



*Spring 2019*

The New Year has started out with a bang! We have a President, new Board Member, new Manager, and new Grounds and Maintenance Manager! All of these changes are for the good of our Association. My name is Ken Webster and I am the new manager of the association. Many of you already know me from being on the Homeowner's Board for many years as well as serving as President. Our newest board member is longtime Chalet Village resident Shirley Whisnant. Her husband, Bill, is a past board member. Patrick Potter is our new board President. Darren Phillips is our new Grounds and Maintenance Manager. He also is a full time resident of Chalet Village.

The Homeowner's Association is, as many of you are, still recovering from our November 2016 fires. I look forward to the many challenges the Club faces in the coming years! We have a great team here working for our future!

### **THANK YOU, TAMIE!**

Our longtime Manager, Tamie Sentz, resigned her position with the club in December of 2018. Tamie spent many long hours tackling all the many facets of the job of Manager of the Association. From cooking for Owner's Parties to cleaning up after our pool guests to dealing with the difficult issues after our fires in November 2016, Tamie did it all. The board of directors appreciates all of the hard work that Tamie gave to the association for the last 14 years. Tamie decided to pursue different opportunities along with spending more quality time with her first grandchild who was born in December.

### **HOMEOWNER'S WEEKEND WILL BE COMING UP IN APRIL**

Please make your plans to come to our annual homeowner's weekend – April 27 and 28. See your annual billing notice for RSVP details and watch for more details on our website.

### **YOU MADE THE CHOICE – STAN JOHNSON, TREASURER**

When you made the choice to buy property in Chalet Village, you, by virtue of the covenants and restrictions referenced on your warranty deed, accepted the responsibility of paying the yearly assessment for your property. The CVOC Board must operate by these same covenants and restrictions as well as the Bylaws of the Homeowner's Association. The Board has been challenged for the past couple of years (mainly since the Gatlinburg fires) by some property owners who feel they are no longer responsible for their HOA fees.

The Board is charged with the responsibility of maintaining the three recreational facilities in the Chalet Village community. It is impossible to do this without the HOA fees. You, as a property owner, should be very concerned by this situation. It has a direct effect on your property's value. The fact that these facilities are here for your use and the use of your guests, if you rent, adds value to your property. We also have some that rent through platforms such as Airbnb and VRBO who are trying to go around the system and their responsibility of paying fees. We as a Board will take appropriate action to see that this does not happen.

**The current Board is taking the position that we will not let a few jeopardize the majority of the HOA members!**

We will provide a courtesy letter to those in violation, and if you don't respond the next action will be to put a lien on your property. You will then become liable for interest and legal recording fees! Hopefully, the third action will not have to happen, that is to sell your property on the courthouse steps. If you read your covenants, restrictions, and bylaws, you will see that these actions are the responsibility of the Board and must be taken to rectify the current situation.

I realize the above may sound harsh, but it is totally unfair to the more than 950 members that pay their HOA fees consistently and on time. It is our hope that those who are in arrears will step up and meet the obligation that is so very well spelled out in your deed. Just remember, **YOU MADE THE CHOICE!**

## **WORD FROM OUR PRESIDENT, PATRICK POTTER**

***"Alone We Can Do So Little; Together We Can Do So Much"***  
**Helen Keller**

Effective January 1, 2019, I became the President of the Chalet Village Owners Association. I have served on the board since 2011 and have been in the role of Vice President since 2013. I am humbled to assume the position of President during the next four-month interim. Our previous President, Ken Webster, who has been hired as our Manager, has left big shoes to fill. I will depend on Ken during the next few months for his advice and expertise in making the smoothest transition possible.

I have been a property owner in Chalet Village since 1995. During this time, my wife and I have owned a condominium, overnight rental, and finally a secondary residence. As a former owner of an overnight rental property, I know first-hand the challenges of the day to day management and competition for overnight guests. It is everyone's desire that a thriving economy will keep chalets rented.

I have been married to Dr. Stephanie Potter, who is employed by Kingsport City Schools in Kingsport, TN, for over 20 years, and we are the proud parents of twin 4 year old boys, Alexander and Isaac. I am an active board member of the Chalet Village Firewise Committee, a third generation Veteran, and a second generation Insurance agent with operations in VA & TN. I am an avid hiker and backpacker and am still working on completing the 900 Mile Club in the Great Smoky Mountains. We love Gatlinburg and plan on making it our future full time home.

