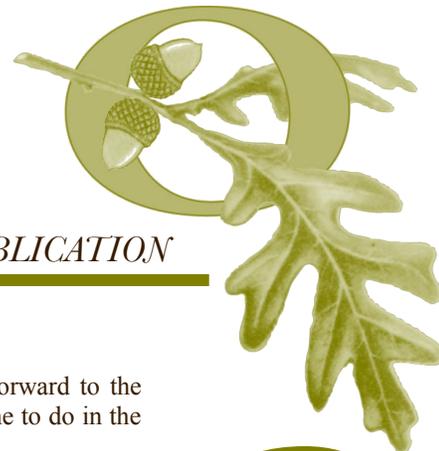


MARCH TWO THOUSAND FIFTEEN  
A TREE TOPS RESORT HOMEOWNERS PUBLICATION



**RESORT MANAGER'S UPDATE**

Good-bye winter, hello spring! Spring is one of my favorite times of the year. I'm looking forward to the return of all the beautiful flowers, budding trees, and sunny days. There is something for everyone to do in the Smokies this time of year.

If you are looking for some fun seasonal attractions, be sure to check out Gatlinburg's calendar of events page that can be found at [www.gatlinburg.com](http://www.gatlinburg.com). It is jam-packed with special spring events, such as the Spring Wildflower Pilgrimage, the Gatlinburg Smoky Mountain Wine Fest, Gatlinburg Beans and Cornbread Blast, and many other festivals that you are sure to enjoy! This website will also give you insight as to what is going on all year long. If you have questions or need help planning your stay, just stop by or call our Activities Department. The Activities staff will be glad to help you make plans during your stay.

Each year we continually make efforts to upgrade and improve the resort. Some of the projects that have been completed year-to-date are:

- New carpet in building 6
- New Jacuzzi tubs and guest bath tubs in several units
- Flat screen TV's added in the bedroom units in building 4A
- New railing on building 5
- Exterior concrete repair on building 4B
- Exterior painting of building 1
- Replacement of mattresses in buildings 1, 2, and 3

I hope that you will take notice of the improvements during your next visit. Don't forget to check out the fire pit by the upper pool area that was installed last year. This has definitely been an area enjoyed by many owners and guests.

We are excited to see our Facebook page growing. We enjoy seeing your photos and hope that you will continue to share your memories with us. If you haven't already, be sure to LIKE us on Facebook and begin sharing your photos!

As always, our goal is to provide you with the best vacation experience possible. We look forward to seeing you soon!

Best Regards,

Karrie Newsome  
Resort General Manager

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**CONTACT INFORMATION**

**Front Desk / Check-in Office**

Phone: 865.436.6559  
Fax: 865.436.6196  
Email:  
[ttfrontdesk@treemontresorts.com](mailto:ttfrontdesk@treemontresorts.com)

**Rentals**

Phone: 865.436.6559

**Flex Week Reservations**

Phone: 865.430.4237  
Email:  
[ttreservations@treemontresorts.com](mailto:ttreservations@treemontresorts.com)

**Karrie Newsome,  
General Manager**

Phone: 865.436.6559  
Email:  
[knewsome@treemontresorts.com](mailto:knewsome@treemontresorts.com)

**Activities**

Phone: 865.436.6559  
Fax: 865.286.2198  
Email:  
[treetopsactivities@hotmail.com](mailto:treetopsactivities@hotmail.com)

**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:  
[brapp@treemontresorts.com](mailto:brapp@treemontresorts.com)



290 Sherman Clabo Rd  
Gatlinburg, TN 37738

### ***Activities Department Update***

After a long, cold winter here at the resort, we look forward to spring making its appearance. Trees are budding and flowers are making their way up and out of the ground. It is another beautiful season in our Great Smoky Mountains!

The Great Smoky Mountain Association's 65th Annual Wildflower Pilgrimage is April 21-25. Everyone from the serious botanist to the weekend gardener can experience unprecedented access to some of the nation's leading botanical experts, as well as, Appalachian wildlife authorities. The Wildflower Pilgrimage, which dates to 1951, offers over 150 programs. For more information, visit [www.gatlinburg.com](http://www.gatlinburg.com).

