



FALL 2023

23/24 BOARD OF DIRECTORS

Patrick Potter, President

John Clayton, Vice Pres.

Pam Betts, Secretary

Dean Phillips, Treasurer

Rebecca Helton, Member

Randy Sewell, Member

Danny Suiter, Member

Ken Webster, Manager

CHALET VILLAGE HALLOWEEN COSTUME PARTY

Mark your calendars for October 28th. We will be having a Halloween costume party at the South Clubhouse starting at 6:00pm. This will be the first one we've had since October 2019. It was a big hit and fun was had by all. This year we will be celebrating Octoberfest and Halloween so come enjoy an evening of socializing with other Chalet Village owners. Heavy hors d'oeuvres will be served. Beverages will include beer, wine, water, coffee and tea. You are welcome to BYOB, if you prefer something else to drink. **Please contact us by email at cvowners@aol.com so we can get a count for how many are going to attend. Tickets for the event will be \$10 per person.**

UPCOMING CITY OF GATLINBURG AND SEVIER COUNTY CHANGES

Many of you may or may not have seen recent announcements from the governmental agencies of the City of Gatlinburg and Sevier County.

The City of Gatlinburg just passed an ordinance that implements a 20% increase in water and sewer rates that will go into effect beginning January 1, 2024. There will be another 20% increase effective, January 1, 2025. These rate increases are the result of needed improvements to the city's sewer plant that were initially estimated to cost \$16.8 million but are now going to be \$25 million. The city's new budget leaves the property tax rate for 2023 at 12.11 cents per \$100 of the assessed valuation.

Sevier County government has also made several changes. Due to a TN state law enacted in 2021, Sevier County will be reclassifying overnight/short term rental properties from residential to commercial for property tax purposes. This means instead of property being assessed at 15%, it will now be assessed at 40% for property tax purposes. It doesn't change the zoning of your property, just the property tax rate. The county property tax rate will remain the same for 2023 at a rate of \$1.48 per \$100 of assessed value.

Beginning in the Fall of 2023, household garbage from overnight/short term rentals located in Sevier County (this will only affect the properties in Chalet Village North that are located outside of the city limits of Gatlinburg) will have to be taken to a garbage collection site on Ridge Road in Pigeon Forge. The county is looking into other facilities like this in other areas. The fee schedule for use of these facilities is as follows: \$10 for a full load of a pickup truck (load level with sides), a half load of a long trailer, full load of a short trailer (level with sides) and half load of pickup truck and half load short trailer; \$20 for an over limit pickup truck and full load short trailer (load level with sides); \$30 for a pickup truck with rails, short trailer with rails, or full load pickup truck and full load long trailer (load level with sides).

Sevier County Short-Term Rental Unit Permit Program Information: (This is a new program Sevier County is starting similar to the one that has been in place in the City of Gatlinburg since the 1980's) The permit application period will be open from January 1, 2024 until March 31, 2024 to obtain a Short Term Rental Unit Permit. With that being said, starting around October of 2023 we plan to send out information to all known Short-Term Rental owners, cabin rental companies, and realtors regarding this matter. The packet we send out will contain a letter explaining the program, the application, a "Pre - Inspection" checklist, and all of the contact information if anyone has questions. This inspection program will allow us to inspect all STRU's in the County to ensure that all life safety measures are in place and that there are no obvious hazards that could result in causing harm or death to any residents or visitors.

The cost will be \$250.00 for a STRU that sleeps 12 or less and then for any STRU that sleeps 13 or more the cost would be \$250 plus \$25 per additional occupant (person). Occupancy will be stated when each property owner or management company submits their application, however, upon completion of inspection we will verify that there are not sleeping accommodations for more than what is claimed and that it is not being advertised for more than what is claimed. Inspections will begin taking place as applications are received starting in January of 2024 and due to the fact that there are approximately 6,500 rentals in Sevier County (outside of the cities) they will be completed as received and then the following year (2025) the owner will receive a renewal invoice the month that their inspection was completed in 2024. So, for instance if your property wasn't inspected until June of 2024 then you would receive the renewal invoice in June of 2025, this would then stagger when permits were issued. Our hope is that this will help people that own multiple rentals and that maybe they will not have to pay the annual permit fee for all of their rentals at the same time every year. We are also in the process of getting additional information on the County website, we are going to add some of the frequently asked questions in the near future as well to hopefully help answer some of these questions.

