



SPRING 2026

25/26 BOARD OF DIRECTORS

****PATRICK POTTER, PRESIDENT**

JOHN CLAYTON, VICE PRES.

****PAM BETTS, SECRETARY**

****RANDY SEWELL, TREASURER**

****REBECCA HELTON, MEMBER**

PAULA ELLIOTT, MEMBER

DANNY SUITER, MEMBER

****DESIGNATES BOARD MEMBER'S SEATS THAT ARE UP FOR ELECTION (IN ORDER TO VOTE OR HAVE A SAY IN THE AFFAIRS OF THE ORGANIZATION YOU MUST PAY THE \$15 DUES.)**

KEN WEBSTER, MANAGER

DAN SHEPHERD, ASSISTANT MRG.

2026 ANNUAL MEETING – 60TH ANNIVERSARY

Our annual meeting will be held on Saturday, April 25th at 10AM at the Glenstone Lodge with registration beginning at 9AM. Our **60th Anniversary** Dinner will be that evening beginning at 6pm also at the Glenstone Lodge, and the brunch will be at the Glenstone Lodge on Sunday, the 26th, from 9 to noon. If you have not done so, please RSVP for the activities by April 10th so that we can be prepared for everyone who wants to participate. Also, please note that 4 board member's seats are up for election, and you must have paid your \$15 dues in order to vote.

MESSAGE FROM OUR PRESIDENT

Why Chalet Village is the Heart of Gatlinburg

There's a special kind of peace that comes with owning property in the Smoky Mountains when you're not constantly worrying about the "mountain logistics" – questions like "Will the well run dry?" or "Will I be snowed in for days?". Chalet Village offers something unique in Sevier County: a rare balance between; the beauty of

mountain living and the comfort of reliable infrastructure. It's a place where you feel tucked away in the clouds yet never disconnected from the conveniences that make life easy. Being the closest homeowners' association to downtown Gatlinburg and the Great Smoky Mountains National Park isn't just a statistic – it's a lifestyle. It means spending more time enjoying the mountain views from your deck and less time navigating long winding mountain roads. You have the quiet of the forest and the beauty of the Smokies, yet restaurants, shopping, attractions, and entertainment are just minutes away. And if you realize you forgot something at the grocery store, the Chalet Village Market on Ski Mountain Rd is right here on the mountain.

One of the most underrated advantages of Chalet Village is the strength of its infrastructure. Our roads are maintained by the City of Gatlinburg or Sevier County, depending on where your property is located. This is something many mountain communities simply don't have. Reliable public water service is either provided by the City of Gatlinburg or Tennessee Water Service, not private wells that can run dry or have water that requires major filtration systems. This reliability matters to homeowners and short-term rental guests alike. Gatlinburg Fire Department #3,

located next to Ober Mountain, provides emergency response and additional peace of mind for residents and visitors alike.

Chalet Village offers more amenities than most any other HOA in Sevier County. Multiple clubhouses, swimming pools, tennis courts, pickleball courts, and gathering spaces create opportunities for owners and guests to connect and enjoy the mountain lifestyle together. Chalet Village doesn't feel like a development – it feels like a community.

Having Ober Mountain right in our backyard transforms the experience of living here. Winter brings skiing, snowboarding, and tubing. Spring and summer offer mountain biking, scenic chairlifts, wildlife encounters, and outdoor adventure. Fall showcases some of the most beautiful foliage in the Great Smoky Mountains. Every season offers something new.

Owning property in Chalet Village is more than just real estate. It's about enjoying mountain views without sacrificing modern conveniences. It's about strong infrastructure, reliable services, and a community that looks out for one another.

When you combine location, amenities, natural beauty, and community spirit, it becomes clear why many owners believe Chalet Village truly is the heart of Gatlinburg. After more than 30 years of owning property here in Gatlinburg, I can say with certainty that Chalet Village is more than just a place to own real estate – it's home. My family and I have built decades of memories here in these mountains, and there is truly something special about this community and the people who call it home. This is where I plan to retire, and quite honestly, this is where I hope my story ends one day. When that time comes, I've told my family that my ashes should be scattered here in these mountains that I love so much.

