



# Tamarron

Association of Condominium Owners

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

*Edition 17*

*Spring 2024*

## Letter from the TACO Board of Directors

In some casual discussions with Board members as well as other long-time owners, the question has been asked if anyone can remember a time of greater financial and logistical challenges than what we're experiencing right now. Unanimously, the answer has been a resounding "NO". Yes, we've had important issues in the past which required some difficult and painful decisions, but never the number and magnitude of what we're facing at the moment. From the Lodge plumbing to the insurance and roofing issues (see page 2) to the changes to the front desk and locks (see page 3), it can be hard sometimes to discern the light at the end of the tunnel. However, we're reminded of the old joke immortalized on an El Arroyo sign:

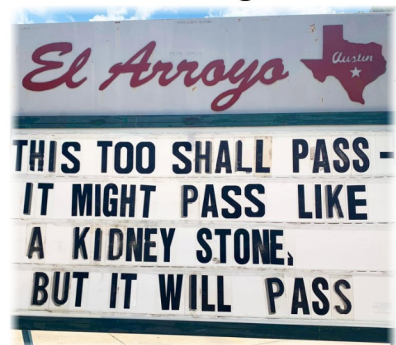
The good news is that there are solutions to all of these problems. With the contributions from, and in some cases the heavy lifting by, involved owners in cooperation with the Board, staff, and BHP, these solutions are slowly coming to fruition.

And while the calendar says we have another three weeks to go, for all practical purposes, summer has arrived at Tamarron. We look forward to seeing owners on the golf course, the hiking trails, by the pool, barbecuing on the north deck of the Lodge, or reveling at Highpoint Happy Hour.

*Let's make it a great summer!*

### Board of Directors

Stacey Lanius ~ President  
Mark Pelizza ~ Vice president  
Joe Carey ~ Treasurer  
Scott Gillen  
Greg Collins  
Andy Laudermilk  
Cheryl Ter Haar



# The Roofing Projects

## Highpoint



As of this writing, the Highpoint roofing project is nearly complete. Despite having to replace nearly 60 OSB panels which had rotted, Ross expects to be finished in Highpoint sometime early to mid-July, well ahead of schedule. Laying of the metal standing seam panels should be completed by the first week in June, leaving only detail work to be completed around the various roof penetrations.

BHP is working with Higher Ground Roofing to secure and/or replace a number of fascia and trim panels which had either warped, come loose, or detached altogether.

Admittedly, we had a relatively easy winter as far as snowfall is concerned. However, the fact that we had no reported roof leaks (zero!), bodes well for the 50-year life expectancy of these roofs.

## Pinecone

Because the original construction of Pinecone (circa 1974) differed from that of Highpoint (circa 1981), these roofs have presented a different set of challenges. In particular, the crew has found several areas where the T&G boards have rotted due to years of water infiltration. Again, BHP is working in concert with Higher Ground Roofing to identify and repair those areas as they are found. If you see one of these areas on the ceiling of your deck, keep in mind that it will be painted along with all the others when the roofing in Pinecone is complete. Installation of the metal panels should begin the first week in June, with an expected completion date of early to mid-September.



## *Insurance*

*With summer less than a month away, an earnest initiative is underway this spring involving TACO's commercial property and casualty insurance. The Board has begun an all-out search, a full eight months prior to the association's coverage anniversary date in the fall, for a portfolio of coverages that will satisfy both the requisite need for reduction in premiums paid as well as the broadest coverages available.*

*An insurance committee has been formed by Board President Stacey Lanjus headed by Board Treasurer Joe Carey, and including owners Chad Watts (Highpoint), Kit Turpen (Pinecone) and Jim Rogers (Pinecone), all of whom have decades of experience in the insurance industry. Each has knowledge of contracts, placement of insurance coverages and risk management which will be applied to negotiate with various insurance companies during the search to achieve our goal. Many, many thanks to our Board of Directors who are lending their full support to the process, all of whom are serious about lowering the association's costs.*

## *Upcoming Meetings*

*The next meeting of the Board of Directors will be held on Thursday, September 5th in the Lodge conference room. The Annual Owners Meeting will be held on Friday, September 6th at 10:00 AM in Prospector Hall. As always, all owners are welcome to attend either in person or online via Zoom. Please be sure to check your e-mail for information and updates regarding the upcoming Board elections, as well as the Annual Owners Week events.*

# The Front Desk and Locks

## Front Desk

As everyone should be aware by now, the front desk will be closing.

However, this will be done in a couple phases and will take some time to fully accomplish. The first phase will be to discontinue the “hospitality” aspect of the operation; i.e. checking guests in and out and issuing Onity keys. We hope to have this completed sometime in the fall, and it will coincide with the installation of new locks on many of the unit entry doors (see below).

