



# Tamarack *Turf*

THE NEWSLETTER OF THE TAMARACK FAIRWAYS HOMEOWNERS ASSOCIATION

## From the President

April | 2024

Marty Samojedny | 630-904-6077 | mssconsul@outlook.com

**I**t is April and it is time for the Tamarack Fairways homeowners association's first General Meeting for 2024. The meeting is scheduled for Tuesday, April 23 at 6:30 pm in the Clubhouse. The official meeting will start at 7 pm. The detailed agenda for the meeting will be sent out mid-month.

Board members Gokul Das, Brad Culen, and I continued our search for ways to improve our association. As I mentioned in the February newsletter, we investigated property management companies. These companies are organized and staffed far beyond our requirements and expense.

We became aware of accounting firms that specialize in self-managed HOAs like Tamarack. We contacted one of the well-established accounting firms and they provided us with a proposal. While these firms focus on accounting activities, they use software that supports all the functions of a homeowners association. While we are still doing due diligence, these firms could improve our association at a very reasonable price. We will have more about these firms at the General Meeting.

We continue to struggle with assessment collections, code violations, and complaints. Another aspect of our efforts to improve our HOA is the realization that we need to implement late charges and fines of which the board is now working on a plan. We will review these plans at the General Meeting.

Landscape updating of our four monuments is slowly making progress. We have a Landscape Master Plan design and a proposal to implement the plan. We will review the status of the project at the General Meeting including the capital expense for the project.

If the homeowner's name or contact information for your property is incorrect, please complete an online form located on our website at <https://tamarackfairways.org/communications/>. Use the online form titled Update Contact Info & 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.

### ATTENTION TAMARACK HOMEOWNERS

Invoices for the \$100 annual HOA fee were sent to you in February. For your convenience, you can now pay with Zelle.

**TAMARACK  
RESIDENTS  
PLEASE  
JOIN US!**

**THE DATE OF  
THE GENERAL  
MEETING IS  
SCHEDULED  
FOR APRIL 23  
AT THE  
CLUBHOUSE.  
DOORS WILL  
BE OPEN AT  
6:30 PM AND  
THE OFFICIAL  
MEETING WILL  
START AT  
7 PM.**

*See you  
there!*

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# Why Overpricing Your House Can Cost You

From the Board Secretary

Janice Mackey | [jan.mackey@bairdwarner.com](mailto:jan.mackey@bairdwarner.com)  
312-342-4624

If you're trying to sell your house, you may be looking at this spring season as the sweet spot – and you're not wrong. We're still in a seller's market because there are so few homes for sale right now. And historically, this is the time of year when more buyers move, and competition ticks up. That makes this an exciting time to put up that for sale sign.

But while conditions are great for sellers like you, you'll still want to be strategic when it comes time to set your asking price. That's because pricing your house too high may actually cost you in the long run.

## The Downside of Overpricing Your House

The asking price for your house sends a message to potential buyers. From the moment they see your listing, the price and the photos are what's going to make the biggest first impression. And, if it's priced too high, you may turn people away. As an article from U.S. News Real Estate says:

*“Even in a hot market where there are more buyers than houses available for sale, buyers aren't going to pay attention to a home with an inflated asking price.”*

That's because no homebuyer wants to pay more than they have to, especially not today. Many are already feeling the pinch on their budget due to ongoing home price appreciation and today's mortgage rates. And if they think your house is overpriced, they may write it off without even stepping foot in the front door, or simply won't make an offer if they think it's priced too high.

If that happens, it's going to take longer to sell. And ideally you don't want to have to think about doing a price drop to try to re-ignite interest in your house. Why? Some buyers will see the price cut as a red flag and wonder why the price was reduced, or they'll think something is wrong with the house the longer it sits. As an article from Forbes explains:

*“It's not only the price of an overpriced home that turns buyers off. There's also another negative component that kicks in. . . . if your listing just sits there and accumulates days on the market, it will not be a good look. . . . buyers won't necessarily ask anyone what's wrong with the home. They'll just assume that something is indeed wrong, and will skip over the property and view more recent listings.”*

## Your Agent's Role in Setting the Right Price

Instead, pricing it at or just below current market value from the start is a much better strategy. So how do you find that ideal asking price? You lean on the pros. Only an agent has the expertise needed to research and figure out the current market value for your home.

