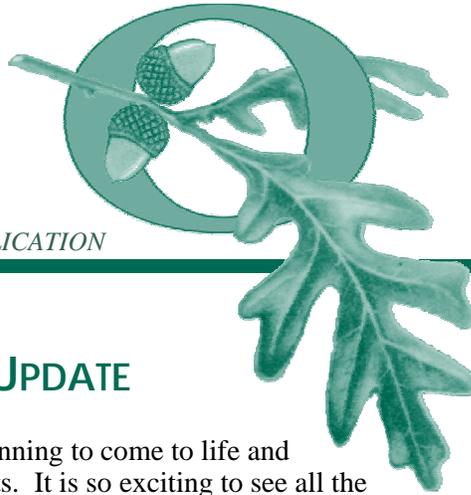


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# OAK TREE TIMES



A TREE TOPS RESORT HOMEOWNERS PUBLICATION

JUNE TWO THOUSAND NINE

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## RESORT MANAGER'S UPDATE

Spring is back at last! The grounds are beginning to come to life and our staff has begun their landscaping projects. It is so exciting to see all the flowers start blooming. Our focus this year will be the Tree Loft area. We have already removed a great deal of unsightly shrubs and greenery. We have added new soil in the flowerbeds and also added river rock in various places. We will be transplanting many of our more mature plants from other areas of the resort to the flowerbeds at the Tree Lofts. This will help reduce landscaping expenses this year. We have been hard at work on our other goals for this year. There has been a great amount accomplished in a short period of time.

The following is a list of several projects already completed this year:

- Completed exterior painting of the last five Tree Lofts
- Buildings 4A & B received new carpet, sofas, and loveseats
- Master and Guest Bedroom furniture in Buildings 4 A & B was replaced
- Dining room table and chairs were replaced in Buildings 5 & 6
- Coffee tables and end tables were replaced in Building 5
- Numerous appliances have been replaced throughout the resort
- Replacement of the old, brown tile in Building 1 bathrooms
- A large amount of old railing was replaced throughout the resort with a new aluminum railing
- Buildings 4 A & B received new bedroom and living room lamps
- 39 Queen mattress sets in various buildings were replaced
- All the kitchens and bathrooms in Building 9 were refurbished. The wallpaper was removed and the walls were repaired and painted.
- We refurbished the interior of 7 units

We will continue to work on the unit interiors. We have six more units scheduled for refurbishment this year. There is always so much to do in a limited amount of time. Our maintenance staff continues to work very hard to complete all the projects that are scheduled.

As we continually make efforts to upgrade and improve the resort, I hope that you will take notice of the many changes and upgrades during your next visit. The staff and I look forward to seeing you soon. And, as always, our staff will continue to provide you with the best vacation experience possible. If I can be of any assistance, please call or email me.

Best regards,

Karrie Newsome  
Resort General Manager



## Activities Department Update

HAPPY ANNIVERSARY! This year marks the 75<sup>th</sup> anniversary of the Great Smoky Mountains National Park. I have some wonderful memories from my childhood of having picnics, camping, swimming, and hiking all over the GSMNP. I really hope that my daughters will be able to say the same thing in years to come. You too can make memories with your family when you visit us this year. There will be once in a lifetime opportunities to celebrate this wonderful occasion all through the year.

One of the special anniversary events will be a concert in Cades Cove on June 13<sup>th</sup> beginning at 3pm. Information on this event and others can be found at [www.greatsmokies75th.org](http://www.greatsmokies75th.org). I hope that you all will help us celebrate while you here visiting.

Also new this year is The Smith Family Dinner Show. That's right! Everyone's favorite family has added dinner to their lineup! A great show has gotten even better with the addition of an all you can eat buffet. They also have special performances by Exile and T.G. Shephard scheduled during the year. If you have been before, now is the time to see it again.

We hope that you will enjoy your time here with us. If there is anything that we can do to help you, please don't hesitate to call or come by and see us during your next visit.

Jessica Newsome  
Activities Director

## RESORT POLICY REMINDERS

***Flex Week Reservations-*** The Board of Directors at its annual meeting on November 14, 2007, approved the following: **If a homeowner's maintenance fees remain unpaid as of February 1st of each year, that homeowner's flex week reservation will be cancelled.**

***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.

***Credit Cards-*** You will be assessed a \$5.00 convenience fee when paying your maintenance fee by telephone or mail with a 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.

***Exchanging Your Week-*** 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.

***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 now 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 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 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 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. For Flex owners, we have a flex calendar for 2009 which will tell you when you may call to book your 2009 flex week. Please contact the resort to obtain a flex calendar.

***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 sending a rental agreement, all parties on the deed or contract must sign the rental agreement. If all parties do not sign, it will take longer to process. We can not place it 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 as a special vacation destination.***

## RESORT CUTS BACK ON SPENDING

As we all know, the economy has impacted everyone the last couple of years. Many of our homeowners have lost their jobs, had a cut in pay or hours, or experienced some other financial hardship. These unfortunate situations have impacted the resort with regard to receiving timely maintenance fee payments, which in turn has forced us to look even closer at staffing, services, and supplies. The Resort Management and staff are taking every measure to reduce spending where possible. We have already implemented some changes and continue to look for ways to cut back on expenses without interfering with your vacation experience.

One area that we are able to save dollars is in the cost of our household paper products. As you know, in the past, we have always supplied *additional* toilet paper, Kleenex, and paper towels requested during our guests' stay. This is a great cost to the resort, which in effect, is a great cost to you.

Effective July 1, 2009, we will only stock the units with these paper products prior to each guests' arrival. We will no longer continue to supply these complimentary items to our guests throughout their stay. If any additional items are needed, we ask that each guest provide them. We thank you in advance for your cooperation and understanding.



