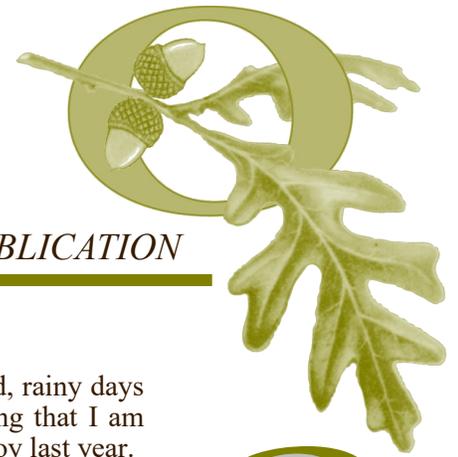


MARCH TWO THOUSAND NINETEEN  
A TREE TOPS RESORT HOMEOWNERS PUBLICATION



**RESORT MANAGER'S UPDATE**

Oh sunshine... we are so glad you have returned! It seems like we have only had cold, rainy days this winter. We are looking forward to sunnier days and warmer weather! One thing that I am excited about for this summer is a unique experience that I was fortunate enough to enjoy last year.

Last summer I witnessed nature's very own light show put on by the Elkmont fireflies that can only be seen right here in the Smokies. The Elkmont firefly viewing event is held every year when the most fireflies are projected to be flashing. Their display is unique because they're the only fireflies that flash synchronously, resulting in a spectacular natural light show for everyone to enjoy. We took snacks for the kids, a blanket and lawn chairs and the kids loved it! It was certainly a unique adventure being in the park after dark watching this exciting show!

If you think you may be interested in attending the official firefly viewing event with the National Park Service, a Sugarlands Visitor Center parking pass is required. The passes are distributed via a lottery system in the spring. For more information visit <https://www.nps.gov/grsm/learn/nature/fireflies.htm>.

Although we may be slightly off schedule, the construction is continuing to move forward. We opened the indoor pool area in February and moved the check in office back to its location in building 5. There have been many obstacles that have hindered us from meeting our projected goals, with weather being the major culprit by receiving an extremely high amount of rainfall this season. We appreciate your continued understanding and support as we look forward to completing buildings 1 and 2.

We have completed most of our refurbishment projects for this year. These projects consisted of renovating several bathrooms in buildings 4 and 7, installing new window treatments and bedding in buildings 7 and 8, replacing the sliding glass patio doors in building 9, resurfacing the pool, hot tub and deck at building 9, and cleaning all of the wood burning fire places. Wow! We have had a busy season!

We look forward to your visit with us and providing you with the best vacation experience possible!

Best regards,

Karrie Newsome  
General Manager

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**CONTACT INFORMATION**

**Front Desk / Check-in Office**

Phone: 865.436.6559  
Fax: 865.436.6196  
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tffrontdesk@treemontresorts.com

**Rentals**

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**Flex Week Reservations**

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Email:  
ttrreservations@treemontresorts.com

**Karrie Newsome,  
General Manager**

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Email:  
knewsome@treemontresorts.com

**Activities**

Phone: 865.436.6559  
Fax: 865.286.2198  
Email:  
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 x225,226 or 227  
Fax: 865.428.8930  
Email:  
chooker@treemontresorts.com



290 Sherman Clabo Rd  
Gatlinburg, TN 37738

## Activities Department Update

As winter fades away and the colors of spring begin to show all throughout the Smokies, it brings along many changes for the area with it. Music in the Mountain Spring Parade on May 3<sup>rd</sup> is sure to be a fun time with Cal Ripken Jr. leading the parade. The parade will showcase four larger than life size balloons. The parade will begin at 6pm on the parkway in Pigeon Forge.

Dollywood is growing once again. Wildwood Grove is the newest addition and it is going to be wonderful! There will be 11 new themed attractions including roller coasters, kid's rides and restaurants. A 55 foot tree will be the area's focal point and feature nighttime shows and concerts. Wildwood Grove is set to open in May.

The Wildflower Pilgrimage is always something to enjoy. This runs from April 24<sup>th</sup> – April 27<sup>th</sup>. If you have a love for flowers this is for you! A four day annual event in the Great Smoky Mountains National Park featuring professionally-guided walks, exhibits, and other learning opportunities to explore the region's rich natural and cultural resources.