They'll factor in the condition of your house, any upgrades you've made, and what other houses like yours are selling for in your area. And they'll use all of that information to find that target number. The right price will bring in more buyers and make it more likely you'll see multiple offers too. Plus, when homes are priced right, they still tend to sell quickly.

### Bottom Line

Even though you want to bring in top dollar when you sell, setting the asking price too high may deter buyers and slow down the sales process. Let's connect to find the right price for your house, so we can maximize your profit and still draw in eager buyers willing to make competitive offers.

[Jan.mackey@bairdwarner.com](mailto:Jan.mackey@bairdwarner.com) 312.342.4624



# Architectural Committee UPDATE

Chris Lequin | Director of Architectural  
Modification Chairperson



We all know that attractive and well maintained landscaping provides pride in ownership, and shows that we're good neighbors. And, a well maintained exterior and landscaping makes it much easier to sell your home, when you are ready to do so.

If you are proposing exterior projects this year, please don't forget to fill out an ABC approval form, found on our Tamarack Fairways website [tamarackfairways.org](https://tamarackfairways.org), and then navigate to the Project Approval section where you need to fill out the approval form.

Here is the link to the form: <https://tamarackfairway.s.org/wp-content/uploads/2022/04/TFHOA-Project-Approval-Form-Final-Ver-4-10-2022.pdf>.

Please review the form carefully, as you not only have to fill out the first page, but also specific sections of the form, depending on your project. Also, please remember to attach relevant backup from your contractor. You can email me the form and backup, as an attachment at [ballgame@me.com](mailto:ballgame@me.com)

Just a reminder that all the forms you need to get ABC approval for your exterior projects are all on the TFHOA website [tamarackfairways.org](https://tamarackfairways.org). Please make sure to fill the form out correctly including the first page (Form 1), and whatever other relevant sub form is required (example - Fence Form 1A), and include ALL backup, in the same email, so your projects can be approved quickly.

For Solar Energy (Form 1C), it is very important to have you and your contractor read the Energy Policy Statement, found on the Rules and Regulations tab on the website, and make sure that all requirements are being met, both for your backup and on the Approval Form. It has been taking longer than necessary to approve these projects, as I've been getting incomplete requests.

I found some great information I wanted to share on getting your house and outdoor space ready for spring and summer!

## Can't wait to spend time outside?

Whether you have a deck or patio in your backyard, it's

time to get it prepped so you can enjoy it all spring and summer long. Here are some tips for preparing your outdoor space.

## Unpack and check the patio furniture

Get those lounge chairs and tables ready for entertaining! Take them out of storage or unwrap them, inspect for any winter wear and tear, and wipe them down or clean them. You'll want to make sure you use the correct products for the material, but generally warm, soapy water will do the trick.

## Wash your deck and patio stones

After a long, harsh winter, you've got to check the deck. Brush off any debris, give it a good wash with the hose (or a power washer for more buildup), and see if any areas need restaining. A thorough power wash will work well on patio stones too, and remember to pull any weeds that may have sprung through the cracks.

## Clean the BBQ

One of the best things about outdoor entertaining? Barbequing! Give the BBQ a good clean—inside and out—

and check that it's still in good working condition. Don't forget to buy fuel, and get your BBQ tools grill-ready, too.

## Get your green thumb going

First, inspect your lawn to check if any bare spots will need re-seeding. And whether you have beds, pots, or planters, stock up at your local garden centre, get your hands dirty, and start planting so you can enjoy blooms and veggies all spring and summer long. If you're unsure what flower varieties to plant in the spring, here are some varieties to try.

