval of new board members will be on the agenda for the Spring General Meeting in April. I will send out an email this month with the details about the open board positions.

I am still planning to address updating the landscaping around the four entrance monuments this spring. I will issue a Request for Proposal this month and will have a Board of Directors recommendation published before the April 2023 General Meeting.

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>.

INSIDE THIS ISSUE

Real Estate Update	2
Architectural Mods	3
Code Enforcement	4
A Hole in One	5
Youth Services	6
Board Directory	6
A Safer Naper	7
Puzzler Page	8

Where Will You Go If You Sell? You Have Options.

From the
Board Secretary

Janice Mackey
jan.mackey@bairdwarner.com
312-342-4624

There are plenty of good reasons you might be ready to move. No matter your motivations, before you list your current house, you need to consider where you'll go next.

In today's market, it makes sense to explore all your options. That includes both homes that have been lived in before as well as newly built ones. To help you decide which is right for you, let's compare the benefits of each. Regardless of which option you choose to explore, working with a trusted real estate professional throughout the process is essential.

THE BENEFITS OF NEWLY BUILT HOMES

First, let's look at the benefits of purchasing a newly constructed home. With a brand-new house, you'll be able to:

1. Build your dream home

If you build a home from the ground up, you'll have the option to select the custom features you want, including appliances, finishes, landscaping, layout, and more. Bankrate puts it like this:

"Building means customizing. . . instead of wishing your home had a certain kind of flooring, a sunroom or some other special amenity, you'll be able to tailor the property to your exact needs. You also won't be limited to a specific location or neighborhood."

2. Take advantage of builder concessions

In today's market, a lot of home builders are working hard to sell their current inventory before they add more to their mix. That means many of them are offering concessions and are more willing to negotiate with buyers. That could work to your advantage in the process.

3. Minimize home repairs

Many builders offer a warranty, so you'll have peace of mind on unlikely repairs. Plus, you won't have as many little improvement projects to tackle. As realtor.com says:

"...if something goes wrong with your new home, not only are there likely some manufacturer warranties in place, but many builders also include additional home warranties..."

4. Take advantage of energy efficiency

When building a home, you can choose brand-new, energy-efficient options to help lower your utility costs, protect the environment, and reduce your carbon footprint.

THE BENEFITS OF EXISTING HOMES

Now, let's compare those to the perks that come with buying an existing home. With a pre-existing home, you can:

1. Explore a wider variety of home styles and floorplans

With decades of homes to choose from, you'll have a broader range of floorplans and designs available.

2. Appreciate that lived-in charm

The character of older homes is hard to reproduce. If you value timeless craftsmanship or design elements, you may prefer an existing home.

3. Join an established neighborhood

Existing homes give you the option to get to know the neighborhood, community, or traffic patterns before you commit. Plus, they have more developed landscaping and trees, which can give you additional privacy and curb appeal.

4. Move in faster

If you have a short timeframe to move or you just don't want the process to take several months while your home is under construction, buying an existing home might make sense for you. U.S. News explains:

"When you're choosing a home, existing or new, you should also consider how long it might take to move into that home. Just because you have a contract doesn't mean that your new home will be completed (or even started) at the time you agree to the purchase. It can be a struggle waiting for the walls to go up as you wonder what your home will become."

When thinking about where you'll go after you sell your house, remember your options. As you start your search, think about what's most important to you. By working with a trusted real estate agent, you can be confident you're making the most educated, informed decision.

BOTTOM LINE - If you have questions about the options in our area, let's discuss what's available and what's right for you, so you're ready to make your next move with confidence.

Janice Mackey | jan.mackey@bairdwarner.com | 312-342-4624

"Attention to detail you expect! Rock Star service you deserve!"



Hello Tamarack Fairways Homeowners!

Well, Punxsutawney Phil saw his shadow, so here's hoping he's wrong and we do NOT have 6 more weeks of winter!

With spring around the corner, I wanted to share a checklist to jump start your exterior spring cleaning projects.

Just a reminder that all the forms you need to get ABC approval for your outside projects are all on the TFHOA website <https://tamarackfairways.org/>.

Please make sure to fill the form out correctly and include ALL backup in the same email so your projects can be approved quickly.