Gatlinburg's newest restaurant, Blake Shelton's Ole Red Restaurant is now open. It features great food and live entertainment. Former contestants from The Voice are set to appear for live shows. Another little hidden gem that is tucked away in the Glades Arts & Crafts Community is Split Rail Eats which serves burgers, tater tots, hand cut fries and much more. If you are searching for somewhere new, both of these are a great choice.

Looking for something to do while you are at the resort? Be sure to check your activities schedule for our daily activities. Join us on Monday nights for our famous pot luck dinners. Jim Easton will be here on Tuesday nights to tell stories by the fire. Bill Young will be here Wednesday nights for great family entertainment of comedy and music. We have Bingo! We have pancakes! Want to check out a game or a puzzle or maybe just play a game of pool or Foosball? We have it all in the Clubhouse. Be sure to stop in and sign up!

Be sure to contact the Activities staff if you need help planning your stay. We hope to see you soon!

### TREE TOPS RESORT CONDOMINIUM ASSOCIATION, INC. Annual Homeowners' Meeting Minutes November 14, 2018

The annual meeting of the Tree Tops Resort Condominium Association was called to order at 10:00 a.m., November 14, 2018 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, and acknowledged their spouses. He then acknowledged Tree Tops Resort staff. They were Karrie Newsome, Resort Manager; Bobbie Neely, Office Manager; Tony Hawks, Maintenance Manager; Penny LaLone, Activities Coordinator; and Tree Tops administrative staff members Cheri Hooker, Maintenance Fee Collections/Deeds Administration; Camille Susak, Maintenance Fee Collections/Purchasing Agent; Donna Berrier, Payroll and Accounts Payable; Sandy Breeden, Chief Operating Officer; and Greg Logue, Attorney for the resort. Mr. Anderson introduced Nellie Thomas and Lee Gamble and explained they were largely responsible for putting the resort back together after the destructive wildfires. He thanked them for their diligence and continued loyalty to see the rebuild through.

Copies of the minutes for the 2017 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, 2018 was \$347,000. The projected deficit balance is \$44,000. Projected ending fund balance is \$304,000. Projected deficit for 2019 is \$138,000. The projected ending fund balance at the end of 2019 is \$165,000. In our replacement fund the beginning balance at the start of this year was \$1.9 million. The projected surplus for normal operations this year is \$56,000. We figured an estimate of construction expenditures that will not be covered by insurance figured through the end of construction to be \$300,000. The projected ending fund balance for 2018 is 1.7 million. The projected surplus for 2019 is \$7,000. The projected ending fund balance in our reserve account is 1.7 million. Projections for the combined fund balance at the end of this year is right at \$2,000,000. At the end of 2019 \$1.8 million. These figures do not include business income insurance proceeds for 2017, 2018, and 2019. The business insurance covers basically the operating losses as a result from the wildfire. In December 2016, we had approved and received the business insurance in the amount of \$129,000. We think with business insurance proceeds for 2017, 2018, and 2019 the resort will not be significantly hurt by the wildfires. We've still got a way to go, but as of now, we project to end with reserves of \$2,000,000, which year after year, has always been our goal.

Mr. Anderson stressed the importance of a solid reserve. After general discussion, Mr. Anderson asked for a motion to approve the Treasurer's Report. The motion was made and seconded. The motion carried.

Ms. Karrie Newsome presented the 2018 Resort Refurbishment Report. She stated that carpet was replaced in Building 7 and 8. The love seats were replaced with reclining love seats and sofas in Building 7 and 8. The pool and deck at Building 4 has been repaired and resurfaced. All televisions have been updated to flat screens. Additional equipment has been installed in the weight room. All mattresses were replaced in Building 4. The flooring in the clubhouse was replaced.

Ms. Newsome then presented the 2019 Proposed Refurbishment Report. She reported plans for window treatment and bedding replacement in Buildings 7 and 8. There would be new sliding glass patio doors installed (29 total). There would be bed linen replacement for Building 4 (39 units). Jacuzzi and guest bath tub replacements. Vanity lighting upgrade and replacements. Awnings will be added over the entrances at the Tree Lofts. The siding will be replaced where needed on Buildings 4, 7, and 8. The flooring will be replaced in Building 4A where needed. All fireplaces will be cleaned and inspected. Pool and deck will be repaired in Building 9.

