

MARCH TWO THOUSAND NINETEEN  
AN OAKMONT RESORT HOMEOWNERS PUBLICATION

RESORT MANAGER'S UPDATE

With 2018 setting record breaking rainfalls, the team at Oakmont Resort has decided not to look back and are anxiously awaiting the 2019 Spring sunshine. As I drove into Oakmont this morning, I noticed the bright yellow blooming daffodils at our entrance and know that is a sure sign Spring is near.

We have had a lot of activity during the first quarter of 2019 preparing and completing many refurbishment projects that began shortly after the new year. Beginning with the most necessary projects, replacing shingles for buildings 2 and 3 as well as refacing the siding on the back side of building 2 and adding a fresh coat of paint.

Oakmont is blessed with a talented maintenance staff that have been busy doing the entire kitchen cabinet and countertop upgrades for all units in Building 2, while managing to do necessary preventive maintenance issues that are completed each year at this time. They have also been busy installing safety grab bars in the master bathrooms, located near the toilets in every unit. This should be completed this spring.

Buildings 1 and 3 have both received new carpeting throughout each unit, as well as hard plank entryways. The metal railing throughout the grounds have been replaced with shiny new aluminum railing, which is aesthetically pleasing and also provides an added safety precaution for steps.

We have a few projects that are to be completed soon. We will be installing security cameras at each of the three driveway entrances and near the check-in office. The indoor pool deck is scheduled to be repaired and resurfaced once the outdoor pool is open for the season. We will also be replacing the breezeway carpet in areas where needed.

Once again, the housekeeping department has taken on a huge project of deep cleaning the units during the winter months. The activities department has been busy planning new crafts and activities to keep you entertained while staying with us.

As always, our goal is to provide you with lasting memories and an awesome experience while staying with us. We appreciate you choosing to stay with us and are looking forward to seeing you throughout the year.

Micki Proffitt  
General Manager

CONTACT  
INFORMATION

Front Desk / Check-in Office

Phone: 865.453.3240  
Fax: 865.286.2199  
Email:  
omfrontdesk@treemontresorts.com

Rentals

Phone: 865.453.3240

Flex Week Reservations

Phone: 865.453.0117  
Email:  
omreservations@treemontresorts.com

Micki Proffitt, General Manager

Phone: 865.453.3240  
Fax: 865.286.2198  
Email:  
mickip@treemontresorts.com

Activities

Phone: 865.286.2039  
Fax: 865.453.1679  
Email:  
activities@omresort.com

RCI Weeks: 800.338.7777

RCI Points: 877.968.7476

II: 800.828.8200

Administrative Offices

Maintenance Fees, Deeding, and  
Ownership Changes  
Phone: 865.428.6039 x225,226 or 227  
Fax: 865.428.8930  
Email:  
chooker@treemontresorts.com



3062 Veterans Blvd  
Pigeon Forge, TN 37863



## Activities Department Update

The activity staff have updated, rearranged, added and planned so many new events and have restructured the socials for this year. Try your hand at gum art or test your skills on our brand new Ping-Pong table or the freshly updated scavenger hunt. How about challenging others to a 4ft game of Connect Four or Jenga? Your stay would never be complete without attending our popular Monday Morning Meet & Greet with those warm glazed Krispy Kreme donuts, as well as the Tuesday Evening Covered Dish Dinner with The Oaktree Boys. Please take a bit of time to stop by the Activities Center, see what we have to offer and make it a part of your stay. Board games, DVD rentals, mini golf, billiard table, Wii system and so much more are waiting for you in the clubhouse! We are looking forward to making this the best year yet! When checking in, be sure to read over your activity schedule in the welcome packet to see what we have arranged just for you. If you are planning to stay at Oakmont during a busy time of the year, remember you can always call ahead to get advanced reservations and receive our discounted ticket pricing.

### Upcoming Area Events

March 16- April 14	Dollywood's Festival of Nations
April 6-7	Annual Spring Smoky Mountain Trout Tournament
April 11-13	Spring Grand Rod Run at the LeConte Center
May 3	Music in the Mountains Spring Parade
May 7-11	Annual Wilderness Wildlife Week- LeConte Center
May 16-18	Grand National F-100 Ford & Chevy Classic Car Show- Music Road Center
May 24- June 2	Dollywood's BBQ & Bluegrass Festival
May 31-June 2	Pontiacs in Pigeon Forge- Music Road Center
June 22-August 4	Summer Celebration Festival at Dollywood
July 4	Annual Patriot Festival & Fireworks- Patriot Park
July 26-28	2019 Tennessee Tax Free Weekend
August 10	Annual Veterans Homecoming Parade- Pigeon Forge Parkway
August 23-24	Great Smoky Mountain Jeep Invasion- LeConte Center
September 6-7	Shades of the Past Pigeon Forge Car Show
September 12-14	Pigeon Forge Fall Rod Run
September 22-28	National Quartet Convention

There are many more events scheduled for the spring, summer and fall months.