REFRESH YOUR FRONT DOOR

The curb appeal of your home can really take a beating during the long winter months. Take a look at your front door. Are there any dings or scrapes that could use a touch up? Any wear and tear that needs to be addressed? Consider giving it a vibrant pop with a fresh coat of paint. HGTV has a fantastic gallery of some of the season's most popular colors for your front door.

While you're doctoring up your entryway, think about updating your door hardware, too. This might mean a simple style upgrade with one of Schlage's handlesets, available in a wide variety of designs and finishes to ensure that your front door is the perfect introduction to your home. Want something high tech? Go for the keyless convenience of a smart lock.

WASH OFF THE FRONT PORCH

After all the snow and ice from a long winter have melted, you'll often find a mess of dirt, salt and even the last of fall's leaves littering your porch and steps. Make sure none of it tracks in to your home by brushing it off with a broom and spraying it down with a

garden hose.

REPAIR WALKWAYS

Particularly if you live in a region with extreme weather, your front walkway might need some extra attention. Address any cracked concrete on the patio or sidewalk. Spring is for tiptoeing through the tulips, not tripping on the pavers.

ADD A NEW WELCOME MAT AND WREATH

Over time, your welcome mat is sure to attract a lot of dirt and grime. Make your front door entry even more welcoming with a fresh new welcome mat. One popular technique is to layer a typical mat over a larger outdoor rug. The extra attention to detail can lift the look of your entire entryway. Tie it all together with a cute new wreath.

PLANT FLOWERS

Nothing says spring like freshly bloomed flowers! Whether it's beds or pots, start your seedlings or find plant varieties that can survive a late overnight freeze, just to be safe. If cold weather could still be in the forecast, more durable flowers, like pansies, will hold up even when temperatures unexpectedly drop overnight. They're also affordable, leaving you the option to replace with a warm-weather plant when summer arrives.

Need some inspiration? Check out these 10 container garden ideas from our friends at Lowe's. There are also tons of DIY upcycling projects for turning unconventional items into cute planters while also reducing waste.

PREPARE YOUR YARD AND FLOWER BEDS

Your flower bed can become a magnet for leaves and debris during the winter. Be sure to clear them out so your hard work after planting new greenery can shine. And don't forget to take a few minutes and a pair of scissors to remove any brown or dead bushes and ornamental grasses that may be lingering from seasons past.

Make sure your irrigation system is ready as well. Check for leaky outdoor faucets or cracked hoses, and make sure your

Submitted by Chris Lequin | Chairperson

sprinklers are still functioning effectively and efficiently. This is a good opportunity to take advantage of outdoor home automation with smart sprinklers.

CHECK ROOF, SIDING, FOUNDATION FOR SIGNS OF WEAR AND TEAR

Curb appeal shouldn't be your only concern when spring arrives! Be sure to assess the structure of your roof, siding and foundation for any necessary repairs. Missing slats or bricks are obvious problems for both walls and chimneys, but water stains can also be a sign of bigger issues. Stains might also mean you have water getting into the house somewhere, so be sure to identify the source and solve the problem quickly. Don't forget about critter damage. Carpenter ants, termites, and burrowing or nesting wildlife can wreak havoc on your home's structure as well

CLEAR DEBRIS FROM GUTTERS

Before spring showers start taking their toll, be sure to clear your gutters of any leaves or debris to ensure proper drainage. Backed up gutters can cause unnecessary damage to your home.

REPAIR WINDOWS

Go beyond just washing your windows with this spring cleaning. Check for leaks and gaps in the framework. Your air conditioner and energy bill will thank you. You're not paying to cool the whole neighborhood, are you?!

BRING OUT THE GRILL, PATIO FURNITURE AND ENJOY!

If deck boards are warped or splintered, or if nails are sticking up, replace them to keep feet healthy and happy during warm-weather fun. Once that's done, a good power wash might be in order. If you have a wood deck, you probably won't regret staining and resealing it, too. A deck is so much more than just a bunch of boards. Wash your outdoor furniture, maybe replace some chair cushions and make sure your grill is ready to go. Before you get cooking, make sure the grill is clean and, if it's gas, check for clogs and leaks in the hoses. You'll be ready for outdoor entertaining before you know it.

Code Enforcement

Submitted by Marcia Mckee

Spring Cleaning Reminder Checklist Tips for Exterior



Property Maintenance

Avoid Code Violations and Keep Our Property Values at a Premium

EXTERIOR PAINT

While you're spring cleaning, consider freshening the face of your home with a new paint job. An updated color scheme can take your house from forgettable to the best on the block. The average exterior paint job lasts 10 years, so make sure it's done right. If your house doesn't require a full paint makeover, consider a touch-up, which can prolong the life of your siding and trim.

