

VACATION CALENDAR

2008

	FRI	SAT	SUN
13	03/28/08	03/29/08	03/30/08
14	04/04/08	04/05/08	04/06/08
15	04/11/08	04/12/08	04/13/08
16	04/18/08	04/19/08	04/20/08
17	04/25/08	04/26/08	04/27/08
18	05/02/08	05/03/08	05/04/08
19	05/09/08	05/10/08	05/11/08
20	05/16/08	05/17/08	05/18/08
21	05/23/08	05/24/08	05/25/08
22	05/30/08	05/31/08	06/01/08
23	06/06/08	06/07/08	06/08/08
24	06/13/08	06/14/08	06/15/08
25	06/20/08	06/21/08	06/22/08
26	06/27/08	06/28/08	06/29/08
27	07/04/08	07/05/08	07/06/08
28	07/11/08	07/12/08	07/13/08
29	07/18/08	07/19/08	07/20/08
30	07/25/08	07/26/08	07/27/08

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

	FRI	SAT	SUN
49	12/05/08	12/06/08	12/07/08
50	12/12/08	12/13/08	12/14/08
51	12/19/08	12/20/08	12/21/08
52	12/26/08	12/27/08	12/28/08

2009

	FRI	SAT	SUN
1	01/02/09	01/03/09	01/04/09
2	01/09/09	01/10/09	01/11/09
3	01/16/09	01/17/09	01/18/09
4	01/23/09	01/24/09	01/25/09
5	01/30/09	01/31/09	02/01/09
6	02/06/09	02/07/09	02/08/09
7	02/13/09	02/14/09	02/15/09
8	02/20/09	02/21/09	02/22/09
9	02/27/09	02/28/09	03/01/09
10	03/06/09	03/07/09	03/08/09
11	03/13/09	03/14/09	03/15/09
12	03/20/09	03/21/09	03/22/09

*Black indicates Flex Weeks (1-21, 36-39, 44-52) *Green indicates Fixed Weeks (22-35, 40-43)

XXXX

OAK TREE TIMES
P.O. BOX 4960
SEVIERVILLE, TN 37864-4960

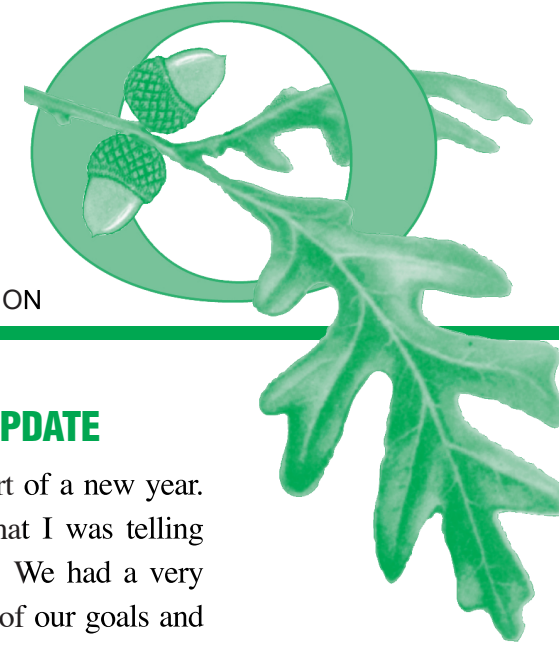
COMING SOON! The official website for Tree Tops Resort: www.treemontresorts.com

Department	Phone	Fax	E-mail Address
Front Desk - Check-in Office	1.865.436.6559	1.865.436.6196	tftrondesk@treemontresorts.com
Rentals - Bonus Days	1.865.436.6559		
Flex Week Reservations	1.865.430.4237		treervations@treemontresorts.com
Karrie Newsome, General Mngtr	1.865.436.6559		knewsome@treemontresorts.com
Activities	1.865.436.6559		treetopsactivities@hotmail.com
Corporate Offices:			
Maintenance Fees	1.865.428.6039	1.865.428.8930	brapp@treemontresorts.com
Deeding/Ownership Changes	1.865.428.6039	1.865.428.8930	hmcgill@treemontresorts.com

FOR A DIRECT DIAL NUMBER INTO YOUR UNIT, PLEASE SEE YOUR RESERVATION CONFIRMATION

CONTACT INFORMATION TREE TOPS RESORT

OAK TREE TIMES



A TREE TOPS HOMEOWNERS PUBLICATION

FEBRUARY TWO THOUSAND EIGHT

GENERAL MANAGER'S UPDATE

It's hard to believe that it's the start of a new year. It seems like it was just yesterday that I was telling you what we had planned for 2007. We had a very successful year and accomplished all of our goals and even some that weren't planned. We have already started and completed some of our projects for this year. We replaced the mattresses in Building 4 and Building 9. We replaced the guest and loft bedroom furniture in the Tree Lofts and the dining room tables and chairs in the one bedroom units in Building 4. Buildings 1, 2, and 9 received new sofas and loveseats. We also put new sofas in the one bedroom units in Building 7. We have already replaced a large amount of railing in different areas throughout the resort. We have received the new artwork for Building 4 and will begin installing the new pictures over the next few weeks.