Dixie Stampede opens its 28<sup>th</sup> season with a whole new look! A multi-million dollar upgrade to the arena and show are sure to excite. If you have seen it before or even if it is your first time, Dixie Stampede is a must do this year!

Several new Alpine style mountain coasters have opened in the past few months. Even Ober Gatlinburg is getting one! These are designed to carry 1 or 2 passengers and you are in control of your speed. With a ride as wild or as mild as you wish, these mountain coasters are sure to be popular with young and old alike!

We look forward to seeing you all this year and don't forget that as always we are available to help you plan your vacation. Whether you need directions or tickets our friendly activities staff is here to help!

We hope to see y'all soon!

Jessica Newsome  
Activities Director



### TREE TOPS RESORT CONDOMINIUM ASSOCIATION, INC. Annual Homeowners' Meeting Minutes November 12, 2014

The annual meeting of the Tree Tops Resort Condominium Association was called to order at 10:03 a.m., November 12, 2014 by Jerry Bradford, Board Member.

Mr. Bradford acknowledged the presence of Board Members Gordon Anderson, Curtis Burnette, George Doyle, Charles Pigg, and Barbara Storer. He then acknowledged Tree Tops Resort staff and asked each to state their years of service upon introduction. They were Karrie Newsome, Resort Manager; Roberta Wisler, Front Desk Manager; Tony Hawks, Maintenance Manager; Jessica Newsome, Activities Director; Penny LaLone, Activities Coordinator; and Tree Tops administrative staff members Brenda Rapp, Maintenance Fee Collections/Deeds Administration; Camille Susak, Maintenance Fee Collections/Purchasing Agent; Donna Berrier, Payroll and Accounts Payable; Nellie Thomas, Chief Operating Officer; Greg Logue and Dean Howell, Attorneys for the resort.

Copies of the minutes for the 2013 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. Bradford then asked George Doyle to present the Treasurer's Report. He reported that the Operating Account beginning balance on January 1, 2014 was \$265,315. Estimated revenues for 2014 are \$4,327,205 and expenses are \$4,271,393. The Board approved a transfer of \$100,000 from the Operating Account to the Replacement Fund which will leave a projected fund balance of \$221,127 as of December 31, 2014. Budgeted revenues for 2015 are \$4,494,495 and budgeted expenses are \$4,551,052 leaving a projected fund balance of \$164,570 as of December 31, 2015.

The Replacement Fund's beginning balance as of January 1, 2014 was \$1,113,585. Maintenance fee income for 2014 was \$502,247, interest income was \$3,000 and expenditures were \$555,000. With the transfer of \$100,000 from the Operating Account, the projected ending fund balance on December 31, 2014 is \$1,163,832. Projected maintenance fee income for 2015 is \$452,927, interest income is \$3,000, and budgeted expenditures are \$230,000 leaving a projected ending fund balance of \$1,389,759 on December 31, 2015.

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

Karrie Newsome presented the 2014 Resort Refurbishment Report. She stated that a total interior refurbishment of all Tree Loft Units has been completed. Ms. Newsome also stated that the carpet in all units of Building 4 had been replaced, as well as the master bedroom mattresses. She reported that the railing in Building 3 had been replaced, the waterfall feature and deck area at the Building 9 pool had been repaired, and a gas fire pit and seating area had also been added to the Building 9 pool area.

Mrs. Newsome then presented the 2015 Proposed Refurbishment Report. She stated that Building 4 will receive new window treatments and spreads, flat screen TV's in the living room and master bedroom, and new Jacuzzi tubs and surrounds.

Mrs. Nellie Thomas then presented the 2015 budget. She announced that the Board is proposing a break-even budget and therefore only recommending a \$5.00 increase in maintenance fees for 2015. She also announced that she had anticipated a 15 to 18 percent increase in the employee health insurance premium, but had recently been informed there would be no increase this next year.

Mr. Bradford then reported that the next item on the agenda was for the good of the order. A brief discussion followed regarding RCI points.