POWER WASH

Spruce up your home's exterior surface by power-washing the siding and windows. This also helps prevent the growth of mold and mildews that feed on grime. If you're worried about whether your homes exterior can handle the force that pressure-washing nozzles exert, hire a professional to do the work.

GUTTER MAINTENANCE

Your roofs drainage system diverts thousands of gallons of water a year from your homes exterior and foundation walls. This hardworking system merits a semi-annual inspection. Clean and repair gutters and downspouts every spring before heavy rains begin and late in autumn after leaves have fallen.

SEASONAL CHANGE

Hit the garage to store or unpack seasonal items at the return of spring. Put snow shovels, salt, scrapers and other winter gear in an out-of-the-way storage spot to make room for garden tools and potting supplies.

OUTDOOR FURNITURE

Get ready for outdoor entertaining season by cleaning exterior furniture. Clean and repair furniture on your deck, porch, or patio, including chairs, tables, and benches. Use outdoor spray enamel to touch up chips on painted outdoor furniture.

EXTERIOR AND INTERIOR WASH WINDOWS

Be sure to pick a cloudy day to wash your windows. Water and a microfiber cloth will typically clean windows more effectively than chemicals. Otherwise, make your own glass cleaner solution with 1/4 cup rubbing alcohol, 1/3 cup vinegar and distilled water.

SLIDING DOOR TRACKS

Sliding glass door tracks probably aren't the first spots you would think to clean, but you will appreciate having done it before the outdoor entertaining season gets into full swing. Scrubbing the tracks with an old, dry toothbrush to loosen debris, then using your vacuum hose to remove it. Finish with a wet sponge.

THE MOST COMMON CODE VIOLATIONS

Front and Backyard - It shall be unlawful for any owner or owners of any property, whether improved or unimproved, to allow the excessive accumulation of abandoned property, junk, trash or debris, and such accumulation is hereby declared to be a public nuisance and thereby prohibited in their front or backyard.

Examine your yards, and remove unnecessary rocks, twigs, branches, waste and other debris. Separate the debris into two piles: compostable and non-compostable. Compostable waste includes anything you can place in the compost pile, such as twigs, branches and fallen tree fruit. Non-compostable waste includes plastic, metal, junk, trash or debris and other non-biodegradable items.

Check your yard daily for animal waste, and dispose of it as needed. Keeping a small, separate rubbish bin for animal waste minimizes odors in a yard and segregates the waste from household trash.

Accumulation of weeds, rubbish, etc. The word "weeds" as herein used shall include all rank of uncultivated vegetable growth or matter which:

1. Creates an unsanitary condition or becomes a breeding place for mosquitoes, rodents, vermin or other disease-carrying pest regardless of the height of the growth or;
2. Endangers property or is liable to be set on fire.

All lawns should be free of weeds and debris, mowed, and appropriately kept up at all times under Tamarack Fairways Homeowners Associations Rules and Regulations page under the Wheatland Township Grass and Weed Ordinance.

The owner of the property on which the tree or shrub is growing is responsible for keeping the tree or shrub trimmed.

Garbage Cans

All garbage and garbage storage, equipment, materials, containers, landscape trimmings, tools, and scrap shall be screened from view at all times. Garbage cans can be brought out at 7 pm the night before pick-up and must be removed from the curb by 7 pm the day of pick-up. Please reference Tamarack Fairways Homeowners Associations Rules and Regulation page under Procedures Covering Garbage for further details.

Vehicles

Restrictions on vehicles parked at a residence: "Article I – "Section 7: The parking of any vehicle shall be restricted to only those vehicles small enough to be accommodated within the lots closed garage. Trailers, boats, mobile homes and other recreational vehicles may be parked outside of the garage on a lot for a period not to exceed seven days for maintenance or other purposes provided that these vehicles are removed completely from the property no later than the seventh day. The parking of restricted vehicles by visitors will be permitted for a period not to exceed seven days. In the event that a vehicle is abandoned on the streets within the Association, the Board has the authority to forward any relevant information to a local governmental entity to have the vehicle towed from the Association." Note: (The reference to the garage is only to determine the size of vehicles not quantity of vehicles parked in a driveway.)" Dilapidated or unrepaired and unsightly vehicles or similar equipment screened from view at all times. Please help keep our properties clean and safe so our property values go up!

