



SPRING 2022

21/22 BOARD OF DIRECTORS

***Patrick Potter, President**
***Rebecca Helton, Vice Pres.**
***Pam Betts, Secretary**
Dean Phillips, Treasurer
John Clayton, Member
***Randy Sewell, Member**
Danny Suiter, Member
***Seats up for election at
April 2022 Annual Meeting**
Ken Webster, Manager

CHALET VILLAGE ANNUAL MEETING

Remember to mark your calendar for the date of our annual meeting which is April 30, 2022, Saturday. Registration begins at 9am and the business meeting will begin at 10am. Coffee, Juice, Water, and Danish will be served. Saturday evening, we will have our social gathering from 6-8 pm. Light Hors d'oeuvres, beer, and wine will be served. All of these functions will be held at our South Baden Clubhouse at 1319 S. Baden Drive. On Sunday morning, May 1st, brunch will be served at our North Clubhouse from 9am to Noon (cost is \$15 per person) located at 705 Village Loop Rd.

A WORD FROM OUR BOARD PRESIDENT, PATRICK POTTER

March started out like a lamb and the forecast for Saturday the 12th is snow and 11 degrees overnight, which is a lion! Over 25 years ago, a local told me if you do not like the weather in Gatlinburg, give it a few days and it will change. I think many of us are ready for Spring/Summer and warmer weather.

When Chalet Village was founded almost 60 years ago, our Founding Fathers had some innovative ideas and some not so innovative

ideas. We operate the Chalet Village Owners Club based on our Bylaws & Covenant & Restrictions. The Usage Fees which were established many years ago can only be increased consistent with the CPI (US Government Consumer Price Index) and the assessed lot fees fall under the same restrictions. WE CAN'T HAVE ADDITIONAL ASSESSMENTS unless we have a majority vote of all approximately 1500 property owners! This would be an impossible task as we can't even get contact information for some of our property owners.

In 2016, it was necessary to obtain a bank loan of approximately \$250,000 in order to repair the bank supporting the "lap" pool at the North Chalet Village Clubhouse due to an "act of God" damage that was created. It was a huge amount of money to borrow, but the board felt it had no other choice. On a good note, this pool area alone had almost 14,000 swimmers this past summer, and it is a beautiful pool with its wonderful surrounding views, which guests seem to thoroughly enjoy and compliment.

We feel that this debt has been drastically reduced (currently \$75,000) in a short period of time, considering the income that we have to operate with. In planning our 2022 Budget, we reviewed any upcoming projects that we foresaw needing done. Therefore, this year we have had to build some necessary items in our budget, such as resurfacing the Chalet Village South Pool, repaving the South Baden Parking Lot, new windows and carpet at the Alpine Club House, and some additional smaller projects.

We estimate these costs to be in the vicinity of \$100,000. Even though we will be able to borrow from our line of credit for these projects, we would like to ask a favor of you this year. We have always had such great support from so many of you! This year we would like to ask you, if you see fit to do so, to make an additional donation in addition to your usage fees and assessed lot fees. A donation of any amount would be greatly appreciated. A realtor once told me our facilities at CVOC add \$75,000 - \$100,000 in the value to the properties in Chalet Village. We have never in the history of the Chalet Village Owners Club asked for donations. We're just asking that you please

review the bill you received from us earlier this year and think about what a small amount this is in comparison to other Homeowner's Associations.

If everyone would donate whatever they feel comfortable with, it would tremendously help in reducing this debt. Some of our owners do not rent or have assessed lots, therefore, they do not contribute anything. However, their properties continue to benefit from being located in Chalet Village.

As you all know, any property has continued maintenance in order to keep it in good condition. IT NEVER STOPS! We want to keep both our homeowners and our guests proud of our facilities. Please consider making a one time donation in order to lower our debt. If you have questions, please call or email us at cvowners@aol.com. Ken Webster or I will be happy to respond.
Wishing everyone a safe and prosperous 2022!