SOUTH CLUB IMPROVEMENTS



The picture to the left is from 1972 when the South Clubhouse was originally built. Numerous things have changed in the 54 years since it was constructed except the “telephone pole” retaining wall that bordered the parking area and entrance. During the off season that wall has been replaced by a masonry retaining wall. As this newsletter goes to print, we are still working on several items pertaining to this project. Many of the “poles” had rotted thru the years so it was time for this project to take place. The sidewalk next to the poles also had to be replaced as it was poured around the poles. There will be a new fence

on top of the retaining wall to add to the esthetics of the new wall.

FIREWISE

The Chalet Village Firewise Community strives to educate and encourage our owners, residents, friends & neighbors to adopt firewise practices. Since 2002, The Firewise USA™ program has empowered neighbors to work together in reducing their wildfire risk. We have

joined the growing network of more than 1400 recognized Firewise sites from across the nation taking action, and ownership in preparing and protecting our homes against the threat of wildfire.

On March 7th, 2018 Chalet Village was officially recognized as a Firewise USA™ Community. Firewise information is available at: <https://www.tn.gov/tnwildlandfire/prevention/tennessee-firewise-usa.html>. Let's all be good stewards of our community and do our part.



THE BEARS ARE COMING

As temperatures warm, bears will start venturing out in search of food. Please remember to post something in your cabin or chalet that feeding bears is deadly for the bears. Bears are very habitual animals so if someone feeds a bear they remember that and will come back to the spot they "received" food. Whether it was unintentional or intentional, bears will come back looking for food and if they don't find it they may become aggressive. Report nuisance bears in Tennessee immediately to the [Tennessee Wildlife Resources Agency \(TWRA\)](#) or local police. For non-emergency sightings, use the online "[I Saw A Bear](#)" (ISAB) tool on the TWRA website. In Gatlinburg, contact the Gatlinburg Police Department for immediate bear issues. Their nonemergency number is 865-436-5181.



THE TROOPS ARE COMING AGAIN

For the 30th year, the Jefferson County High School Jr ROTC will be coming to Chalet Village for trash pick up along our roadways. This program was started with help from the longtime CVOC treasurer, Glenn McBee. The Spring event will take place on Saturday, May 16th. As always volunteers are needed to assist in the twice yearly event. We have been blessed to work with this group over the years and so appreciate their dedication!

POOL SEASON SCHEDULE

Pools will open on May 22nd (the Friday before Memorial Day) and the last day will be Labor Day, September 7th with 9am to 9pm hours. (The South Baden pool will remain open into September weather and usage dependent with shortened hours of 10am to 6pm.)

Alpine Pool (Alpendorf) located at 1151 Upper Alpine Way is open Thursday thru Monday 9am to 9pm **closed on Tuesdays and Wednesdays.**

North Pool (Chalet Village North) located at 705 Village Loop Road is open Thursday thru Tuesday 9am to 9pm **closed on Wednesdays.**

South Baden Pool (Tyrolea) located at 1319 South Baden Drive is open Wednesday thru Monday 9am to 9pm **closed on Tuesdays.**

NOTE: On the days the pools at a certain location are closed all other activities at that particular clubhouse/pool area are closed as well.

No glass is permitted in any pool area, only plastic bottles or cans. If the pool attendant hears thunder, the pools and pool decks **must** be cleared of all guests for 30 minutes for each occurrence.

Each pool area has concessions consisting of soft drinks and snacks such as chips, cookies, etc. available for cash only.

REMINDER FOR POOL ACCESS CARDS

Owner access cards (2 cards) require the name of the primary individual/individuals. They will not be printed in the name of a corporation or "LLC". Guest access cards (3 cards) require the name of the cabin/chalet as well as the name of the person or company that is managing that property. If you did not provide this information at the time of paying your fees, you may email us at cvowners@aol.com.

Please make sure we have your information, as well as your HOA fees are paid, by May 1st to enable us to have your access cards available before pool season begins.

CHALET VILLAGE OWNERS

CLUB

1319 S. Baden Drive

Gatlinburg, TN 37738