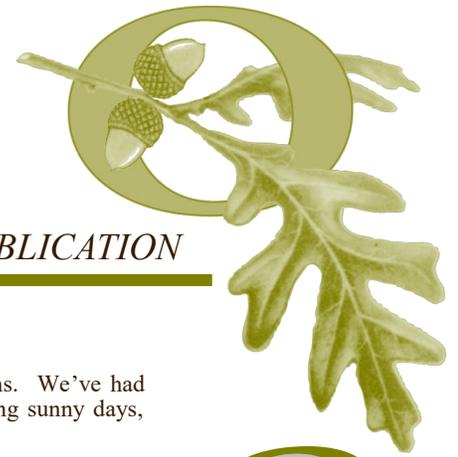


MARCH TWO THOUSAND EIGHTEEN
A TREE TOPS RESORT HOMEOWNERS PUBLICATION



RESORT MANAGER'S UPDATE

Spring is definitely in the air! Mother Nature has taken us on a roller coaster ride the last few months. We've had periods of extreme cold, a little snow, and a lot of rainy days. Now we are looking forward to amazing sunny days, flowers blooming, and wildlife stirring.

This past year we experienced a lot of wildlife here at the resort and had an unusually large presence of black bears. I have lived here all my life and still get excited every single time I see a bear in the wild. However, I have to remember that they are wild animals. It is extremely important to keep a safe distance from them and to never feed them. Feeding a bear not only puts our guests in danger but the bears as well. So, please remember to enjoy our wild, furry visitors from afar.

We are working diligently to complete our refurbishment plans. The following are our planned projects for this year:

- New carpet in buildings 7 and 8
 - New sofas and loveseats in buildings 7 and 8
 - Jacuzzi tubs and guest bathtubs replaced in buildings 7 and 8
 - The pool and deck at building 4 has been resurfaced
 - All televisions have been updated to flat screens
 - Addition of weight room equipment
 - New mattresses in building 4
- New flooring in the clubhouse

I hope that you will take notice of and enjoy the upgrades and improvements during your next visit.

Construction is coming along as expected but there are always unforeseen obstacles as any construction project progresses. It has been amazing how easily these obstacles have been handled during the rebuild of buildings 5 and 6 and, as of now, the construction is right on schedule. It has been enlightening to learn so much about construction in general and the knowledge will be most helpful to maintenance staff in the years ahead.

Most of the building 3 concrete slab was salvaged. However, the stairwells and some walkways were destroyed during the demolition. This concrete work has already begun and construction on building 3 will commence very soon. Construction on buildings 1 and 2 is scheduled to begin this year. We will update you on a construction schedule and occupancy date as more definitive information becomes available.

Flex reservations have opened for all of 2018, for September in the Tree Lofts, and for November and December in buildings 5 and 6. If you have not called to book your flex week because you assume there is nothing available, don't forgo this year's vacation without first calling flex reservations for availability. There are still a lot of weeks available so call today!

The staff and I look forward to seeing you soon. As always, our goal is to provide the best vacation experience possible.

Best regards,

Karrie Newsome
General Manager

**CONTACT
INFORMATION**

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Flex Week Reservations

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General Manager**

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Activities

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RCI Weeks: 800.338.7777
RCI Points: 877.968.7476
II: 800.828.8200

Administrative Offices
Maintenance Fees, Deeding, and
Ownership Changes

Phone: 865.428.6039 x14, x15 or x16
Fax: 865.428.8930
Email:
chooker@treemontresorts.com



290 Sherman Clabo Rd
Gatlinburg, TN 37738

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Activities Department Update

I am always amazed at how Mother Nature knows just when we need to see those pretty yellow daffodils each spring. While their appearance doesn't signal the end of wintry weather, they do signal that spring is coming and the spring break travelers and summer won't be far behind!