“We make a living by what we get. We make a life by what we give.”
Winston Churchill

CHALET VILLAGE HISTORY

Since we have so many new property owners in Chalet Village, I thought it would be a good time to share some of the history of the Homeowners Association and Chalet Village. The Ski Chalet Village Owners Club, Inc was originally chartered in January of 1966 by a group of concerned property owners. At that time much development was taking place in Chalet Village and these concerned owners wanted to make sure those who had purchased property were represented. At the time, the Homeowner's Association did not own the “Club Facilities”. In fact, the only pool at that time was “Swim Halle” sometimes referred to as the Alpendorf Pool on Upper Alpine Way. We now know this facility as the Upper Alpine Clubhouse. It wasn't until March 1970, that the “Tyrolea” Clubhouse and pool were constructed. The facility was opened to owners and guests on Memorial Day 1971. We now know this facility as the South Baden Clubhouse. It wasn't until 1977 that the North Chalet Village Clubhouse and pool were constructed with opening on Memorial Day 1978. These 3 facilities were owned by the Developers of Chalet Village. In August 1979, the Ski Chalet Village Owners Club, Inc became the legal owner of the amenities in Chalet Village. As is the case today, the Owners Club was governed by a seven member Board of Directors that were instrumental in making the transfer of ownership of the Chalet Village amenities to the Homeowner's Association. One of those board members and president at the time (Bob Waikel) is still a property owner in Chalet Village today. We have been asked many times how our fee structure was set up. The Developer (A.E. Realty Partners, a division of Kaiser-Aetna Insurance) was concerned about their obligation to continue maintenance and upkeep of the club facilities after the completion of development in Chalet Village. A request was made to HUD (US Government Department of Housing and Urban Development) by the Developer for permission to impose a mandatory assessment fee on all lots to ensure the continued maintenance and upkeep of the club facilities after their development ended. HUD rendered an opinion that the developer could in fact initiate an annual assessment fee on all lots that were sold or traded after 12/16/76. So, this rendering by HUD created what we call our “Assessed Lots”. According to the Covenants and Restrictions and the Bylaws of this organization, “Each owner shall be entitled to place his/her chalet on a rental program, but in doing so, The Club shall have the right to levy a larger assessment, sufficient to compensate for increased usage of the recreational facilities.” This constitutes our “Mandatory Overnight Usage Fees”. The Bylaws of this organization were adopted by the membership on March 29, 1979. In setting up the fees that are charged each property owner, it was mandated that the fees could only increase yearly according to the U.S. Government CPI (Consumer Price Index). So, without a majority vote of all property owners in Chalet Village for an additional assessment, the only means of revenue to maintain our facilities is the Annual Usage Fee. There have been multiple years in the past when we got little to no increase of the usage fee.

JOIN OUR FIREWISE PREPAREDNESS TEAM

Since our adoption of the Firewise USA program in 2018, the Chalet Village Team has accomplished many tasks. Our CWPP (Community Wildfire Protection Plan) started on Sep. 21, 2017 and approved by Firewise USA and the TN Dept of Agriculture Forestry Division in early 2018. This CWPP must be updated every 5 years. We need to convene a committee

to accomplish this task. We are looking for volunteers to be part of this committee which can meet on the weekend of the HOA meeting. Contact Pete Jucker via text at; 865-776-0446, please include your name and CV address in the text. Every Quarter Chalet Village representatives attend the Sevier County Firewise meeting where other Firewise communities share information and project progress. At the most recent one we got a reminder that Fires can happen in areas that burned during the 2016 Wildfire. We saw images that prove that Firewise practices work. Where homes burned in 2016, the ones that were rebuilt with adequate hardscaping and a 5 to 10 foot no burn zone around the structure survived the February 2022 wildfire. During the February Firewise workshop presented by the UT Extension Office we represented the Chalet Village Firewise Community with a presentation by Pete Jucker on why Firewise is important. You can access the series at this link: <https://sevier.tennessee.edu/firewise/>

Put this on your Calendar and make sure you attend:

Every year in conjunction with our Homeowners meeting we sponsor a Chalet Village Firewise Education Day held at the Owners Clubhouse on South Baden. This year it will be on Saturday April 30th starting a 9am. We will set up a table where you can log your Firewise projects. The recording of your projects will help us with qualification for the 2023 Firewise USA Recognition. Even a small project like raking leaves for an hour will help. There is an online portal where you can record these projects at: <https://forms.gle/8A9Co8Ht1cGX1rxD7> It is a simple form to fill out.