Sprinkler Requirements: Short-Term Rental Units that are more than 3 stories, more than 5,000 square feet, or sleep 13 or more people and were built before February 1, 2016, will not be required to install a fire suppression system as long as they meet the following: 1.) The property owner applies for a STRU permit between January 1, 2024 and March 31, 2024 (However, if there are not adequate means of egress in sleeping areas then the sleeping capacity may have to be reduced or an alternate solution be determined) Short-Term Rental Units that are more than 3 stories above grade, more than 5,000 square feet, or sleep 13 or more people and were built after February 1, 2016, will be required to install a sprinkler system. If the property is only meeting the one rule of sleeping more 13 or more then reducing the occupancy will be an option. However, this is due to the rules and regulations of the State of Tennessee of which Sevier County must follow. Therefore, if a property is being rented that was built after February 1, 2016 and it is sleeping 13 or more occupants and does not have a sprinkler system it is not in compliance with the state rules and regulations and does not have a Certificate of Occupancy for 13 or more.

FIREWISE



The Wildfire Community Preparedness Expo on June 3, 2023, was held at the Sevier County Fairgrounds. John Clayton, Paula & Tom Welborn, Rebecca Helton, Ken Webster and Joy & Pete Jucker attended with our Firewise Trailer and an educational tent setup. Many thanks to these volunteers from our community.

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. Every year we must reapply for our Firewise Recognition. This includes a process of

recording work done in our community. It would be greatly appreciated if everyone reported any work done, be it a small project (raking leaves for example) or a large one (re-roofing for example).

WE NEED YOU TO REPORT PLEASE! There is an online portal where you can record these projects at: <https://forms.gle/8A9Co8Ht1cGX1rxD7> It is a simple form to complete. Last year we 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 leave killer. With the 100-gal tank from the Sevier County Firewise Program, Pete Jucker with the help of others treated several acres. The results were visible and recorded. This spring we continued with the program. It will take at least 3 years to get rid of the Kudzu. By the end of September, we will be spraying again. We will have to repeat the spraying multiple times. In the treated areas several different native grasses have been used to replace Kudzu. This has been successful. Reseeding needs to be done by the homeowners. The Crossbow will not harm grass during repeat sprayings. Reach out to Pete Jucker for seed. Every quarter Chalet Village representatives attend the Sevier County Firewise meetings. 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 September 13, 2023, 1pm.

Special Note for this fall:

Take a good look at your driveways and access road to the cabins. Many of these on our mountain are tree tunnels. 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 being safe is better than being sorry.

Every spring and every fall we have community wide Firewise cleanup weeks where residents and volunteers come to do projects 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.

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.

Our Wildfire Season is from October 15 to May 15. If you do any burning, you will need a burn permit. Available at: <https://agriculture.tn.gov/OnlineBurnPermitPublic/>

For a permit by phone: **call (877) 350-BURN (2876)**

Please report Contractors & Builders burning any materials beside wood, this is illegal. To report illegal burning, please call 1-888- 891-TDEC.

Visit www.BurnSafeTN.org for additional tips to burn safely and to protect your community.

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 the 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.
8. Hook up the water hoses and leave them if evaluating. The Firefighters will use them.

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.

Recording 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.

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

Chalet Village Owners Club

1319 S. Baden Drive

Galinburg, TN 37738

865-436-4444

cvowners@aol.com

www.chaletvillageownersclub.com