***From that point on, it will be up to owners and/or their property managers to facilitate access to units for guests, either by keypad combinations or a deadbolt key. There will no longer be a front desk person to issue keys or allow access to units.***

The second phase of this will be to continue monitoring the smoke and fire alarm systems at the front desk until upgraded systems have been installed, which will take a total of about 4 years. Once the new systems are in place, smoke alarms will only sound in individual units. Fire alarms, which indicate flow in the sprinkler system, will be monitored by a third-party entity which will be in contact with the fire department.

We want to stress that the current systems will continue to be monitored 24/7, until the new systems are up and running.

## Locks

As stated above, at some point this fall we will be discontinuing the use of the Onity locks. The actual hardware will remain in place, but the locking mechanism will be put on “free entry”. Those units that currently do not have a deadbolt lock will be required to have a keypad lock or new deadbolt installed; those who currently have a deadbolt will have the option to keep it or replace it with the new lock. We ***strongly*** recommend anyone who rents their unit, or allows friends or family to use it on a regular basis, to upgrade to the keypad lock.

These locks will offer several options:

1. Stand-alone ~ This means that the lock would have no remote capabilities. It would be programmed at the lock itself.
2. Wifi ~ You can have a wifi module installed in the lock so that you, individually, can program the lock remotely.
3. Z-Wave ~ This is the preferred mode of many property management companies (this is what VRC uses). The Z-Wave module in the lock would connect to a hub inside your unit. This hub can be used to communicate with a variety of wireless/remote devices in your unit.

The lock can always be operated by a hard key which will be matched to the TACO master system. All new locks will have new hard keys to insure smooth operation. Distribution of the new keys to owners will be worked out as the project progresses.



# CLIFFSIDE

## BAR & GRILLE

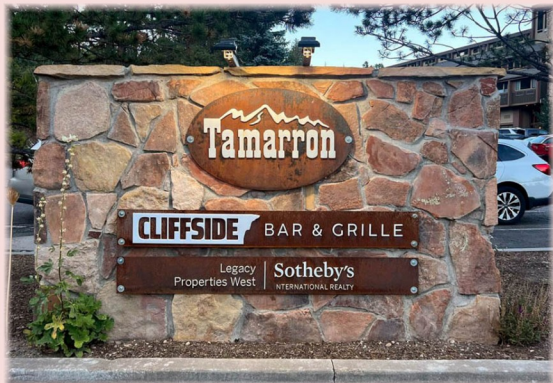
*Live music every Friday night.*

Go to our page on the TACO website to see our schedule of artists.

*Open 11 AM to 9 PM Wednesday thru Sunday.*

Pick-up and take-out service is available at the bar or curbside at the Tamarron Lodge.

Call 970-382-6776 for details.



Heather Dawson  
Co-Owner & Managing Partner  
The Tamarron Resort  
& Durango Collection

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## The Glynn Group



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970-749-8587



Your On-Site Real Estate Advisor

*"Not everything that can be counted counts, and not everything that counts can be counted."*

*~ Albert Einstein (1879-1955)*

*All of this information, and a whole lot more, can be found at*

*[www.tamarronhoa.com](http://www.tamarronhoa.com)*

*Be sure to follow TACO on Facebook!*

*"Happiness is good health and a bad memory."*

*~ Ingrid Bergman (1917-1982)*

- Valley Course Opens .... Friday, 5/3*
- Back To Golf Scramble .... Saturday, 5/18*
- Valley Shamble ..... Saturday, 6/1*
- Couples Scramble ..... Sunday, 6/30*
- Couples Scramble ..... Sunday, 7/14*
- Club Championship .... Friday & Saturday, 7/19 & 7/20*
- Valley Member-Member .... Saturday, 7/27*
- Couples Scramble ..... Sunday, 8/25*
- TACO Scramble ..... Saturday, 9/7*
- Valley Course Closes ..... Sunday, 10/27*





## *Helping To Keep Tamarron Beautiful*

Unfortunately, the budget constraints of this year have forced us to forego some of the added touches that we all enjoy, but tend to take for granted. Nowhere is that more evident than in the spare flower plantings around the property.

However, some owners have taken it upon themselves to rectify the problem by purchasing, placing, and caring for some flower pots on their own.

Our thanks to Pat Penton, Brian Martinez, and Lynda Packard for their efforts and generosity in beautifying the north deck of the Lodge.

If any other owners are interested in doing the same in their area, check out the selections at City Market or Home Depot. Or you can give the maintenance staff a call and ask for their suggestions. They're always ready to help.

## *Lastly ... A Few Other Notes*

Dog issues continue to headline the Rules & Regulations agenda. Owners are expected to keep their dog on a leash and pick up after it. Please show respect for the Tamarron property and, perhaps more importantly, show respect for your fellow owners and residents.

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

A reminder from Glacier Club that walking along the golf course or cart paths is prohibited between April and November. *Registered golfers only on the course.*

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 Oliger at 970-382-6717 or [aoliger@tamarronhoa.com](mailto:aoliger@tamarronhoa.com)

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.