So much is happening in the area this year. Several new attractions that were just rumors last fall are now open and attracting lots of attention! Anakeesta is a beautiful addition to downtown Gatlinburg with its gondolas and chair lift, swinging bridges, ziplines, and mountain coaster. Crave Golf Club is a candy lover's dream with a miniature golf set amongst giant sized candies and sweets! New to the list of coming attractions is a five acre expansion to Dollywood consisting of a whole new section to the park with rides and attractions! No details yet, but I will let you know as soon as I have them. The Mountain Mile and the Mountain Monster are coming to the old Belz Outlet Mall site, turning it into a huge shopping venue with a tower thrill ride as the main attraction! Just down the street from there, you will find Pigeon Forge Snow where you can snow tube all year long. Paula Dean has announced that she will be reopening the Lumber Jack Feud again, but this time as an outdoor venue.

So much is happening and I know you will all want to be right in the middle of it! As always, your activities staff is here to help you plan and have the best vacations ever!

Jessica Newsome
Activities Director

TREE TOPS RESORT CONDOMINIUM ASSOCIATION, INC. Annual Homeowners' Meeting Minutes November 8, 2017

The annual meeting of the Tree Tops Resort Condominium Association was called to order at 10:04 a.m., November 8, 2017 by H. Charles Anderson, President.

Mr. Anderson acknowledged the presence of Board Members Gordon Anderson, Jerry Bradford, Curtis Burnette, George Doyle, Charles Pigg, and Barbara Storer. He then acknowledged Tree Tops Resort staff. They were Karrie Newsome, Resort Manager; Jessica Newsome, Office Manager; Tony Hawks, Maintenance Manager; Penny LaLone, Activities Coordinator; and Tree Tops administrative staff members Brenda Rapp, Maintenance Fee Collections/Deeds Administration; Cheri Hooker, Incoming Maintenance Fee and Collections and Deeds Administration; Camille Susak, Maintenance Fee Collections/Purchasing Agent; Donna Berrier, Payroll and Accounts Payable; Nellie Thomas, Chief Operating Officer; Sandy Breeden, Incoming Chief Operating Officer; and Greg Logue, Attorney for the resort. Mr. Anderson announced that Brenda Rapp and Nellie Thomas will be retiring and expressed his appreciation to both.

Copies of the minutes for the 2016 Homeowners Meeting were distributed to those present who may not have received a copy earlier this year. A motion was made and seconded to approve these minutes as presented. The motion carried.

Mr. Anderson then asked George Doyle to present the Treasurer's Report. Mr. Doyle reported that the Operating Account beginning balance on January 1, 2017 was \$593,252. Estimated revenues for 2017 are \$2,910,176, down due to refunded and waived maintenance fees, and expenses are \$3,191,440. The projected fund balance for December 31, 2017 is \$311,988. Budgeted revenues for 2018 are \$3,519,850 and budgeted expenses are \$3,841,434 leaving a projected fund negative balance of \$9,596 as of December 31, 2018, based on a \$603,000 loss over two years.

The Replacement Fund's beginning balance as of January 1, 2017 was \$1,549,185. Projected revenues for 2017 are \$367,500 and projected expenditures are \$210,000. The projected ending fund balance on December 31, 2017 is \$1,706,685. Budgeted revenues for 2018 are \$315,735 and budgeted expenditures are \$300,000 leaving a projected ending fund balance of \$1,722,420 on December 31, 2018. Mr. Doyle stated that fund balances do not reflect any insurance reimbursements for business losses, which may cover losses in the operating funds.

Mr. Anderson asked for a motion to approve the Treasurer's Report. The motion was made and seconded. The motion carried.

Karrie Newsome presented the 2017 Resort Refurbishment Report. She stated that sofas were replaced in Building 4. The love seats were replaced with reclining love seats in one and two bedroom units. All mattresses were replaced in Buildings 7 and 8. The shuffle board court was repainted and handrails throughout the property were sanded and painted. Concrete facades on Building 4 walkways were repaired and balcony furniture was replaced in Buildings 4 and 7. A playground area was added near Buildings 7, 8, and 9. New outdoor carpet was installed on the putting green area and the basketball court received a facelift. The luggage ramp was repaired in Building 9. Ms. Newsome then presented the 2018 Proposed Refurbishment Report. She stated that carpet would be replaced in Building 7, and Building 4 will receive new mattresses. The pool and pool deck will receive an upgrade and televisions, Jacuzzi tubs and lighting will be replaced throughout the resort. The furniture in Buildings 7 and 8 will be replaced. The weight room equipment will be upgraded and the flooring will be replaced in the clubhouse. Buildings 7 and 8 will receive new bedding covers. The concrete façade will be repaired on Buildings 1 and 3, and the hot tub will be replaced at the Treelofts.