You can view a complete list of events and detailed information by visiting: [www.mypigeonforge.com](http://www.mypigeonforge.com)

### Upcoming Attractions & Venues:

- Button Willow Civil War Theater- features a live drama about The Union and The Confederate -Dolly Parton's Pirates Voyage- dinner based theater featuring The Crimson and The Sapphire Pirates -Mountain Mile & Tower Shops- Retail, restaurant, lodging, & attractions development.
- National Enquirer Museum-family interactive attraction featuring America's supermarket tabloid.
- Dave & Busters- Eat, Drink & Play! Restaurant and entertainment venue.
- August Moon Indoor Drive-in Theater- unlike anything you have ever seen.
- Sky Bridge Gatlinburg- North America's longest pedestrian suspension bridge.

Waiting on your arrival,  
Shawn Marie Whaley

### OAKMONT RESORT CONDOMINIUM ASSOCIATION, INC. Annual Homeowners' Meeting Minutes November 14, 2018

The annual meeting of the Oakmont Resort Condominium Association was called to order at 3:00 p.m., November 14, 2018, by H. Charles Anderson, President.

Mr. Anderson acknowledged the presence of Board Members; Jerry Bradford, George Doyle, Charles Ingle, Neil Mullen, Curtis Beddingfield, and Robert Buchanan. He then acknowledged Oakmont Resort staff. They were Micki Proffitt, Resort Manager; Greg Cowan, Maintenance Manager, Robin McDaniel, Office Manager; Linda Conard, Housekeeping Manager; Shawn Marie Whaley, Activities Director; and Oakmont administrative staff members; Cheri Hooker, Maintenance Fee Collections/Deeds Administration; Camille Susak, Maintenance Fee Collections and Purchasing Agent; Donna Berrier, Payroll and Accounts Payable; Greg Logue, Attorney for the resort; and Sandy Breeden, Chief Operating Officer.

Copies of the minutes for the 2017 Homeowners Meeting were distributed to those present who may not have received a copy earlier this year. A motion was made and seconded to approve these minutes as presented. The motion carried.

Mr. Anderson then asked George Doyle to present the Treasurer's Report. Mr. Doyle reported that the Resort was in good financial shape. The Operating Account beginning balance on January 1, 2018, was **\$153,000**. The projected surplus for this year is **\$158,000**. The projected ending balance for 2018 is **\$312,000**. The projected deficit for 2019 is approximately **\$14,000**. He stated this presentation is a break- even budget for 2019. The projected ending fund balance for 2019 is **\$297,000**.

On the replacement fund the beginning balance is **\$2,038,000**. The projected surplus is **\$103,000**. The projected ending fund balance at the end of 2018 is **\$2,141,000**. The projected surplus in 2019 is **\$34,000**. The proposed ending fund balance for 2019 is **\$2,175,000**. The combination projected fund balance at the end of this year is **\$2,453,000** and the combination projected fund balance at the end of 2019 is **\$2,472,000**. This ending amount is considered very strong and very good for this type of resort. We feel good about the financial condition of the resort and are pleased.

Mr. Anderson stressed the importance of a solid reserve. A motion was made and seconded to approve the Treasurer's Report. The motion carried.

Ms. Micki Proffitt presented the 2018 Resort Refurbishment Report. The parking lot was repaired, resurfaced, and parking places striped. The wood siding was removed on Building 1 exterior and updated with concrete lap siding and paint. Buildings 1 and 4 received new energy efficient windows; this completed the long-term project of all buildings having the new energy efficient windows. Building 4 received new roofing shingles. All units received protective glass tops to end tables, dining room tables, dressers, and night stands to offset damage and improve longevity. Luggage racks were put in all units. Resort communication was upgraded with 13 new two-way radios.

