



SPRING 2023

22/23 BOARD OF DIRECTORS

Patrick Potter, President

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Pam Betts, Secretary

****Dean Phillips, Treasurer**

****John Clayton, Member**

Randy Sewell, Member

****Danny Suiter, Member**

(Board member seats up
for election at April 2023
Annual Meeting)**

Ken Webster, Manager

CHALET VILLAGE ANNUAL MEETING

Remember to mark your calendar for the date of our annual meeting which is Saturday, April 29, 2023. 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, April 30th, brunch will be served at our North Clubhouse from 9am to Noon (cost is \$15 per person – RESERVATIONS REQUIRED no later than April 14th) located at 705 Village Loop Rd.

A WORD FROM OUR PRESIDENT, PATRICK POTTER

The end of December 2022 brought the coldest temperatures we have experienced in many years. I heard about, read about, and personally experienced a frozen and burst water line. You can rest assured that if you live here or own property here it will happen again.

I spoke to a local plumber on December 29, 2022, and he had already made 60++ service calls and he was still returning phone calls and setting appointments. So, what can you do to make sure you are protected as best as possible?

A "Smart Thermostat" is a no-brainer. For less than \$200 you can purchase a thermostat that you can adjust from a smartphone or computer. When the forecast is for sub-freezing temperatures why not turn the heat up a little higher or make sure the heat is on.

Leave all your base cabinets open so warm air can circulate on water pipes. You should also leave the interior doors open

so warm air can circulate throughout the house. I always allow my faucets to drip which keeps water pressure from building up.

Seal gaps around holes where pipes run through walls or floors, especially where the hole is letting in freezing air. Use caulk, or spray foam insulation (such as Great Stuff) to fill the gaps. If possible, seal holes on both the interior and exterior side of the wall or floor. Cold outdoor air that gets in through holes and gaps can make a cabinet compartment, which is usually cold, even colder.

Do you have water shut off in the house? If so, make sure your guest or cleaning company knows exactly where it is located. Do you have a "Water Meter Key" for your outside water meter? These are lifesavers and work so much better than a normal wrench and it keeps you from lying on the ground to turn the water off. Why not buy one and keep it at your property? I read that several owners did not even know where their water meter was located. Maybe now is the time to find out where it's located and make sure that someone else knows that location.

If you get your water from the City of Gatlinburg, please sign up on the water portal. It is free and I knew within minutes that I had a burst water pipe that could have potentially flooded my basement and resulted in thousands of dollars in damage. <https://www.gatlinburgtn.gov/departments/utilities/index.php>

WE NEED YOUR EMAIL ADDRESS and a good phone number. The expense to mail out our newsletter and updates is over \$1,000 each time in postage (twice a year). That is \$2,000 we could have spent on pool chemicals or something else that we need to operate three clubhouses and facilities. We do not sell or share this information with anyone. It takes an average of 5 days to mail something in the U.S. If there is an important communication that we need to share, the postal service is not going to get the job done in a timely manner. PLEASE EMAIL US THIS INFORMATION TO cvowners@aol.com so we can update our records. PLEASE!!!

You can have everything in life you want, if you will just help other people get what they want.
Zig Ziglar

We look forward to seeing everyone at the Owners Weekend!

CHALET VILLAGE FIREWISE

CVOC FIREWISE Issue 5 2023_March 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 was approved by Firewise USA and the TN Dept of Agriculture Forestry Division in early 2018. This CWPP must be updated every 5 years. This past season we accomplished this task. Thanks to all the residents/owners reporting their Firewise work at their properties. This past season we also started a trial program to eradicate invasive species that are a fire danger on the mountain. We had just over 40 property owners allow us to spray for Kudzu and Paulownia. Each property owner made a donation to help cover the cost. The chemical used is Crossbow, a broad leaf killer. With the 100 gallon tank from the Sevier County Firewise Program, Pete Jucker with help of others covered several acres. The results were visible and recorded. This coming spring, we will continue with the program. It will take at least 3 years to get rid of the Kudzu. We will have to repeat the spraying multiple times. We will be seeding in the treatment areas with several different native grasses to take the place of the dying Kudzu. The Crossbow will not harm the grass during repeat sprayings. This is hard work on steep terrain and any help would be greatly appreciated. Every quarter Chalet Village representatives attend the Sevier County Firewise meeting where other Firewise communities share information and project progress. If you would like to attend some of these, contact us and we will invite you. Next meeting is set for March 14, 2023, 1pm. Put these dates on your Calendar and make sure you attend: Saturday April 29, 2023 and Saturday June 3, 2023. Wildfire Community Preparedness Expo on June 3, 2023 at the Sevier County Fairgrounds. Joy & Pete Jucker will be attending with our Firewise Trailer. We could use help and volunteers from our community. This event was well attended last year even with rain and inclement weather ruling the day. It's going to be bigger this year. If you or someone you know would like to become a sponsor for this event or our Firewise community, make contact please. 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 29th starting at 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 2024 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 complete.

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, leaf 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.

A BIG THANK YOU!

The board of directors would like to say a big **"THANK YOU"** to our owners who made donations to reduce the associations debt. We received a total of \$8,000 from 22 owners. All of those funds were used to lower our indebtedness, which was caused when the association had to construct a retaining wall at the North Clubhouse in 2015 to keep from losing one of the swimming pools.

FACILITIES SCHEDULE

The schedule for the pools and other amenities will remain the same as in the past. Official opening day is Friday, May 26, 2023. Official closing day will be Labor Day, Monday, September 4, 2023. Each pool and amenities are open from 9am to 9pm on the days they are scheduled to be open. Weather permitting, we will open the South Baden Pool the middle of May, and remain open past Labor Day into September with shortened hours .

Operating Schedule is as follows:

South Baden Clubhouse Pool (1319 S. Baden Drive) Closed on Tuesdays (all activities closed on Tuesdays)

North Pool (705 Village Loop Rd) Closed on Wednesdays

Alpine Pool (1151 Upper Alpine Way) Closed on Wednesdays and Thursdays

TRASH, TRASH, AND MORE TRASH!



These pictures are not isolated incidents! Unfortunately, this type of disregard for our beautiful landscape can be seen on an almost daily basis anywhere in Chalet Village. In the first picture, at least the garbage was still intact in the bags, but most of the time the bears and the crows have torn into the bags and it is strewn all over the mountain and roadsides. With the high winds we have experienced lately, there is a great deal of trash, construction debris, etc. that have lodged in trees and brush. Please take the time to have your garbage holders checked to make sure they are secure. If you have loose garbage down in them, make sure it is cleaned out on a regular basis. If you are building or remodeling and have a construction dumpster, please make sure your workers do not put household/food garbage in the open dumpster. The bears will get in it searching for an easily accessible food source. With the warmer temperatures we've been experiencing in the last couple of weeks, we are already seeing bear activity. Also, ask your contractor and workers to pick up trash that gets blown out of the dumpster and strewn around the mountainside.

The Homeowners Association will again host the Jefferson County High School JR ROTC on **May 13, 2023** (8:30am to noon) for Spring trash pickup along the roadways in Chalet Village. They will not climb up or down banks to retrieve trash. We need volunteers who can take the different groups of ROTC cadets to the routes they will be taking to pick up the garbage. 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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