Mrs. Nellie Thomas then presented the 2018 budget. She expressed that we deeply care for the homeowners and she thanked Mr. Anderson. She expressed how difficult budgeting was due to so many unknowns caused by the wildfires. She complimented the Board and the resort and administrative staff for the job they did this past year. Mrs. Thomas then announced that the Board was proposing a \$5.00 increase in maintenance fees for 2018, with the objective to rebuild with the utmost efficiency.

Mr. Anderson then reported that the next item on the agenda was for the good of the order. A discussion followed regarding the progress of the re-building. Mr. Anderson stressed that the timing of the completion of all buildings was dependent on the availability of materials and construction crews. He also announced that Tree Tops has retained its Gold Star status with RCI.

Mr. Anderson then called for any nominations from the floor for Board Members. There were none. The ballots were then collected and tabulated, and Mr. Anderson announced that the budget was approved by 98 percent. The current members of the Board of Directors were all re-elected for a term of one year. The percentage totals for the 2018 budget and the Board of Directors consisted of proxy votes, as well as votes by homeowners who were present.

There being no further business, the meeting adjourned at 10:42 a.m.

Respectfully submitted,

George F. Doyle
Secretary/Treasurer

RENTAL POLICY UPDATES

Rental Policy Effective May 1, 2018

During the 2017 Board of Director's meeting, there were changes made to our current rental policy. Due to the increase in owner complaints concerning our current rental policies, the Board of directors voted to implement a new rental policy. The following policy changes will take effect on May 1st:

- Two (2) night minimum year round
- A three (3) night minimum on holidays*
- Rental rates will increase \$10 per night

Any reservations less than seven (7) nights will incur a cleaning fee of \$25, to be paid by renter, for a one bedroom unit and \$35, to be paid by renter, for a two bedroom unit.

*Holidays: New Years, Easter, Memorial Day, July 4th, Labor Day, Thanksgiving and Christmas.

ADMINISTRATIVE CHANGES

Please join us in extending best wishes to Brenda Rapp, who will be retiring from the administrative offices for Oakmont and Tree Tops Resorts on April 30, 2018. After 20 years of dedicated service, we will certainly miss Brenda's experience and unmatched attention to detail. We extend our best wishes to Brenda as she takes a long and much deserved vacation!

We would like to welcome Cherise Hooker to our team at the administrative office as Brenda's replacement. Cheri went to work at Tree Tops immediately out of high school and worked in various departments for 21 years before moving to Sunrise Ridge Resort where she was instrumental in the development and management of that resort. Her knowledge of Tree Tops and Oakmont and years of experience in the timeshare industry is sure to be a valuable asset.

CONTACT INFORMATION & OWNERSHIP CHANGES

It is the obligation of each owner to maintain current contact information with Tree Tops Resort. Tree Tops Resort will mail any required communication to the name(s) and address on file and will assume that the information is current.

An owner may submit a change of address to Tree Tops Resort by mailing the new information to the Administrative Offices at PO Box 4960, Sevierville, TN 37864, sending via fax to 865.428.8930 or calling 865.428.6039, extension 15 or 16.

If an owner sells or transfers ownership, that owner is required to send the following to the Administrative Offices: copy of a recorded deed in the new owner(s) name, address and telephone number of the new owner(s), a statement indicating the first year of occupancy for the new owner(s), and a \$75 transfer fee made payable to Tree Tops Resort. If the owner is an RCI Points member, the owner is required to also cancel the membership or transfer the membership to the new owner. An owner may contact RCI at 877.968.7476 for the required paperwork.

Annual maintenance fee invoices are mailed to all owners in late November. If the maintenance fee invoice is returned by the post office because the owner has moved and not notified Tree Tops Resort, a rebilling fee of \$5.00 will be assessed to the owner's account.