Ms. Proffitt then presented the 2019 Proposed Refurbishment Report. We plan to replace the back side of buildings 1 and 2 with concrete lap siding, which withstands the weather and will never need to be replaced, only painted. The shingles on Buildings 2 and 3 will be replaced due to years of weather damage. We will replace all metal railings with aluminum located throughout the grounds due to corrosion and rust.

Ongoing long term projects include replacing carpet in Building 1 and Building 3, removing and installing new kitchen cabinets and counter tops in all buildings. Over the next few years, we will be completing one to two buildings per year. New bedspreads and bed skirts in Building 2, 4, and 6 will also be ongoing until all buildings have been updated. We have had requests to add additional grab bars, so we will be installing grab bars in all master bathrooms and some guest bathrooms. We will install monitoring cameras outdoors to deter criminal activity. We are going to repair and resurface the indoor pool deck area. The breezeway carpets will be repaired or replaced where stained or torn. Ms. Proffitt stated that she has gained much knowledge during her first year, getting to know staff and Homeowners. She thanked all department managers and staff for their hard work, loyalty, and commitment to our owners and guests.

Ms. Sandy Breeden then presented the 2019 budget. Ms. Breeden commended the staff, explaining they have been understaffed, and everyone has stepped up wherever necessary to accommodate the guests. She stated their RCI scores reflect satisfied owners and happy travelers. This year we were pleased to see health insurance quotes with only 10% increase; however, the property insurance has increased more drastically; and hopefully will this will stabilize now that the town is recovering from the wildfires. The Board is recommending a \$10 increase in maintenance fees for 2019 in effort to off-set the higher insurance premiums, although property insurance for Oakmont doubled due to the wildfires in the area. Ms. Breeden thanked the administrative staff and the Board also thanked Mr. Anderson, the administrative staff and the resort staff for the excellent jobs they do. She stated this is a family atmosphere with one common goal.

Mr. Anderson then reported that the next item on the agenda was for the good of the order. He announced that Oakmont has retained its Silver Crown Status with RCI and reported on the process of rebuilding Tree Tops. He addressed owners with Amber memberships though Sunrise Ridge, stating the Diamond Company purchased Sunrise Ridge and with that, the AVC club as well. He suggested contacting Diamond directly with questions relating to the effects of their AVC membership. He stated that the rumors of Oakmont selling to Diamond were not true; we are in great financial shape; therefore have no reason to sell.

There was further discussion and a general question and answer session with the some of the individual homeowners that were in attendance. Mr. Anderson thanked them for their comments and suggestions and said we would take under advisement.

Mr. Anderson welcomed Mr. Bob Buchanan as a new Board Member, replacing Mr. Don Denney, who has since resigned. The ballots were collected and tabulated. Mr. Anderson announced that the budget was approved by 98 percent and that the current members of the Board of Directors were all re-elected for a term of one year. The percentage totals for the 2018 budget and the Board of Directors consisted of proxy votes, as well as votes by homeowners who were present.

There being no further business, the meeting adjourned at 3:45 p.m.

Respectfully submitted,

George Doyle  
Secretary/Treasurer

## RESORT POLICY REMINDERS

**Flex Week Reservations-** If you are a flex owner, had a 2019 week reserved, and did not pay your 2019 maintenance fee in full by February 1, 2019, your reservation has been cancelled. Once you have paid your dues in full, you will be permitted to re-schedule your flex week, subject to inventory availability.

In addition, it is not necessary to *prepay* your dues in order to schedule a flex week unless you are depositing the week with an exchange company.

**Prepaying Maintenance Fees-** At any time during the year, you may prepay your maintenance fee in full or by making monthly payments for any amount you wish. You may pay at the current year's assessment and, if there is an increase, you will be billed for the difference in December. Please make your check payable to Oakmont Resort Condominium Association and note your contract number and the year you are prepaying on your check. Mail your check to the Maintenance Fee Department at Oakmont Resort Administrative Offices, P. O. Box 4960, Sevierville TN 37864-4960.

**Credit Cards-** You will be assessed a \$5.00 convenience fee when paying your maintenance fee in full or by making monthly payments for any amount you wish. You will be assessed this fee for each unit/week account that is paid by credit card. If your credit card is declined three times, you will be assessed an additional \$25.00 service fee.

**Returned Checks-** You will be assessed a \$25.00 return check fee if your check is returned to us for any reason.

**Exchanging Your Week / RCI Points-** If you are depositing your week with an exchange company or borrowing RCI Points, you are required to pay the maintenance fee in advance for the year you are exchanging or borrowing.