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

Wheatland Township will be notified and will follow up on the various laws and regulations of property maintenance in the Tamarack Fairways subdivision, too.

Thank you ~

TFHOA Code Enforcement Committee

It's a **HOLE** in **ONE** for

Submitted by Editor, Jan Mackey



Loaves & Fishes Community Services



Iwould like to recognize one of our residents for turning someone's bad luck into an opportunity to help out a very worthy cause!

Debbie Weber, Tamarack Fairways homeowner lives near the 17th hole on the Tamarack golf course. She and her neighbor have found many, many golf balls on their lots due to some unfortunate shots! Two years ago she placed a box with these found balls out by the 17th tee with a sign offering a golf ball for those in need in exchange for a donation to Loaves & Fishes. Debbie manages the entire process, dropping off and picking up the balls and the donations daily.

In 2021, her first year, she collected \$2,677 for Loaves & Fishes. Last year through this endeavor, she was able to donate \$6,210! This was also due in part to Meijer in Naperville on Rt. 59 doubling the money when she goes in to purchase gift cards. What a creative way to help a charity that does so much good.

She literally turns lost balls into food!

If you have found any balls in your lawn that you would like to drop off for Deb to add to the box, her address is 24256 Woodhall Court. She is happy to take them if you will simply leave them on her front porch. Here is a copy of the sign she plans to use this year.

Way to go, Debbie! Thanks for being such a thoughtful neighbor and representing Tamarack in such a positive light!



*Curious what your home is **REALLY** worth?
Ask the Expert!*



Penny O'Brien
630.207.7001
penny.obrien@bairdwarner.com

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- Katie Braun 630-301-1386 or jmbraun111@comcast.net
- Olivia Calococci 630-605-6193 or oliviacalococci@icloud.com
- Abby Downing 630-945-8065 or Abby.Simone.downing@gmail.com

Pet-sitting or Dog Walking

- Katie Braun 630-301-1386 or jmbraun111@comcast.net
- Olivia Calococci 630-605-6193 or oliviacalococci@icloud.com
- David Hightower 630-922-7084 or khightower@aol.com
- Abby Downing 630-945-8065 or Abby.Simone.downing@gmail.com

Services are for students under 18 years of age.
To be included email jan.mackey@bairdwarner.com



Unemotional Support Animal

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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INFORMATION GUIDE

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Lots 85-99, 193-203	Marty Samojedny
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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A Safer **NAPER**

A WOLF IN SHEEP'S CLOTHING...

Romance Scams



In 2021, the FBI reported approximately \$1 billion in losses from people falling victim to romance scams. Here in Naperville, we have seen monetary losses in the hundreds of thousands of dollars.

How can you avoid being the victim of an online or romance scam? Know the signs of a con artist.

4 WAYS TO SPOT A ROMANCE SCAMMER

- They're quick to express their love. Their goal is to manipulate you, laying a foundation of lies and building your trust while

pulling at your heartstrings.

- They want you to move communication off any dating site to a more personal email or instant messaging platform.
- They always have an excuse for why you haven't met or talked face-to-face. Romance scammers plan to visit, but they always have an "emergency."
- They ask for money. They'll tell various lies about why they need the money that may include to visit you, hospital bills, family funeral expense, planning your wedding, investments, and any other type of emergency.

RECOGNIZE THE RED FLAGS (Source FBI)

- Be careful what you post and make public online. Scammers can use details shared on social media and dating sites to better understand and target you.
- Research the person's photo and profile using online searches to see if the image, name, or details have been used elsewhere.
- Go slowly and ask lots of questions.
- Beware if the individual seems too perfect or quickly asks you to leave a dating service or social media site to communicate directly.



BE ALERT! **UTILITY COMPANY SCAMS**

During the extremely cold weather in December, a Naperville resident was a victim of a Utility Scam and was burglarized. The resident was home when two men, one wearing a high visibility vest, knocked on the door. They advised the owner that she had a pipe burst in her basement and she let them in to check on

her pipes. One burglar took her to the basement to view the pipes, while the other stole some jewelry.

This is a common Utility Scam that occurs as one will direct you away, while the other will burglarize your home. Utility companies will always have marked vehicles, they will have identification, and employees should never ask to come into your home without an appointment.

