



Tamarron

Association of Condominium Owners

www.tamarronhoa.com

Edition 19

Winter 2025

Letter from the TACO Board of Directors

If it weren't for the colder temperatures, especially at night, you might think that winter has visited just about everywhere except Tamarron (the word is that it took up an extended residence in Texas). Our property has spent far more days completely barren of snow, as opposed to being blanketed with even a thin veneer of skiers' gold. Great news for the snow removal budget (and those negotiating the Highpoint Hairpin Turn); not so great for the summer moisture content of the surrounding forest lands.

But that is, as they say, "as of this writing." The NOAA forecast is calling for up to 20" of snow in the next couple of days, so some revisions to this letter may be necessary. While the lack of snow is reflected in the lower occupancy rate at Tamarron this winter, it has allowed the roofing crew to get a great deal of work done in Gamble Oak. It has also meant that BHP has made significant early progress in our fire mitigation efforts by removing a veritable forest of fallen leaves from Gamble Oak and pine needles from Pinecone (see page 2).

So whatever your preference, Durango in general and Tamarron in particular have something to offer just about everyone. Whether you're looking to finally spend some time on the slopes or get an early start to the golf season (or both?), we hope to see as many owners as possible taking advantage of all things Tamarron.

Board of Directors

Stacey Lanus ~ President
Cheryl Ter Haar ~ Vice president
Greg Collins ~ Secretary
Joe Carey ~ Treasurer
Scott Gillen
Mark Pelizza
Chad Watts



Fire Mitigation

The ongoing fires in Los Angeles have made this a subject at the front of everyone's mind, or at least it should be. Some of us were witness to the Missionary Ridge Fire of 2002, and many more of us were here for the 416 Fire in 2018. For the past several years, TACO has unilaterally taken steps to minimize the chances of a major fire on our property by reducing the amount of fuel close to our buildings. However, since fire knows no property boundaries, it's become clear to us and others that we need to take a more expansive and collective approach to the issue. Accordingly, TACO has partnered with Glacier Club and the Rockwood community to develop a multi-faceted plan to promote tree health and significantly reduce the amount of biofuel on all of our properties. Cory Heron, Landscape Manager for Glacier Club, gave an extensive and informative presentation at our last Board meeting regarding how our properties can work together for our collective safety and property protection.

In addition, Rob Farino from the La Plata County Emergency Management Agency gave a presentation of what plans are in place, and what steps should be taken by a homeowner, in the case of a wildfire emergency. In April, TACO, Glacier, and Rockwood will take part in a simulated emergency, including an evacuation of all residents.

We strongly urge all owners to view the video file of these presentations at <https://www.youtube.com/watch?v=X6KZJobFThg>

We would be remiss if we did not express our special thanks to Bobby Schurman for his efforts on this project. Not only has he proactively engaged with Glacier and Rockwood, but he has also brought in the Durango Fire Department, the La Plata County Emergency Management Agency, the Wildlife Adaptive Program, and officials from the state and federal forest services. Many thanks, Bobby!

Just a start!

Ryan standing in a sea of leaves removed from Gamble Oak.



CLIFFSIDE

BAR & GRILLE

*Come on down to Cliffside Bar & Grille
Your New Hangout Spot!*

We're conveniently located on the ground floor at the Tamarron Lodge. Our casual sports bar boasts a full bar with an impressive selection of beers, creative cocktails, and an atmosphere that's as laid back as it is inviting. Whether you're seeking a place to catch the big game, unwind with friends, or simply crave some delicious food, Cliffside is here for you.

*Hours: Wednesday through Sunday 11:00 AM ~ 9:00 PM
Monday 4:00 PM ~ 9:00 PM*



Live Music Friday and Saturday Evenings!

Come try our pizza loaded with toppings, burgers featuring James Ranch beef, and many more! We can't wait to welcome you and raise a glass to great times ahead!

<https://www.cliffsidedurango.com/>

Upcoming Board Meeting

The next meeting of the TACO Board of Directors will be held on Saturday, May 24th in the Lodge conference room. The meeting is open to both in-person and online attendance via Zoom. The link for the Zoom meeting will be sent to owners via e-mail the week prior to the meeting. The agenda for this meeting will be posted on the News & Events page of the TACO website, as well as in the display case located in the front lobby of the Lodge. The full schedule of 2025 Board meetings is posted on the News & Events page as well.

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The Glynn Group



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Your On-Site Real Estate Advisor



We're Here to Help - 24/7!