We continuously work inside of the units to update them. Updates such as removing the old wallpaper and coro-effect paint, then repairing and repainting the walls throughout the entire unit, replacing damaged baseboards, installing ceiling fans in the dining areas, and replacing the drop ceiling in the kitchens with a recessed ceiling. This creates a larger feel to the kitchen and also allows us to add more lighting. This just touches on the work that is involved in refurbishing the units. Our maintenance staff is responsible for all these upgrades. It takes approximately two and a half weeks to refurbish a unit. Last year, we completed 8 units and plan to do 7 units this year.

We are also planning on giving the Clubhouse a face-lift this year. As many of you may have noticed during your time here this past year, we moved the kitchen to another location in the Clubhouse and opened the room to make more space available. We plan to remove the wallpaper and repaint this area as well.

One of our projects currently underway is the addition of a hot tub in the indoor pool area. By the time you receive this newsletter, it should be installed and being enjoyed by our guests. We also plan to resurface the indoor pool deck with the granite process used at Building 4 and 9 pools. We will also be resurfacing all of the stairwells throughout the resort with the same process.

There are so many other projects that we have planned for this year that it would be hard to name all of them. I hope that you will take notice of the many changes and upgrades during your next visit.

The staff and I are very excited about the upcoming year and we hope to make your vacation with us a special one. We look forward to seeing you this year. And as always, we appreciate all of your comments and continued support.

Karrie Newsome,
Resort General Manager



MAINTENANCE FEES

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 rate and if there is an increase, you will be billed for the difference in December. Please be sure to make your check payable to Tree Tops Resort Condominium Association and note your contract number and the year for which you are prepaying on your check. Mail your check to the Maintenance Fee Department at Tree Tops Resort Executive Offices, P. O. Box 4960, Sevierville TN 37864-4960.

Paying Current Maintenance Fees

After February 1st, you may make monthly payments on your current maintenance. Presently, there is an additional fee of \$25.00 to prepare a payment contract. All parties listed on the deed of record are required to sign the contract. For more information, please contact our office at 865-428-6039, extension 16, Monday through Thursday, from 8 a.m. until 5 p.m.

RCI & II Exchanges

If you are depositing your week with an exchange company, you are required to pay the maintenance fee in advance for the year you are exchanging.

Credit Cards

You will be assessed a \$5.00 convenience fee when paying your maintenance fee by credit card. If you own more than one unit/week, you will be charged only one \$5.00 fee if you pay all maintenance fees at the same time. 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.

Activities Update

Winter has settled in for a spell, bringing with it frigid temperatures and snowy days! Although we haven't had any snowfalls that have amounted to anything yet, we sure have seen a lot of snowy days! Of course, you can always see snow at Ober Gatlinburg. Ski season is in full swing and the new gondolas are running as scheduled. Although they got a slow start this season due to an unseasonably warm December, the snow makers are now hard at work. They hope to have the slopes open through March, but only if Mother Nature cooperates.

A new season of shows have already begun with Dixie Stampede leading the way- the way West that is. "Journey West" features all of your favorite scenes with a great new one featuring a thundering herd of long horn steer, cowboys, and a wagon train full of hopeful settlers with a dream of freedom. I can't wait to see this new segment!

Dollywood re-opens March 21, 2008, the earliest ever. The new attraction this year is an interactive family ride called River

REMINDERS

Reservation Fees

There is a \$15.00 cancellation/change fee for any rental reservation that is cancelled or changed. Cancellations require a seven day or more advance notice in order to receive a refund. Changes to flex week reservations require a \$25.00 change fee.

Rental Agreements

Our Registration Office attempts to handle your rental agreements in as timely a manner as possible. Therefore, when submitting a rental agreement, please be sure to have all homeowners sign the agreement. This is necessary before the Registration Office is able to put the unit up for rent. Please call the Registration Office to verify that we have received the rental agreement and that all information is correct.

Check-in

All owners, owner guests, and exchanges will be required to show I.D. upon arrival at the resort. If you are sending in a guest, we require written notice from the owner. If you are unable to do this prior to check-in, please send the reservation confirmation with your guest with the necessary information filled out.

No Pets Allowed

There are no pets allowed on premises or in units.

Maximum Occupancy

Six persons for a two bedroom unit and four persons for a one bedroom unit.

Parking

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

Smoking

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

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

Battle. It's a sure bet, you will get wet! Thunder Road also makes a return this year. You will also be able to enjoy all of your old favorites as well. Dolly has some great things in store all year long!

The Show Place Theater is opening March 7, 2008. Patty Waszak will have a morning show there. Any of you who have had the fortune to see Miss Patty perform knows she brings her own brand of magic to the stage. Smoke on the Mountain will be the featured evening entertainment. Other special performances will be featured as well.

Penny and I will look forward to seeing you all very soon! Remember, we are just a phone call away with area and show information and tickets.

Jessica Newsome, Activities Director

Annual Homeowners' Meeting Minutes TREE TOPS RESORT CONDOMINIUM ASSOCIATION, INC. November 14, 2007

The annual meeting of the Tree Tops Resort Condominium Association was called to order at 10:06 a.m., November 14, 2007 by H. Charles Anderson, President.