This is a good time to check up with all family members to talk about possible Utility Scams that might happen at the home. Whether it is a scam trying to get your personal information or money via telephone or internet, or an in-person scam, be alert.

Excellent information may be found on Naperville's website at: <https://www.naperville.il.us/services/naperville-police-department/community-education-and-crime-prevention/frauds-and-scams/> or simply GOOGLE: "Frauds and Scams Naperville (or Aurora)"

More information is available at the Utilities United Against Scams webpage at <https://www.utilitiesunited.org/>. This website has a link to the Consumer's Guide to Imposter Utility Scams, which is an educational guide that provides key information to consumers on the types of scams that are occurring across the country (phone, in person and internet).

Puzzler Page

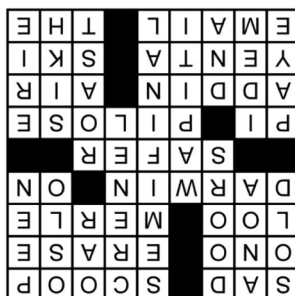
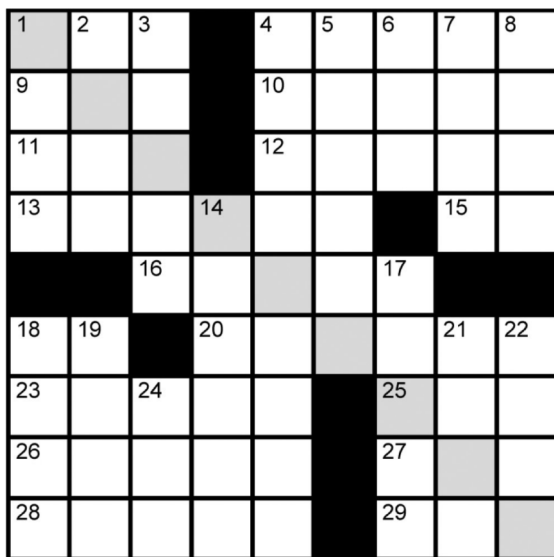
Fluffy water

Across

1. Dejected
4. Inside info
9. A Beetle bride
10. Clear the blackboard
11. W.C.
12. Actress Oberon
13. Famous evolutionist
15. Operating
16. "60 Minutes" correspondent
18. 3.1416
20. Hairy
23. Recipe direction
25. Tire filler
26. "Fiddler on the Roof" role
27. Schuss
28. Internet messages
29. French beverage

Down

1. Auctioneer's closing word
2. Water buffalo
3. Entryways
4. Tournament round
5. Battlement feature
6. Henley need
7. Nobel Peace Prize city
8. Hammer part
14. Yellowstone sight
17. Traditional Sunday fare
18. Sign on a ticket booth
19. Footnote word
21. Punjabi believer
22. Ashtabula's lake
24. Some forensic evidence



The headline is a clue to the answer in the diagonal.

WIN/LOSE

W G L G A L O S H E S W S
Z E N N S S N E A K E R S
C T M I U L K Q C D E O F
I E R D K C E A G D F Q E
T L O I A I B E A C K O M
E L F R N G H W H C T E U
L A T I N G C L E A T S K
H B A I E L D D A S I A L
T R L O A F E R S N M C U
A S P U M P S O N I U O K
C D G F P A B E K S L W S
L R L Q P T T S T A E B D
O O E B E A C H G C S O R
G F T A O B T D C C Z Y E
S X G K P S E U G O R B S
Z O Z W C O U R T M R H S

ATHLETIC	GOLF	RIDING
BALLET	HEELS	SADDLE
BEACH	HIKING	SLING BACK
BOAT	KAMIKS	SNEAKERS
BROGUES	LOAFERS	TAP
CLEATS	MOCCASINS	TENNIS
CLOGS	MUKLUKS	TOE
COURT	MULES	TRACK
COWBOY	OXFORDS	WADERS
DECK	PLATFORM	WEDGE
DRESS	PUMPS	
GALOSHES	RAIN	

February Sudoku

How to solve sudoku puzzles

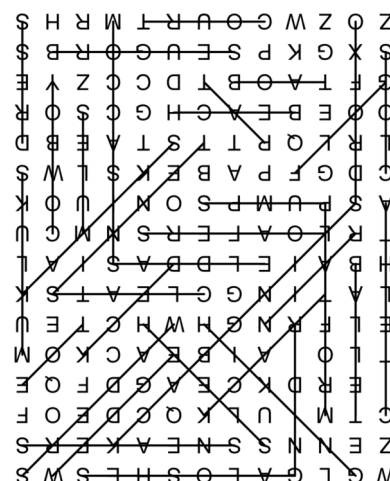
No math is required to solve a sudoku. You only need logic and patience.