All photos courtesy of Julie Roberts,  
[www.julierobertsphoto.com](http://www.julierobertsphoto.com)

### INTERNAL TRADES

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.

<u>NAME</u>	<u>WK HAS</u>	<u>WK WANTS</u>	<u>PHONE</u>
BAITY, THOMAS	2BR/WK45	WK 23-39	336-940-5430
BAUGHMAN, TIM	2BR/WK 27 1BR/WK 26	WK 38-42	919-522-2576
BERRY, BUBBA	1BR/WK 32	WK 34	321-939-1277
BLOODWORTH, HERMAN	1BR/WK 30	WK 29	706-539-2271
FREELAND, TERRY	2BR/WK 33	WK 24-31	276-632-1394
FRIEDMAN, DAVID	2BR/WK 39	WK 37	813-643-5495
KIRKLAND, KENNETH	2BR/WK 36	WK 41	478-953-7018
LEONHARDT, ROBERT	2BR/WK39	WK 36-39	704-827-2486
LOCKLEAR, VAN	1BR/WK 27	WK 37-43	804-642-2743
MARTINIANO, LOU	2BR/WK 32	WK 36	734-397-0583
MUNRO, RAYMOND	2BR/WK30	ANY/ELEVATOR	810-679-2539
MULLINS, THOMAS	1BR/WK47	WK 46-48	850-319-9192
NEWTON, JIM	2BR/WK41	WK 42	662-647-8968
RICHARD, ROBERT	2BR/WK 29	WK 36-43	423-238-9053
RORRER, JAMES	1BR/WK27	WK 51	540-633-5211
SPURGEON, BOBBY	2BR/WK33	WK 29	615-890-6562
WALLS, ARTHUR	2BR/WK28	WK 28 ELEVATOR	513-231-1068



# VACATION CALENDAR

2009

WEEK	FRI	SAT	SUN	WEEK	FRI	SAT	SUN	WEEK	FRI	SAT	SUN
23	06/05/09	06/06/09	06/07/09	41	10/09/09	10/10/09	10/11/09	6	02/05/10	02/06/10	02/07/10
24	06/12/09	06/13/09	06/14/09	42	10/16/09	10/17/09	10/18/09	7	02/12/10	02/13/10	02/14/10
25	06/19/09	06/20/09	06/21/09	43	10/23/09	10/24/09	10/25/09	8	02/19/10	02/20/10	02/21/10
26	06/26/09	06/27/09	06/28/09	44	10/30/09	10/31/09	11/01/09	9	02/26/10	02/27/10	02/28/10
27	07/03/09	07/04/09	07/05/09	45	11/06/09	11/07/09	11/08/09	10	03/05/10	03/06/10	03/07/10
28	07/10/09	07/11/09	07/12/09	46	11/13/09	11/14/09	11/15/09	11	03/12/10	03/13/10	03/14/10
29	07/17/09	07/18/09	07/19/09	47	11/20/09	11/21/09	11/22/09	12	03/19/10	03/20/10	03/21/10
30	07/24/09	07/25/09	07/26/09	48	11/27/09	11/28/09	11/29/09	13	03/26/10	03/27/10	03/28/10
31	07/31/09	08/01/09	08/02/09	49	12/04/09	12/05/09	12/06/09	14	04/02/10	04/03/10	04/04/10
32	08/07/09	08/08/09	08/09/09	50	12/11/09	12/12/09	12/13/09	15	04/09/10	04/10/10	04/11/10
33	08/14/09	08/15/09	08/16/09	51	12/18/09	12/19/09	12/20/09	16	04/16/10	04/17/10	04/18/10
34	08/21/09	08/22/09	08/23/09	52	12/25/09	12/26/09	12/27/09	17	04/23/10	04/24/10	04/25/10
35	08/28/09	08/29/09	08/30/09					18	04/30/10	05/01/10	05/02/10
36	09/04/09	09/05/09	09/06/09	1	01/01/10	01/02/10	01/03/10	19	05/07/10	05/08/10	05/09/10
37	09/11/09	09/12/09	09/13/09	2	01/08/10	01/09/10	01/10/10	20	05/14/10	05/15/10	05/16/10
38	09/18/09	09/19/09	09/20/09	3	01/15/10	01/16/10	01/17/10	21	05/21/10	05/22/10	05/23/10
39	09/25/09	09/26/09	09/27/09	4	01/22/10	01/23/10	01/24/10	22	05/28/10	05/29/10	05/30/10
40	10/02/09	10/03/09	10/04/09	5	01/29/10	01/30/10	01/31/10	23	06/04/10	06/05/10	06/06/10

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

OAK TREE TIMES  
 PO BOX 4960  
 SEVIERVILLE TN 37864-4960

## CONTACT INFORMATION

### Tree Tops Resort

Department	Phone	Fax	Email Address
Front Desk / Check-in Office	865.436.6559	865.436.6196	ttfrontdesk@treemontresorts.com
<i>For a direct dial number into your unit, please see your reservation confirmation</i>			
Rentals	865.436.6559		
Flex Week Reservations	865.430.4237		ttreservations@treemontresorts.com
Karrie Newsome, General Manager	865.436.6559		knewsome@treemontresorts.com
Activities	865.436.6559	865.286.2198	treetopsactivities@hotmail.com

Corporate Offices:  
 Maintenance Fees 865.428.6039 x14 or x16 865.428.8930 brapp@treemontresorts.com  
 Deeding and Ownership Changes 865.428.6039 x14 or x16 865.428.8930 brapp@treemontresorts.com

[www.treemontresorts.com](http://www.treemontresorts.com)