Water and Fire Damage doesn't happen on schedule - but when it does, call us at 970-385-8444 for prompt emergency service, even after-hours or on weekends!

Carpet Cleaning, Upholstery Cleaning, Stone, Tile and Grout Cleaning and Polishing.
In-Plant Oriental Rug Cleaning.
Water Damage Restoration.
Fire Damage Restoration.
Mold Remediation.
Biohazard/Trauma Cleanup.

970-385-8444

190 Sawyer Dr, Unit D Durango, CO 81303



Some Updates

Roofs ~ As of this writing, Gamble Oak is nearly 75% complete. While the lack of snow this winter presents other concerns, it has meant that the crews have been able to do a considerable amount of work on the south end of the complex. They hope to have the entire project completed by June 1st.

Locks ~ Those units whose owners chose Option 1 (re-key existing deadbolt) and Option 2 (install a new deadbolt) have been completed. Keypad locks with the Z-wave module (Option 4) purchased through TACO have been installed. Durango Lock & Key is still waiting for the keypad locks without the Z-wave module (Option 3) to arrive from Yale.

Smoke Alarms ~ New smoke alarms/CO detectors have been installed in all units on property. Work on the fire suppression system will continue in phases for three more years, after which we will be in full compliance with current code.

Front Desk ~ The front desk will remain in operation until all of the keypad locks have been installed and the Onity locks disabled. After that, it will begin to close down in phases. We will continue to need monitoring of the fire suppression alarms until the upgrades to that system are completed (see above). Owners and property managers are reminded that it will be their responsibility to provide access to their units for friends, guests, housekeeping, etc. Once all the new locks are installed, the front desk will no longer be performing that function.

Insurance ~ Owners are encouraged to view the insurance town hall meeting held on January 29th with a representative from USI Insurance (link below). This will give a good idea of where we stand now and where the industry might be heading in the next year or so. Owners are reminded that they must carry a condo policy that covers their unit contents from the drywall in.

<https://www.youtube.com/watch?v=tdOgUBhjjgV8>

*All of this information, and a whole lot more,
can be found at www.tamarronhoa.com
Be sure to follow TACO on Facebook!*

*"Blessed is the man, who having nothing to say,
abstains from giving wordy evidence of the fact."*

- George Eliot (1819-1880)



*The Valley Course opens Friday, May 2nd!
See the News & Events page of the
TACO website for a Schedule of Events.*

Employee Spotlight



Carlos Cruz Mendoza

As our security desk supervisor, Carlos' hard work and dedication have made a significant and positive impact on our operation, especially as we tackle some major changes.

His ability to take on added responsibilities and willingness to fill in for co-workers have made him an invaluable part of the Tamarron team. Many thanks, Carlos.

A Very Important Note

Although the front desk will be closing in stages this year, it is imperative that rental unit owners/property managers continue to e-mail a list of guest arrivals to frontdesk@tamarronhoa.com.

A list of arrivals is compiled and sent to Glacier Club each day, and if your guest's name is not on that list, he/she will not be allowed to use the facilities. We also ask private unit owners to continue to notify us of their presence on property so that we know which units are occupied and which are vacant.

This is done for safety and security reasons, and to effectively respond to any emergency situations.

A Few Reminders

***** FIRST AND FOREMOST *****

We have had a number of low temperature alarms in units across the property so far this winter. In virtually all cases it has been because the heat has been turned OFF. Many of those units have notes telling the guests/housekeepers to do so upon departure.

PLEASE DO NOT DO THIS!!!

You are running the risk of freezing pipes and the ensuing expensive repairs to your unit, as well as any neighboring unit affected by a burst water line.

RECYCLING ~ In the alcove just north of the central tower of the Lodge.
PLEASE! No glass, no styrofoam, no plastic bags, no shredded paper, no household trash.

Maintenance requests should be made by clicking on the **Maint. Requests** button which can be found at the top of each page of the TACO website.

Please, please, please ... do not flush paper towels, handiwipes, feminine hygiene products, or other items down the toilet. These will definitely cause clogs and potentially costly backups.

If you would like to set up automatic ACH payments of your HOA dues, contact Allisa Oligier at 970-382-6717 or aoliger@tamarronhoa.com

The Four Corners area offers a wide variety of outdoor activities. Click on the **Area Adventures** link of the TACO website for some suggestions.

Lastly, remember that any smoking, whether it be tobacco or marijuana, is prohibited in all TACO common areas and parking lots, as well as inside units.