INTERNAL TRADES

You may now advertise your internal trade online, year-round. Just contact your reservationist with your trade request and we'll upload your ad on our website: www.treemontresorts.com.

You may request an internal trade by sending in writing your confirmed unit/week, the desired unit/week, and contact information to Tree Tops Resort, 290 Sherman Clabo Rd, Gatlinburg, TN 37738. If you should secure an internal trade, please notify the resort.

| NAME | UN/WK HAS | WK WANTS | YEAR | PHONE |
|------------------|------------|----------------|------|--------------|
| Young, Kathy | 1 BR/WK 22 | WK 48 | '18 | 864.229.9185 |
| Rhone, James | 2 BR/WK 38 | WK 39-44 | '18 | 740.412.1637 |
| Bennett, Barbara | 2 BR/WK 32 | WK 41,42,47-50 | '18 | 423.639.7970 |

RESORT POLICY REMINDERS

Flex Week Reservations- If you are a flex owner, had a 2018 week reserved, and did not pay your 2018 maintenance fee in full by February 1, 2018, your reservation has been cancelled. Once you have paid your dues in full, you will be permitted to re-schedule your flex week, subject to inventory availability.

Prepaying Maintenance Fees- At any time during the year, you may prepay your maintenance fee in full or by making monthly payments for any amount you wish. You may pay at the current year's assessment and, if there is an increase, you will be billed for the difference in December. Please make your check payable to Tree Tops Resort Condominium Association and note your contract number and the year you are prepaying on your check. Mail your check to the Maintenance Fee Department at Tree Tops Resort Administrative Offices, P. O. Box 4960, Sevierville TN 37864-4960.

Credit Cards- We accept Visa, Mastercard and Discover. Please note that you will be assessed a \$5.00 convenience fee for each unit/week when paying your maintenance fee by telephone or mail with a credit card. If your credit card is declined three times, you will be assessed an additional \$25.00 service fee.

Returned Checks- You will be assessed a \$25.00 return check fee if your check is returned to us for any reason.

Exchanging Your Week / RCI Points- If you are depositing your week with an exchange company or borrowing RCI Points, you are required to pay the maintenance fee in advance for the year you are exchanging or borrowing.

Parking- There is a two vehicle per unit limit. In order for all guests to have adequate parking, we are unable to accommodate campers, RV's, or trailers. The resort has very limited parking and must enforce this policy.

Smoking- All units at the resort are smoke free. Smoking is only permitted outdoors and in open air common areas. Violators will be fined \$200.

Check-in- All owners, owner guests, and exchanges will be required to show ID upon arrival at the resort. If you are sending a guest to use your unit, we require written notice from the owner(s). If you are unable to provide written notice prior to check-in, please send the reservation confirmation with your guest with the necessary information filled out.

No Pets Allowed- No pets are allowed on premises or in units. Violators will be fined \$500 and required to remove the pet from the premises.

Maximum Occupancy- Six persons for a two bedroom and four persons for a one bedroom, regardless of age.

Reservation Fees- All rental reservations require a seven day cancellation notice in order to receive a refund. There is a \$15.00 charge for cancelling or changing a rental reservation. Changes to flex week reservations require a \$25.00 change fee.

Vacation Calendars- Just a reminder to always verify your arrival dates with a vacation calendar, as arrival dates change from year to year. If you need a calendar, you may print one from our website, www.treemontresorts.com. You will find the calendar link on the "Owner Information" page. You may also contact the Reservation or Check-in Office and request that one be mailed to you.

Early Arrivals- If you will be having a guest arrive before you to check into your unit, please call the registration office and give them your guest's name. In order to protect our owners, we will not allow any unauthorized guest to check into your unit. If we already have your guest's name, this will make the check in process a better experience for everyone.

Owner Guests- When sending multiple guests to use your unit, please mark on your confirmation if the unit needs to be cleaned between visits and which party is responsible for paying the cleaning fee. If you do not wish to have the unit cleaned between occupants, please note this on your confirmation as well.

