



Tamarron

Association of Condominium Owners

www.tamarronhoa.com

Edition 18

Fall 2024

Message from the TACO Board of Directors

As autumn works its magic, the colors come out, and the cooler weather sets in, we're treated to a respite from visitors and tourists, traffic and noise. Life slows down just a bit as Indian summer graces us with a last wave of warmer weather. "Autumn, the year's last, loveliest smile," according to William Cullen Bryant. Vincent Van Gogh wrote, "As long as autumn lasts, I shall not have hands, canvas and colors enough to paint the beautiful things I see." Or, as L.M. Montgomery more simply wrote, "I'm so glad I live in a world where there are Octobers."and then we turn into the holiday season.

As we wrote in the Spring News letter, this is, and has been, a year with an unprecedented number of serious logistical and financial challenges. Yet as you'll see in the following pages, we've worked together as a community to address each of them. There continues to be some painful belt-tightening, and this will most likely continue for the next year or so. However, there are some interesting observations to be made in the midst of the fog. In particular: 2024 will most likely see the fewest number of unit sales in the last eight years. Yet, the average price per square foot is at a record high; higher than last year's then-record high, which was higher than 2022's then-record high, etc. This shows that buyers see significant value in owning at Tamarron. The average occupancy rate of rental units for the summer months of the last three years has remained remarkably constant, meaning that others see value in spending vacation time here. And as we continue to address the issues confronting our property, we have nothing but optimism for its future.

One other thing to consider: Our owners come from 31 different states. From coast to coast, and from the Canadian border to the Gulf of Mexico. We take pride in the fact that Tamarron has so much to offer people from all walks of life, and from all over the country.

Board of Directors

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



The Roofing Projects



The Lodge roof was completed last November, using 30-year architectural shingles with a Class 4 impact resistant rating. This means the shingles can withstand 2" hail without sustaining serious damage. In addition, a hot edge system along with heated gutters and downspouts should minimize any icicle buildup, making the west side of the Lodge a much safer area.



Highpoint, Pinecone, and Gamble Oak are being roofed with a 24-gauge standing seam metal roof. The concealed fastener design means that this roof requires no maintenance. Highpoint was completed earlier this year. Pinecone will be complete as of October 25th, with snow bars installed on units over the undercover parking area. By the time the snow flies, Gamble Oak should be about 40% complete.

Taken as a whole, this project will enhance the aesthetics of our property, increase its value, and put us in a better position with regard to property insurance.

Upcoming Board Meetings

The annual Budget Workshop will be held on Saturday, November 16th, in the Lodge conference room. All owners are welcome to attend either in person or online via Zoom.

The next meeting of the Board of Directors will be held on Saturday, November 23rd.

The agenda for the Board 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 primary item on the agenda will be a vote to approve the 2025 budget and send it to the owners.

The full schedule of 2024-2025 Board meetings is posted on the News & Events page as well.

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.



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/>

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

*"I don't want to achieve immortality through my work;
I want to achieve immortality through not dying."
- Woody Allen (1935-)*



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

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**HAPPY FALL
Y'ALL!!!**

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**2024 MARKET UPDATE
Jan—Sept**

Your On-Site Real Estate Advisor

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"I heard someone tried the monkeys-on-typewriters bit trying for the plays of W. Shakespeare, but all they got was the collected works of Francis Bacon."

- Bill Hirst



The Valley Course closes Sunday, October 27th!

Purgatory is scheduled to open on Saturday, November 16th. Go to the News & Events page of the TACO website for updates.

Some Updates

Locks ~ Installation of the new keypad and/or deadbolt locks will begin on Monday, October 28th. We expect it to be completed by Thanksgiving. We will do our best to keep everyone informed as to when their building is scheduled to be done. The locksmith will make two keys for each lock and bring them to the TACO office in the Lodge. Owners will need to make arrangements with Gary Prisby to obtain a key. Additional updates will be sent via e-mail as the project progresses.

Smoke Alarms ~ Installation of the new smoke alarms/CO detectors will begin on or around November 1st. The current smoke alarms will be removed and taken offline. 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 at least until the first of the year. 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).

Insurance ~ The insurance committee has worked long hours for months in an effort to improve our coverage and reduce our premiums. While the market is still incredibly tight, they were able to secure greatly increased coverage at a modest decrease in premiums. A huge shout-out to Joe Carey, Stacey Lanius, Chad Watts, Jim Rogers, and Kit Turpen for their dogged determination in getting this done. More information will be coming shortly.

Phones ~ This is a project that has mostly flown under the radar, since the majority of owners and guests use only their cell phones. We get our phone and internet services from Ting Internet. Ting is currently in the middle of upgrading the telephone infrastructure in Pinecone and Gamble Oak. Residents in those areas have noticed a change in the dialing procedure, both in and out. The crew will be moving to Highpoint next, with the Lodge last to be done. Ting expects to complete the entire project by the first of the year, at which time everything will return to normal.

A shout-out!

Don & Karen Coker

Don and Karen rolled up their sleeves this summer and took Pinecone under their wing. They weeded flower beds, trimmed trees, pruned shrubs, and planted grass seed. They did a remarkable job that was greatly appreciated by all, especially those residents of Pinecone.

Many thanks, Karen & Don!

Congratulations to the winners of the 2024 TACO Scramble Tournament!



Peggy Gibson
Paul Puglise
Lynnette Thibodeaux
Rich Wiltz

A Few Reminders

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.

The Budget Workshop for the 2025 budget will be held on Saturday, November 16th. The proposed budget will be presented to the Board for approval during their regular meeting on Saturday, November 23rd. After that, the budget will be sent to owners via e-mail and USPS, and posted on the TACO website in accordance with our Bylaws. The budget then becomes an agenda item for the regular Board meeting on Saturday, February 1st, 2025, and “if no less than 67% of the votes held by Owners in the Association reject the proposed budget, the budget shall be deemed ratified” per Section 10.1 of the TACO Bylaws.

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

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.