

# TAMARACK PINES



Tamarack Pines Condominium Owners Association  
c/o Peak Properties, LLC, 11711 Hermitage Rd, Suite 7  
Little Rock, AR 72211 353-0368 office, 353-0398 fax  
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## YTD Activity Report:

- All 48 units have been re-roofed!
- Two buildings scheduled for this year's rotation of painting have been completed (17-20 and 29-32).
- Waste Pod again a success!
- Looking at lawn service company bids for comparison to existing service (price and service).
- Getting bids to consider for repair/replacement of the sidewalk landscaping lights

### BOARD OF DIRECTORS

Jessica Dietrich, Pres. #43  
Eugenia Williams, #22  
Marcie Gibson, #31  
Amanda Andrews, #18  
Valerie Lincoln, #2

### Parking Issues:

The visitor spaces are for **GUESTS ONLY**. Residents are not to park in the visitor spaces at any time. Guests are defined as visitors who are in and out (does not include continuous overnight stays). In addition, no one has the right to park in another resident's assigned space unless permission is obtained from that resident. Each unit has two assigned parking spaces. If you have more than two cars being used on a regular basis, you need to find another location other than Tamarack for that third vehicle. **Violators are first warned (sticker) and repeated violations will be fined \$50.00 per violation**

### Annual Owners Meeting

Wednesday 6:00 pm

**August 15, 2012**

Mark your calendar now!

Terry Library, Napa Valley

### LATE FEE POLICY

Condo dues and special assessment are due the first day of each month.



Late Fee applies for any payment not received by the 20<sup>th</sup> of the month.



Late fee amount is 10% of the regular condo dues.

### *Helpful Association Information*

#### **FHA Certification**

**Current Status:** Tamarack Pines is not currently approved for FHA Certification. The project based certification expired as of 9/30/11. Since then, Tamarack Pines has not met FHA requirements for re-certification application. The board will persist in monitoring approval requirements and apply when in a position of general acceptance.

**Owner Actions:** Pay dues on time. **Make sure realtors are aware that Tamarack Pines is not FHA Certified.**

#### **Leasing of units:**

**Leasing of the Tamarack Pines units is prohibited** pursuant to the 2003 amendments of the Master Deed and By-laws. Any unit purchased after June 15, 2003 is not permitted to lease their unit. Currently approximately seven units are leased (allowed due to purchase prior to June 15, 2003).

**Regardless of when you purchased, upon re-sale the right to lease said unit shall terminate. When selling your unit make sure your Realtor is aware of this termination of the “the right to lease” upon sale.**

#### **Who is responsible for what (POA vs. Owner)?**

Attached is the owner’s guideline charting what is individually owned vs. what is common area (POA responsibility). Many times issues arise that ownership will determine who pays for repairs. Example, any repair to the interior of a unit is the owner’s responsibility even if an outside element caused the damage (rain, flood, rodent, etc.). In the past the POA has occasionally assisted an owner with repairs, but legal counsel has advised the board that they should strictly follow the association documents since assisting with repairs could be implied as taking on responsibility for the damages that should be those of the owner. Based on this advice of counsel, the board will follow the master deed and bylaws and not participate in assisting owners if the repairs are the responsibility of the owner. The attached ownership guide is a quick reference chart derived from the association governing documents.

#### **Pool Rules**



- \*All residents were given two pool cards per unit. Please have your pool card with you when at the pool
- \*Don't hesitate to ask for identification of anyone at the pool
- \*Rules must be enforced by the residents
- \*Under age 16 requires adult supervision
- \*Limit to two guests per unit.
- \*Observe pool hours and quiet swim times
- \*NO LIFEGUARDS, SWIM AT YOUR OWN RISK!

#### **Grills**

The use of open flame grills is not allowed on balconies. In addition, when using grills outside the building, the grill must be placed a minimum of 10 feet away from the building.

This restriction is based on the Little Rock Fire Code.