Rental Agreements- When submitting a rental agreement, all parties on the deed or contract must sign the rental agreement. Your unit will not be placed on the rental program without all signatures. Please allow us time to receive the rental agreement and then call to verify that we did receive it and that all information is correct. Rental Agreements can be printed from our website, www.treemontresorts.com

For Sale By Owner Listing- The minimum price that your unit may be listed for at treemontresorts.com has increased from \$1000 to \$2500. This is effective for new listings only.

We hope these reminders will help you to help us maintain Tree Tops Resort as a special vacation destination.

VACATION CALENDAR

2018

| WEEK | FRI | SAT | SUN | WEEK | FRI | SAT | SUN | WEEK | FRI | SAT | SUN |
|------|----------|----------|----------|------|----------|----------|----------|------|----------|----------|----------|
| 14 | 04/06/18 | 04/07/18 | 04/08/18 | 27 | 07/06/18 | 07/07/18 | 07/08/18 | 44 | 11/02/18 | 11/03/18 | 11/04/18 |
| 15 | 04/13/18 | 04/14/18 | 04/15/18 | 28 | 07/13/18 | 07/14/18 | 07/15/18 | 45 | 11/09/18 | 11/10/18 | 11/11/18 |
| 16 | 04/20/18 | 04/21/18 | 04/22/18 | 29 | 07/20/18 | 07/21/18 | 07/22/18 | 46 | 11/16/18 | 11/17/18 | 11/18/18 |
| 17 | 04/27/18 | 04/28/18 | 04/29/18 | 30 | 07/27/18 | 07/28/18 | 07/29/18 | 47 | 11/23/18 | 11/24/18 | 11/25/18 |
| 18 | 05/04/18 | 05/05/18 | 05/06/18 | 31 | 08/03/18 | 08/04/18 | 08/05/18 | 48 | 11/30/18 | 12/01/18 | 12/02/18 |
| 19 | 05/11/18 | 05/12/18 | 05/13/18 | 32 | 08/10/18 | 08/11/18 | 08/12/18 | 49 | 12/07/18 | 12/08/18 | 12/09/18 |
| 20 | 05/18/18 | 05/19/18 | 05/20/18 | 33 | 08/17/18 | 08/18/18 | 08/19/18 | 50 | 12/14/18 | 12/15/18 | 12/16/18 |
| 21 | 05/25/18 | 05/26/18 | 05/27/18 | 34 | 08/24/18 | 08/25/18 | 08/26/18 | 51 | 12/21/18 | 12/22/18 | 12/23/18 |
| 22 | 06/01/18 | 06/02/18 | 06/03/18 | 35 | 08/31/18 | 09/01/18 | 09/02/18 | 52 | 12/28/18 | 12/29/18 | 12/30/18 |
| 23 | 06/08/18 | 06/09/18 | 06/10/18 | 36 | 09/07/18 | 09/08/18 | 09/09/18 | | | | |
| 24 | 06/15/18 | 06/16/18 | 06/17/18 | 37 | 09/14/18 | 09/15/18 | 09/16/18 | | | | |
| 25 | 06/22/18 | 06/23/18 | 06/24/18 | 38 | 09/21/18 | 09/22/18 | 09/23/18 | 1 | 01/04/19 | 01/05/19 | 01/06/19 |
| 26 | 06/29/18 | 06/30/18 | 07/01/18 | 39 | 09/28/18 | 09/29/18 | 09/30/18 | 2 | 01/11/19 | 01/12/19 | 01/13/19 |
| | | | | 40 | 10/05/18 | 10/06/18 | 10/07/18 | 3 | 01/18/19 | 01/19/19 | 01/20/19 |
| | | | | 41 | 10/12/18 | 10/13/18 | 10/14/18 | 4 | 01/25/19 | 01/26/19 | 01/27/19 |
| | | | | 42 | 10/19/18 | 10/20/18 | 10/21/18 | 5 | 02/01/19 | 02/02/19 | 02/03/19 |
| | | | | 43 | 10/26/18 | 10/27/18 | 10/28/18 | 6 | 02/08/19 | 02/09/19 | 02/10/19 |

2019

Brown indicates Flex Weeks
(1-21, 36-39, 44-52)

Yellow indicates Fixed Weeks
(22-35, 40-43)



OAK TREE TIMES
PO BOX 4960
SEVIERVILLE TN 37864-4960