## Take inventory

Seeing your outdoor space after the winter might illuminate some sprucing-up ideas. Whether it's a deck or fence makeover, landscaping, or adding a pergola for entertaining, start planning early so you can get maximum enjoyment out of your new space.

## Add a touch of style

Once your outdoor space is in tip-top shape, it's ready for some personal touches. String lights, an outdoor rug, cozy cushions, blankets, and table accessories are easy and affordable ways to make it your own oasis.

*From the Desk of Maria Miranda | Event Director*

**NOTE DATE  
CHANGE!**

## **TAMARACK GARAGE SALE**

**June 20 to 22  
9 am to 4 pm**

**If you are planning to participate,  
please reply by email to Maria by  
June 7 to [m567hernandez@yahoo.com](mailto:m567hernandez@yahoo.com)**

In addition, the Social Committee is planning a Golf Family Cookout Outing for homeowners for Sunday, June 30. More information to come soon. If you want to participate, please let me know via my email at [m567hernandez@yahoo.com](mailto:m567hernandez@yahoo.com) by June 14.

## **MOSQUITO Abatement**

Brad Cullen | Board Director

**W**heatland Township contracts with Clarke Environmental to provide our community with mosquito control services. Clarke provides frequent scheduled applications of safe and effective mosquito control for the comfort and health of our residents.



### **CLARKE ENVIRONMENTAL MOSQUITO MANAGEMENT**

Clarke's Customer Portal allows residents in our community to sign-up to receive advance treatment notifications by email or text before a night-time mosquito control treatment is provided, as well as report nuisance mosquito activity and standing water sites. Interested residents may sign up at [www.clarkeportal.com](http://www.clarkeportal.com). Residents who prefer to sign-up for treatment notifications and report nuisance mosquito activity and standing water sites via phone may do so by calling Clarke's Resident Hotline at 800-942-2555. Get alerts via text message or email. Sign up online at [www.clarkeportal.com/hotline](http://www.clarkeportal.com/hotline).

### **TIPS TO MAKE YOUR YARD MOSQUITO PROOF**

- Remove old tires, tin cans, bucket or any water holding containers
- Fill in or drain any low places (puddles, ruts) in yard
- Keep drains, ditches and culverts clear of weeds and trash so water drains properly
- Cover trash containers to keep out rain water
- Repair leaky pipes and outside faucets
- Empty plastic wading pools at least once a week and store indoors when not in use
- Make sure your backyard pool is properly cared for while on vacation
- Fill in tree rot holes and hollow stumps with sand or concrete
- Change water in bird baths and plant trays at least once each week
- Keep grass cut short and shrubbery well-trimmed so adult mosquitoes will not hide there



# Code **ENFORCEMENT** Committee

Marcia McKee | Code Enforcement Chairperson



It's time to clean up your front and backyard and get ready for a lush, healthy lawn and landscape to keep up the beauty and appearance of our neighborhood for your future investment!

## IMPORTANT REMINDER! THERE IS AN ORDINANCE PROHIBITING AND REGULATING THE GROWTH OF GRASS AND WEEDS FOR WHEATLAND TOWNSHIP, WILL COUNTY, ILLINOIS

Here is the link:

[Wheatland-Will-Co-Weed-and-Grass-Ordinances.pdf \(tamarackfairways.org\)](#)

So, here are some helpful tips. Everyone wants their yard to be the talk of the neighborhood — in the good way, of course. To ensure your backyard and lawn are in prime (and enviable) condition, here are a few key tasks to add to your weekly yard cleanup checklist.

### 1. Remove Yard Debris

If you start by removing visible yard debris like small branches, twigs, and rocks that might get in your way as you go the rest of your yard cleaning process will be more manageable.

### 2. Pull Pesky Weeds

Make sure you don't leave the roots behind as you pull weeds, or they'll just grow right back! To make this task easier, try pulling weeds after it rains — they'll come up with less resistance when the ground is wet.