Simply make sure that each 3x3 square region has only one instance of the numbers 1-9. Similarly, each number can only

1	7	6	3	4	2	9	8	5
3	4	5	8	6	9	7	1	2
9	2	8	7	1	5	6	3	4
8	1	3	4	9	6	2	5	7
5	9	7	2	8	1	4	6	3
4	6	2	5	3	7	1	9	8
2	5	1	6	7	8	3	4	9
7	3	9	1	5	4	8	2	6
6	8	4	9	2	3	5	7	1

				4		9		5
3		5			9		1	
	2		7	1				
					6			7
	9	7		8		4	6	
4			5					
				7	8		4	
	3		1			8		6
6		4		2				

appear once in a column or row in the larger grid. The difficulty on this puzzle is easy.



Swimming Safe from the Start!

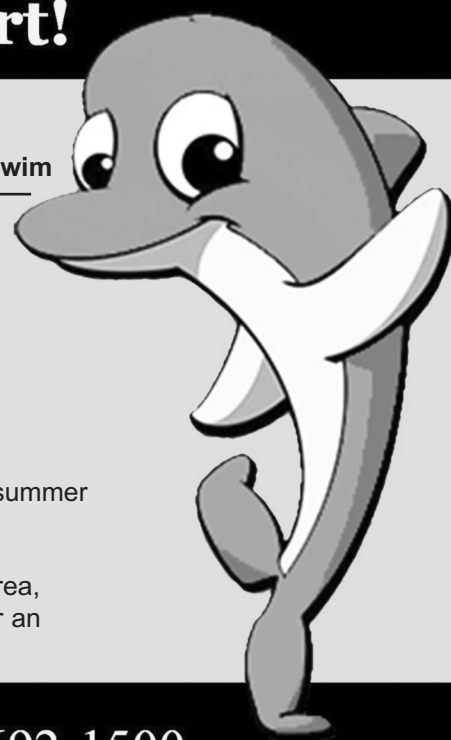
OUR PROGRAMS

Group Lessons • Private Lessons • Parent/Tot • Adult Lessons • Lap Swim

OVER 1 MILLION GROUP AND PRIVATE LESSONS TAUGHT

Employment Opportunities Available:

- We are hiring **SWIM INSTRUCTORS** for DuPage Swim Center.
- We are hiring **LIFEGUARDS** and **POOL MANAGERS** for the upcoming summer outdoor pool season.
- To **APPLY** for a lifeguard position in the surrounding area, check out our website Poolguardsinc.com for an **APPLICATION**.



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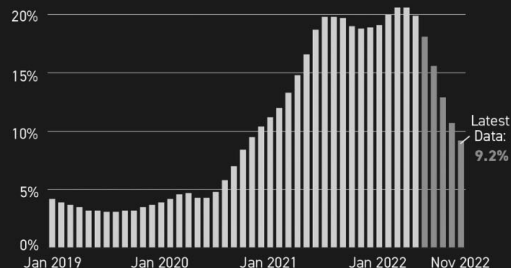
What's Really Happening with HOME PRICES?

If you're thinking about selling your house, recent headlines about home prices may have you second guessing your decision. Here's the context those headlines are missing.



Home Price Growth Since January 2019

Year-Over-Year Percent Change in Home Prices



While moderating in recent months, the percent of price appreciation year-over-year is still well above more normal years in the market.

- More Normal Years (Jan 2019-mid-2020): 3-4% appreciation
- Latest Data: Almost 10% appreciation

What This Means if You're Thinking of Selling Your House



In most markets, your home's value, on average, is up almost 10% over last year – and a 10% gain is still dramatic compared to a more normal level of appreciation (3-4%). That gives you equity you can use to power a move.

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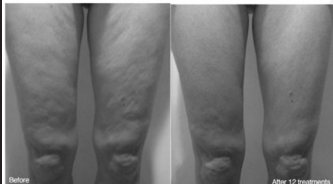


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