In November of 2016, our beautiful Great Smoky Mountains, Gatlinburg, and Sevier County were ravaged by wildfires. The fires attributed to the destruction of over 2,400 buildings and 17,000 acres of land resulting in just under 1 billion dollars in insurance property damage claims. Tragically, there were also 14 deaths. Over 500 homes were lost in our own Chalet Village and the scars of fires that burned, in many cases, over 1500 degrees are still evident in our mountain scenery. As I drove around the mountain this past weekend, I was very encouraged to see the beautiful new homes that have been built and are currently under construction. To date, we have over 200 homes that have been rebuilt and/or are under construction. The new construction provides homes that are built with specifications that will serve as a deterrence for another fire of that magnitude.

The City of Gatlinburg and Sevier County have recently placed new signs on our roadways (see picture on page 1), which will provide more direction to our visitors while visiting Chalet Village. Hopefully this added signage along with the previously installed warning system will help in the case of a future disaster. Will our Chalet Village community ever be the same? Probably not, but I choose hope, optimism, and perseverance that together we can continue to make Chalet Village a wonderful place to live and vacation.

Let's all work together to continue our "Great Smoky Mountain" legacy through a united Chalet Village Homeowners Association.

## CVOC FIREWISE CORNER

This will be an exciting spring. The Firewise Committee has worked hard to get the community Firewise listed and we have acquired a multitude of tools to help make the work a bit easier. All these tools will be on display at our Firewise Education Day that is planned to coincide with the CVOC weekend. The morning of April 27 we'll have many booths and displays of Firewise information and FREE FOOD. Make plans to stop by.

All the tools are available for loan to Community Members for free. There is a process for checking them out: contact CVOC office or Pete Jucker to arrange; [cvocfirewise@gmail.com](mailto:cvocfirewise@gmail.com) or call 865-776-0446

List of some Tools available: Chipper/Shredder (4" capacity), Walk-behind Masticator/Mulcher, Chainsaws, Pole saw, Shovels, Rakes and Safety Equipment.

Spring is here and it's the best time to renew the look of your property. Take a few minutes to walk around the house and see how close the brush and trees are. Before they all leaf out is a great time to trim and cut.

To reduce ember ignitions and fire spread, trim branches that overhang the home, porch and deck and prune branches of large trees up to (depending on their height) 6 to 10 feet from the ground. Remove plants containing resins, oils and waxes and ensure mulches in the **Immediate Zone** (0 to 5 feet around the house) are non-combustible options like crushed stone and gravel. Maintain vegetation annually.

If you are into planting this spring contact Smoky Mountain Roots can help with seedlings: 865-325-2802 or email [grow@smokymountainroots.org](mailto:grow@smokymountainroots.org) There is a February program and on March 23rd we will participate in 250K Tree Day presented by TN Environmental Council. Those trees will be in bundles of 4 and will include: Northern Red Oak, Eastern Redbud, Wild Plum (or similar), Pine (species not specified yet). They ask for a minimum donation of \$5 per bundle. First come, first serve until they are gone. Location for pickup will be at 207 Parkway, Gatlinburg. If you need help planting, please let them know. They also have the dibble bars to loan to the public (awesome tool for planting the seedlings in our terrain). (con't page 4)

DO NOT get complacent because we have all this rain. Plants will grow very fast and will be harder to maintain because of it. When things dry out and fire season starts it will be TOO LATE to get everything done.

## REBUILD REMINDER

Anyone who is contemplating rebuilding or building for the first time in Chalet Village must turn in their plans, building materials, and contractor information to the Homeowner's Association for approval (MB32/208 – pg1, paragraph 3). A permit once received has to be posted on the job site. If you have questions, contact the Homeowner's Assn. office at 865-436-4440

## **ST. PATRICK'S DAY PARTY**

Make sure to attend our annual St. Patrick's Day pot luck at the South Baden Club House on Saturday, March 16, 2019 at 6pm. We will have traditional Corned Beef as well as an alternative meat dish. Beverages will include beer, soda, water, and tea. You are welcome to BYOB, if you prefer something else to drink. Please bring a side dish to share including, but not limited to salads, appetizers, casseroles, and desserts to name a few. We look forward to having a great time of fellowship. Make sure to wear your green!