### 3. Water Your Lawn

*Pro tip:* It's better to give your lawn a good soaking (about 6 inches into the soil) once a week than to give it a quick drink of water every day. Try watering

the lawn in the morning between 4 and 10 am for the best results.

### 4. Mow the Lawn

When mowing the lawn, remember that you should remove no more than about a third of the grass stem for the best-looking lawn.

### Yard Waste Clean Up and Trash

After you've cleaned up your yard from weeds and waste, you should know how to properly dispose of the mess. Before you start disposing of all the debris from your yard clean up, it's important to understand what items do and do not count as yard waste.

So what is yard waste and what qualifies to go into trash bags? Things like tree trimmings and branches, leaves, house/garden plants, brush, grass clippings and lawn edging are all okay to throw into an outdoor waste or compost bin.

Be sure to check your local waste disposal service's guidelines first to ensure what types of trash and yard waste can be included in your regular trash pickup.

### Weed Free Tips

Certainly! Maintaining a weed-free lawn requires consistent effort and a few key strategies. Here are some tips to help homeowners keep their lawns healthy and free from debris and weeds.

- Weeds often indicate that your grass isn't thriving. Instead of merely treating the weeds, focus on improving your lawn's health. Weeds thrive in conditions where grass struggles.
- Consider soil quality, sunlight exposure, and proper watering. Address any underlying issues to create a healthier lawn.

### Yearly Lawn Makeover

- Once a year (fall for cool-season grasses or spring for warm-season grasses), dedicate a weekend to your lawn. Tasks include:

- Soil Testing: Understand your soil's composition and pH levels.
- Core Aeration: Loosen compacted soil to improve air circulation and nutrient absorption.
- Soil Amendments: Add organic matter or compost to enrich the soil.
- Top-Dressing: Apply a thin layer of quality topsoil.
- Fertilization: Choose appropriate fertilizers based on soil test results.
- Planting Grass Seed or Sod: Replenish bare patches with new grass.

### Regular Lawn Maintenance:

Throughout the year, follow these steps:

- Proper Watering: Water deeply but infrequently to encourage deep root growth.
- Fertilize: Apply fertilizers according to grass type and season.
- Mowing: Regular mowing keeps grass healthy and discourages weeds.
- Seasonal Care: Adjust your lawn care routine based on the season (spring, summer, fall).

### Target Weeds:

Once your grass is thriving, address persistent weeds:

- Hand-Pulling: Remove weeds manually.
- Organic Solutions: Use natural herbicides or mulching techniques.
- Chemical Solutions: Explore organic or chemical weed control options.

# Puzzler Page

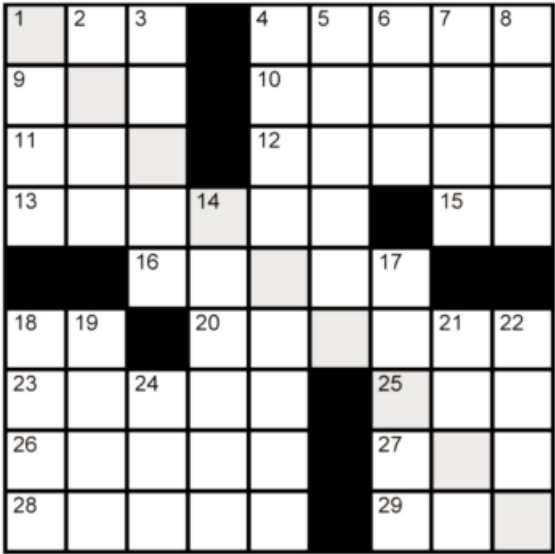
## GOLF CLUB'S TARGET

Across

1. Econ. statistic  
4. Humidor item  
9. London lav  
10. Dangerous bacteria  
11. Wildcatter's find  
12. Abate  
13. Loss's opposite  
15. Northeasternmost st.  
16. Sensible  
18. Indefinite article  
20. Sheep talk  
23. Question  
25. Fish story  
26. Concur  
27. "A Nightmare on \_\_\_\_ Street"  
28. Works with clay  
29. Thumbs-up