Mr. Bradford then called for any nominations from the floor for Board Members. There were none. The ballots were then collected and tabulated, and Mr. Bradford announced that the budget was approved by 88 percent and the current members of the Board of Directors were all re-elected for a term of one year. David C. Mitchell, Tommy Baker, William Farwig and Mary Brown each received one write-in vote. The percentage totals for the 2015 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

## 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](http://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
Vantrase, Lee	2 BR/WK 23	WK 17-21	'15	615.979.3396
Myers, Richard	2 BR/WK 44	WK 30,31,32	'15	603.622.3275
Nevil, Martha	2 BR/WK 18	WK 27-35	'15	770.584.8635
Hart, Steven	2 BR/WK 26	WK 31,46	'15	706.864.2021
Shults, Wilbur	2 BR/WK 35	WK 24-32	'15	865.483.9272
Jaquez, Belen	1 BR/WK 40&41	WK 24-33(2BR)	'15	708.532.7902
Bowden, Sara	2 BR/WK 17	WK 32-38	'15	864.834.7544
Goss, Tammy	2 BR/WK 37	WK 36,44-52	'15	tgoss@travelers.com
Newton, James	2 BR/WK 23	WK 25	'15	662.647.8968
Powell, Lillian	2 BR/WK 28	WK 41-43,46	'15	941.896.5344

## RESORT POLICY REMINDERS

**Flex Week Reservations**– It is not necessary to *prepay* your dues in order to schedule a flex week unless you are depositing the week with an exchange company. However, if you are a flex owner, have a 2015 week reserved, and do not pay your 2015 maintenance fee in full by February 2, 2015, your reservation will be 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](http://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](http://www.treemontresorts.com)

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

# VACATION CALENDAR

## 2015

WEEK	FRI	SAT	SUN	WEEK	FRI	SAT	SUN	WEEK	FRI	SAT	SUN
14	04/03/15	04/04/15	04/05/15	27	07/03/15	07/04/15	07/05/15	44	10/30/15	10/31/15	11/01/15
15	04/10/15	04/11/15	04/12/15	28	07/10/15	07/11/15	07/12/15	45	11/06/15	11/07/15	11/08/15
16	04/17/15	04/18/15	04/19/15	29	07/17/15	07/18/15	07/19/15	46	11/13/15	11/14/15	11/15/15
17	04/24/15	04/25/15	04/26/15	30	07/24/15	07/25/15	07/26/15	47	11/20/15	11/21/15	11/22/15
18	05/01/15	05/02/15	05/03/15	31	07/31/15	08/01/15	08/02/15	48	11/27/15	11/28/15	11/29/15
19	05/08/15	05/09/15	05/10/15	32	08/07/15	08/08/15	08/09/15	49	12/04/15	12/05/15	12/06/15
20	05/15/15	05/16/15	05/17/15	33	08/14/15	08/15/15	08/16/15	50	12/11/15	12/12/15	12/13/15
21	05/22/15	05/23/15	05/24/15	34	08/21/15	08/22/15	08/23/15	51	12/18/15	12/19/15	12/20/15
22	05/29/15	05/30/15	05/31/15	35	08/28/15	08/29/15	08/30/15	52	12/25/15	12/26/15	12/27/15
23	06/05/15	06/06/15	06/07/15	36	09/04/15	09/05/15	09/06/15	<b>2016</b>			
24	06/12/15	06/13/15	06/14/15	37	09/11/15	09/12/15	09/13/15	1	01/01/16	01/02/16	01/03/16
25	06/19/15	06/20/15	06/21/15	38	09/18/15	09/19/15	09/20/15	2	01/08/16	01/09/16	01/10/16
26	06/26/15	06/27/15	06/28/15	39	09/25/15	09/26/15	09/27/15	3	01/15/16	01/16/16	01/17/16
				40	10/02/15	10/03/15	10/04/15	4	01/22/16	01/23/16	01/24/16
				41	10/09/15	10/10/15	10/11/15	5	01/29/16	01/30/16	01/31/16
				42	10/16/15	10/17/15	10/18/15	6	02/05/16	02/06/16	02/07/16
				43	10/23/15	10/24/15	10/25/15	7	02/12/16	02/13/16	02/14/16

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

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

**Attention!** The "When to Call" list for 2016 which reservations distributed was incorrect for various weeks. Please contact the flex reservationist at 865.430.4237 to request a replacement calendar.

PRSR STD  
US POSTAGE  
PAID

OAK TREE TIMES  
PO BOX 4960  
SEVIERVILLE TN 37864-4960