Mr. Anderson acknowledged the presence of Tree Tops Resort staff Karrie Newsome, Resort Manager; Richard Bannenberg, Maintenance Manager; Jessica Newsome, Activities Director; Penny Roberts, Activities; Nikki Brooks, Activities; Roberta Wisler, Front Desk Manager; and Kelli Anderson, Purchasing Agent; Tree Tops administrative staff members Brenda Rapp, Maintenance Fee Collections; Hope McGill, Deeds and Contracts Administration; Donna Berrier, Payroll/Insurance, and Herbert Moore, Chief Operating Officer; Board Members Wm. Curtis Burnette, Jerry Bradford, George Doyle, Norman Jones, Guests Greg Logue, Attorney for Tree Tops Resort Condominium Association and Willard Johns, former Board Member.

Copies of the minutes for the 2006 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.

George Doyle was then asked to present the Treasurer's Report. Mr. Doyle stated that the resort was in excellent financial shape. He reported that the Operating Account beginning balance on January 1, 2007 was \$333,763. Estimated revenues for 2007 are \$3,952,159 and expenses are \$3,795,404 leaving a projected fund balance of \$490,518 as of December 31, 2007. Budgeted revenues for 2008 are \$4,029,750 and budgeted expenses are \$4,033,984 leaving a projected fund balance of \$486,284 as of December 31, 2008.

The Replacement Fund's beginning balance as of January 1, 2007 was \$499,640. Maintenance fee income for 2007 was \$326,875, interest income was \$40,285 and expenditures through July 31, 2007 were \$394,848. Estimated expenditures for August 1, 2007 through December 31, 2007 are \$10,000 leaving an ending fund balance on December 31, 2007 of \$461,952. Projected maintenance fee income for 2008 is \$368,857, interest income is \$36,000 and budgeted expenditures are \$400,000 leaving a projected fund balance of \$466,809 on December 31, 2008.

FLEX OWNER UNIT USAGE

Beginning February 1, 2008, any flex owner with a past due maintenance fee balance will have their flex week reservation for that year cancelled. Once the owner has paid their dues in full, they will be permitted to re-schedule their flex week, based on availability. This was recently voted on and approved by the Board of Directors.

NEW RENTAL POLICY

Beginning January 1, 2008, a new rental policy became effective. The rental rates will increase to the high season rental rate (May 1 – October 31) for holidays that fall during the low season (November 1 – April 30). This will include the days preceding and following the holiday. There will also be a three night minimum for all holiday rentals. The holidays included in this increase are New Year's, Martin Luther King, Jr. Day, Valentine's Day, President's Day, Easter, Veteran's Day, Thanksgiving, and Christmas.

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

Karrie Newsome presented the 2007 Resort Refurbishment Report and the 2008 Proposed Refurbishment Report. Ms. Newsome earlier distributed a list of the projects that were completed in 2007 and gave a brief overview of these major projects.

Mr. George Doyle then presented the 2008 budget. He announced that the Board is recommending a \$15.00 increase in maintenance fees for 2008 from \$410.00 to \$425.00 per unit week. Mr. Doyle reported that the increase was again dictated by increases in hazard and worker's compensation insurance, employee health insurance, taxes, salaries and supplies.

Mr. Anderson then reported that the next item on the agenda was for the good of the order. He announced that the Board had approved the following items: 1) a \$5.00 fee will be added to each credit card transaction because Visa/MasterCard fees cost the association approximately \$33,000 per year; 2) a fine of \$200.00 will be assessed to anyone smoking in the unit; and 3) rental rate increases for holiday weeks and three-day minimum stay. A discussion followed regarding flex reservations, electric inserts for fireplaces and lowering water temperatures in units.

Mr. Anderson asked for a motion to approve the 2008 budget. A motion was made and seconded to approve the budget. The ballots were collected and tabulated, and Mr. Anderson announced that the budget was approved by 73.7 percent. All of the existing board members were re-elected and Charles L. Pigg and Gordon Anderson were elected to fill the vacancies created by the resignation of Willard Johns and the death of J. W. Compton. Mary Brown and Tommy Baker each received one write-in vote. The percentage totals for the 2008 budget and the Board of Directors consisted of proxy votes, as well as votes by homeowners present.

There being no further business, the meeting adjourned at 11:15 a.m.

Respectfully submitted,
George F. Doyle, Secretary/Treasurer

INTERNAL TRADES LIST

Name	Wk Owns	Wk Wants	Phone
Fanney, David	2BR/Wk 19	Wk 23-26	386.755.9545 386.697.6734
Irvin, Jack	1BR/Wk 34	Wk 27-30	202.884.9130
Jaquez, Belen	1BR/Wk 40-41	Wk 33-35	708.532.7902
Neus, Marion	2BR/Wk 22	Wk 30-32	540.721.4275
Tindall, Greg	2BR/Wk 19	Wk 24-33	704.739.8813 704.472.8813
Walters, Donald	2BR/Wk 23	Wk 12	706.673.6117