Down

1. Hardly haute cuisine  
2. Roulette bet  
3. Some shirts  
4. Sexual abstainers  
5. Summer cooler  
6. Understood  
7. Reunion attendee  
8. Ready to be picked  
14. \_\_\_\_ off (got rid of)  
17. Life of \_\_\_\_  
18. Sandler of "Big Daddy"  
19. Canceled  
21. Cairo's waterway  
22. Precious stones  
24. WWW address



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

## GARDENING DAY

EN SCULPTUREZY  
NLHMEMORIALHL  
GLACINATOBFEF  
LHDIDECDIVLRR  
IAEYREGNAROB  
SNCOTTAGEWWS  
HGAIMZENNIEKT  
RIRXTQBCWNRGU  
SNRIWRVNATBCB  
EGENOIEPCEOAS  
NFTCCHAVXRXC  
SOKTCJOFWSMTO  
OOTROPICALUM  
RRIESORCZUTSW  
YKARBORETUMEI  
PYTINUMMOCAER

- |            |           |
|------------|-----------|
| ARBORETUM  | ORANGERY  |
| BOTANICAL  | ROCK      |
| BUTTERFLY  | ROOF      |
| CACTUS     | ROSE      |
| COMMUNITY  | SCULPTURE |
| COTTAGE    | SENSORY   |
| ENGLISH    | SHADE     |
| FLOWER BOX | TERRACE   |
| HANGING    | TROPICAL  |
| HERB       | VERTICAL  |
| JAPANESE   | VICTORY   |
| KITCHEN    | WATER     |
| MAZE       | WINTER    |
| MEMORIAL   | ZEN       |
| MOSS       |           |

## April Sudoku

### How to solve sudoku puzzles

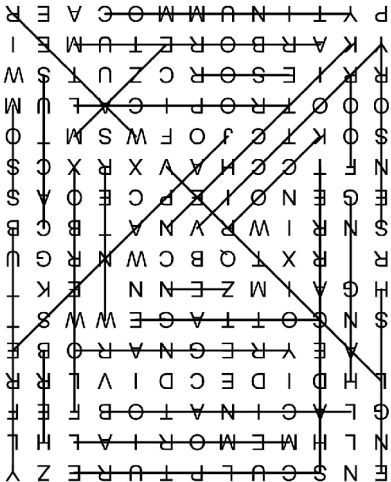
No math is required to solve a sudoku. You only need logic and patience.

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

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

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

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



## GOOD Neighbor Committee *Update*

Submitted by Kathryn Peters

We have a new Facebook group! You can find it by searching Facebook for Tamarack Fairways HOA or Tam Fair Hoa (fictional person) aka, Kathryn. This is place where reminders will pop for you about information, events and deadlines for our neighborhood. For example, there will be more roads resurfaced this summer. The map will be posted so you can reference it to streamline your neighborhood travels! I am also hoping for group members to post impromptu pop-up events like a dog playdate at someone's home or a stroller walk around a block or game night. When you join, be prepared to provide some identifying information to me, like your real name or address to keep scammers away. This info is only seen by the admins for this site. Sorry, business advertising won't be allowed here. Please note, there is an older Tamarack Fairways site, but that is not the Homeowners Association. Look for this image!



## Youth Services List

### Baby-sitting

• Natalie McKee 630-922-7228 or tufftony@aol.com

• 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

• 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

• Aubrey Wright 708-717-0673 or christine.fortt@yahoo.com

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

## 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

## WANT TO ADVERTISE? DEADLINE - 15TH COST-EFFECTIVE PRICING & NO CONTRACTS

Contact Amy Scoville | Director of Business Development  
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## INFORMATION GUIDE Board of Directors

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Secretary	<b>Janice Mackey</b>	jan.mackey@bairdwarner.com
Newsletter Chairperson		
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Director	<b>Marcia McKee</b>	tufftony@comcast.net
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Social Chairperson		
Director	<b>Chris Lequin</b>	chris@lequin.net
Architectural Modification Chairperson		
Director	<b>Robin Schmidt</b>	schmidt.robin@sbcglobal.net
Legal Chairperson		

## Moving or Refinancing?

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

## 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!

"Publication of paid advertisements in this newsletter are not an endorsement or recommendation of any advertised product or service. The Tamarack Fairways Homeowners Association and Allegra Marketing Print Mail are not responsible nor liable for the content of any advertisement published, herein."