Ms. Sandy Breeden then presented the 2019 budget. She explained it is still difficult to prepare an operating budget while rebuilding the resort. She explained the difficulty of retaining quality employees and this seems to be the climate in our area since the wildfires. Sandy commended the Resort Manager and resort staff. She expressed it was the resort staff that is largely responsible for giving Tree Tops Resort the ability to maintain gold crown status during the rebuild process. She explained the proposed budget is based on the resort being fully staffed in 2019, even though that may be unlikely. She expressed gratitude to Nellie Thomas and Lee Gamble for their continued efforts on the rebuild. She expressed gratitude to all the administrative staff and Board Members for their continued support and dedication. Ms. Breeden expressed appreciation for all the Homeowners who have reached out with support while going through the rebuild. She stated she felt going through the wildfires and the rebuild together bonded us like family. Ms. Breeden then announced that the Board was proposing a \$10.00 increase, 1.9% increase (less than inflation) in maintenance fees for 2019, with the continued 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.

Mr. Lee Gamble gave an overview of the construction process. This is the second anniversary of the fires. During 2018, we were able to complete the reconstruction of all of the Treelofts (15 total)-this was a complete rebuild as the infrastructure was completely destroyed. The Certificate of Occupancy was received for Building 5 and 6. Buildings 1, 2, and 3, were the original Tree Tops Resort project, and Building 3 will be completed in late January 2019. Buildings 1 and 2 will have to be open for occupancy at the same time due to logistics, along with the lower pool, with anticipated completion by September of 2019. Code changes led to Buildings 1, 2, and 3 having elevators and all reconstructed buildings are fully sprinklered. The exterior, prior to fire, was western ridge cedar and now are concrete planks-these changes caused larger expense; however, benefit the resort.

Ms. Nellie Thomas thanked the staff and the Board for always putting our Homeowners first. Ms. Thomas gave an insurance report, stating total coverage is \$32,800,000. \$25,000,000 is for the building construction, infrastructure, and amenities. 3.3 million covers content, and \$3,000,000 for business income, and \$925,000 for supplemental coverage. Through the end of October 2018, we spent \$19.6 million, approximately 60% and we are more than 60% complete. Total spent at the Treeloft location was \$4,076,000. Our deductible was \$5,000, and it has been paid. As buildings come on, the premiums will rise, which we will take into consideration next year, keeping in mind we are still in negotiations with the insurance and we have no reason to believe that they won't continue to be favorable through the end of the process and that we will be in good shape to cover the vast majority of the expenses.

Mr. Anderson again gave appreciation to the entire staff. He also announced that we have maintained our Gold Crown status with RCI and stated very few resorts are able to say they have had that status for over 25 years.

Several owners commended the Board and Mr. Anderson, expressing gratitude regarding the rebuilding process and their complete satisfaction on how Tree Tops Resort is managed. There was also some discussion regarding RCI rental charges, which are not built into the maintenance fee; the owner is given one cleaning fee as a courtesy for their week. Individual resorts dictate extra turns and we do a partial charge for RCI ins and outs to off-set extra cleaning costs.

The ballots were then collected and tabulated, and Mr. Anderson announced that the budget was approved by 97 percent. The current members of the Board of Directors were all re-elected for a term of one year. The percentage totals for the 2019 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 10:43 a.m.  
Respectfully submitted,

George F. Doyle  
Secretary/Treasurer

## Building 1



## Building 2



## Racquetball Court



## Indoor Pool



## 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 227.

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/EMAIL
Smith, Susan	PED/WK 31	WK 21-26	'19	smith154@att.net
Erbaugh, Tod	2 BR/WK 32	WK 22-29	'19	765.472.5976
Roberts, Samuel	2 BR/WK 23	WK 31-34	'19	202.528.1572
Shults, W.D.	2 BR/WK 35	WK 20-30	'19	865.253.3851
Thompson, Thomas	PED/WK 42	WK 28	'19	937.475.2453
Oliver, Denise	2 BR/WK 24	WK 31-33	'19	864.903.2009

## RESORT POLICY REMINDERS

**Flex Week Reservations-** If you are a flex owner, had a 2019 week reserved, and did not pay your 2019 maintenance fee in full by February 1, 2019, 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](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)

**For Sale By Owner Listing-** The minimum price that your unit may be listed for at [treemontresorts.com](http://treemontresorts.com) has increased from \$1000 to \$2500.

**Maintenance Fee Billing-** Maintenance fee invoices are mailed following the Homeowners Meeting, in late November, as a courtesy. Maintenance fees are due January 1st of each year and become delinquent on February 1st.

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

# VACATION CALENDAR

**2019**

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

**2020**

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

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

PRRST STD  
US POSTAGE  
PAID

OAK TREE TIMES  
PO BOX 4960  
SEVIERVILLE TN 37864-4960

