



Winter Newsletter

High Chalet

December 2017

## *Meet Your Manager*

*Daniel Sandlin is looking forward to his third Christmas at our complex as property manager. He is 45 and married to Mandy Sandlin. Mandy has worked at the Register of Deeds office in Sevierville for the past 16 years and is a talented singer. They have three amazing daughters- Shelby, 9; Lily, 5; and Katy, 4. Shelby and Lily attend Sevier County Christian Academy of the Smokies and Katy will be joining them next year.*

*Before being contracted by High Chalet, Dan worked in the hospitality industry in Pigeon Forge for fifteen years. Using the "green thumb" inherited from his mom, he has always loved to work outdoors, digging in the flowerbeds and gardening. From this passion, Dan started his landscaping business a few years ago and has been happy ever since.*

*Daniel's dad is Mike Sandlin, a Vietnam veteran who commanded a Hawk missile system and worked many years in the banking business. Dan grew up helping his father with carpentry projects and now (luckily for us) his dad is returning the favor by helping his son with projects at High Chalet!*

*Daniel says that he is excited to be at High Chalet. He believes the steps being taken by owners to improve the complex are well worth the time and investment. He is pleased to report that we are ahead of schedule on the progress of work. Owners must help by making sure that Dan has a key to your unit or a code. When the code changes, please text to let him know about it.*

*Daniel and his family want to take this opportunity to wish everyone a Merry Christmas and a Happy New Year.*



## Winter Events

- Christmas at Dixie Stampede (Through Dec. 31)
- Dollywood Smoky Mt. Christmas (through Jan. 3)
- Gatlinburg Winterfest Trolley Tour of Lights (Through Jan. 27) \$5
- New Year's Eve at the Island (Live music and kid's activities) 6PM.
- Gatlinburg 30<sup>th</sup> annual New Year's Eve ball drop and fireworks from the Space Needle
- Ober Gatlinburg Special Olympics Winter Games Jan. 28-30 (skiing, snowboarding, and speedskating events).

## Progress Report

Sevier Construction is doing the hardi siding inside the balconies on building one and making door adjustments, as well as replacing balcony flooring as needed.

Foundation repair has been delayed for building one due to continued scheduling problems with the contractor. New bids are being sought.

Construction has slowed down due to weather conditions and this is allowing the reserve fund to build up over the winter months. Thus far, only \$ 35,000 .00 has been borrowed from the line of credit.

In the spring, work will continue on Phase II including corner balconies and the landing repair on building 5.

Information regarding the owners' meeting will be forthcoming in January along with election forms pertaining to openings coming up on the board. Mark Oliver and Karen Hoblit will be up for re-election since their terms will expire. Others may nominate themselves as candidates if they feel they can be an asset to the board and the High Chalet community.

Following the completion of the end-of-the-year financial report by our CPA, the board will post a schedule of the reserve funds which provides information on income and expenses related to the assessment and modernization project. This report will be posted on our secure website for owners' review.



## Hats Off

To the owners for their continued support and timely payment of assessments so that we can move forward with safety and modernization updates.

To Mike Sandlin (Dan's father) for helping out as a volunteer. We appreciate your hard work and kindness. We also appreciate your son for the awesome job he is doing for all of us.



Father/Son teamwork



Daniel's Parents



New Sidewalk for building 2

Welcome to all new owners who have purchased condos this year. We are glad to have you join our family.



Owners and guests need to be careful on the stairwells and in the parking lot in the wet, wintry weather. There is ice melt with scoops under the stairwells in each building for use as needed this winter. Dan makes sure to schedule our salt contractors to come salt the parking lot when there are freezing conditions. But if black ice develops or more snow falls in the hours between trips, there can be normal safety hazards.