Special Note for this spring:

Take a good look at your driveways and access road to the cabins. Many of these on our mountain are like a tree tunnel. If you or your guest want a clear escape route during a fire event it could be blocked because of falling burning debris. Consider cutting back everything that overhangs your escape routes. This might involve a professional team with a bucket truck. But safe is better than sorry.

Every spring and every fall we have community wide Firewise cleanup weeks where residents and volunteers come out to do projects of fuel removal like chipping brush and cleaning properties. For this purpose, we as a community have acquired chainsaws, a chipper, a 2 ft wide mulcher/masticator, blowers, winches, logging chains, leave shredders and hand tools like rakes and shovels available for use by homeowners and residents. You too can join in these projects or create one for your property. We need volunteers to help with these projects, please join the team. Here are the basics:

- You originate a project i.e. Gutter Cleaning, Brush Cutting, Tree Trimming etc.
- We, the Firewise Committee and Volunteers will help you plan it if needed.
- We can get you in touch with the pros if needed.
- Together we'll plan the date and the time.
- Our Volunteers will show up with and run the chippers, mulchers, cutters or saws etc.
- You supply the extra labor

If this works for you, we'll be happy to help. Remember that all the work done by us is on a volunteer basis and we cannot take responsibility for anything done on your property without you or your representative present. Firewise principles start right around your home. The first 5 feet are the most important.

What YOU can do:

1. Remove all flammable furniture & Rugs from your decks and porches
2. Remove or pull back all flammable mulch and/or dry grasses from around your house. Rock-scaping looks good. Create a 5ft space that cannot burn around house and any attachment to the house.
3. During wind events note and mark any places in corners of the house and under stairs where leaves accumulate. This is where embers land during fire storms and you do not want to have any leaf piles to act as tinder. If possible, use 1/8-inch mesh wire to close off those areas
4. Use 1/8-inch mesh wire to close off all soffits, roof louvers & basement vents.
5. Keep your gutters free of all leaves. Install Gutter guards, if possible, metal type not plastic.
6. Cut any branches that are overhanging your house and decks.
7. During a wildfire event crank up your sprinklers to water decks and the lawn around 10-20 feet of your home.

These items cost little to nothing, except for time for you to take care of it. This could save your house during a wildfire event.

REMEMBER: WHEN SMOKE IS IN THE AIR IT'S TOO LATE TO PREPARE!

Make these preparations as you do your normal yard work all year round.

If you have time to volunteer and/or would like to become a sponsor, please contact Pete Jucker 865-776-0446 or CVOCFirewise@gmail.com

TRASH AND ROADS

The roads in Chalet Village are either maintained by the City of Gatlinburg or Sevier County depending on where they are located. If you are uncertain whether your property is located in the city or in the county, you can contact the HOA office and we can tell you. The number for the City of Gatlinburg Street Department is 865-430-1370. The Sevier County Highway Department can be reached at 865-453-3452.

Trash is another issue that continues to be a concern. Trash is collected on the City side of Chalet Village by the Gatlinburg sanitation department. The charge for trash pickup is billed on your city water bill. If your property is located on the county side of Chalet Village, you will need to contact an independent contractor for trash collection as there is no municipal trash pickup. If you are currently building, please check your property for strewn building materials and trash. As I drive around Chalet Village, there is a large amount of construction debris spread down hillsides and roadways. This should be a concern for all property owners as this reflects poorly on our area! As we get close to the time when our bears start becoming active, it is so important that all homeowners check the security and capacity of their outdoor trashcan holders. If you have a home 3 bedrooms or larger a 2 can holder is not be sufficient to handle your garbage. The Homeowners Association will host the Jefferson County JR ROTC on May 14, 2022 (8:30am to noon) for Spring trash pick up along the roadways in Chalet Village. They will not climb up or down banks to retrieve trash. Anyone who would like to volunteer on that day, please contact our office at 865-436-4440.

Chalet Village Owners Club
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