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23907 W. Industrial Drive N., Plainfield IL 60585

[www.w2wrescue.com](http://www.w2wrescue.com)

W2W is a 501 (C) (3) Not For Profit Animal Rescue

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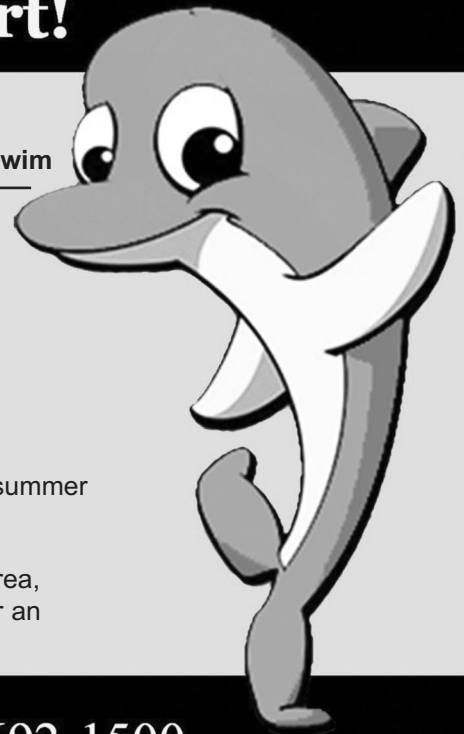
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### Employment Opportunities Available:

- 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](http://Poolguardsinc.com) for an **APPLICATION**.



FOR MORE INFORMATION: 630-692-1500  
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**The Latest National Trends in Housing**

**New Listings**

Month-Over-Month Change  
**15%**  
 While inventory is still low, more people are selling their houses. If you're looking to buy, this gives you more options for your search.

**Home Prices**

Month-Over-Month Change  
**1.5%**  
 But even with that growth, there aren't enough homes to go around. And that keeps upward pressure on home prices.

**Time on Market**

Month-Over-Month Change  
**8 Days**  
 Since supply is too low for the number of buyers out there, houses are selling fast and getting multiple offers.

**What This Means for You**

**For Buyers**  
 You may have more options, but you'll still want to move fast and come in with a strong offer.

**For Sellers**  
 Your house should still stand out and may get multiple offers, if you price it right.

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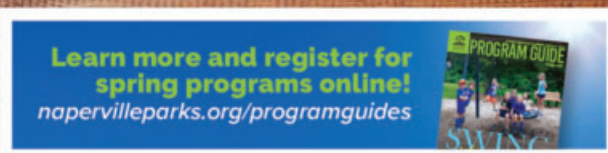
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### OTHER SERVICES

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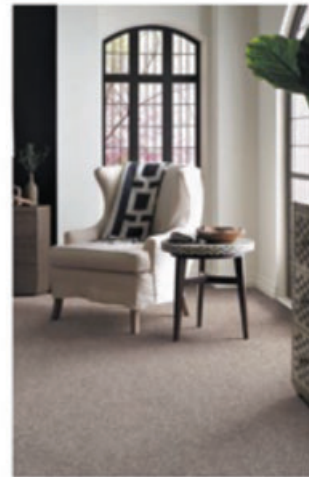
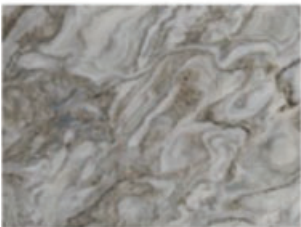
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