**Parking-** There is a two vehicle per unit limit. In order for all guests to have adequate parking, we are unable to accommodate campers, RV's, or trailers. The resort has very limited parking and must enforce this policy.

**Smoking-** All units at the resort are smoke free. Smoking is only permitted anywhere outside of the building eave edges. Violators will be fined \$200.00.

**Check-in-** All owners, owner guests, and exchanges will be required to show I.D. upon arrival at the resort. If you are sending in a guest, we require written notice from the owner. If you are unable to do this prior to check-in, please send the confirmation with your guest with the necessary information filled out.

**No Pets Allowed-** No pets are allowed on premises or in units. Violators will be fined \$500.00 and required to remove the pet from the premises.

**Maximum Occupancy-** Six persons for a two bedroom and four persons for a one bedroom, regardless of age.

**Reservation Fees-** All rental reservations require a seven day cancellation notice in order to receive a refund. There is a \$15.00 charge for cancelling or changing a rental reservation. Changes to flex week reservations require a \$25.00 change fee.

**Vacation Calendars-** Just a reminder to always verify your arrival dates with a vacation calendar, as arrival dates change from year to year. If you need a calendar, you may print one from our website, [www.treemontresorts.com](http://www.treemontresorts.com). You will find the calendar link on the "Owner Information" page. You may also contact the Reservation or Check-in Office and request that one be mailed to you.

**Early Arrivals-** If you will be having a guest arrive before you to check into your unit, please call the registration office and give them your guest's name. In order to protect our owners, we will not allow any unauthorized guest to check into your unit. If we already have your guest's name, this will make the check in process a better experience for everyone.

**Owner Guests-** When sending multiple guests to use your unit, please mark on your confirmation if the unit needs to be cleaned between visits and which party is responsible for paying the cleaning fee. If you do not wish to have the unit cleaned between occupants, please note this on your confirmation as well.

**Rental Agreements-** When submitting a rental agreement, all parties on the deed or contract must sign the rental agreement. Your unit will not be placed on the rental program without all signatures. Please allow us time to receive the rental agreement and then call to verify that we did receive it and that all information is correct. Rental Agreements can be printed from our website, [www.treemontresorts.com](http://www.treemontresorts.com).

**For Sale By Owner Listing-** The minimum price that your unit may be listed for at [treemontresorts.com](http://treemontresorts.com) has increased from \$1000 to \$2500.

**Maintenance Fee Billing-** Maintenance fee invoices are mailed following the Homeowners Meeting, in late November, as a courtesy. Maintenance fees are due January 1st of each year and become delinquent on February 1st.

**We hope these reminders will help you to help us maintain Oakmont Resort as a special vacation destination.**

### Tammy Maples

#### Employee In the Spotlight

Tammy has been serving Oakmont at the check in desk for over 5 years. She loves meeting new owners and guests and is eager to assist, going above and beyond her normal duties. She has 2 children, 3 grandchildren and 3 "furry" babies. In her spare time, she enjoys most sports but her favorite teams are the Dallas Cowboys and the UT Volunteers. Thanks to Tammy for all she does and here's to the next 5 years!

## CONTACT INFORMATION & OWNERSHIP CHANGES

It is the obligation of each owner to maintain current contact information with Oakmont Resort. Oakmont Resort will mail any required communication to the name(s) and address on file and will assume that the information is current.

An owner may submit a change of address to Oakmont Resort by mailing the new information to the Administrative Offices at PO Box 4960, Sevierville, TN 37864, sending via fax to 865.428.8930 or calling 865.428.6039, extension 227.

If an owner sells or transfers ownership, that owner is required to send the following to the Administrative Offices: copy of a recorded deed in the new owner(s) name, address and telephone number of the new owner(s), a statement indicating the first year of occupancy for the new owner(s), and a \$75 transfer fee made payable to Oakmont Resort. If the owner is an RCI Points member, the owner is required to also cancel the membership or transfer the membership to the new owner. An owner may contact RCI at 877.968.7476 for the required paperwork.

Annual maintenance fee invoices are mailed to all owners in late November. If the maintenance fee invoice is returned by the post office because the owner has moved and not notified Oakmont Resort, a rebilling fee of \$5.00 will be assessed to the owner's account.



## INTERNAL TRADES

You may now advertise your internal trade online, year-round. Just contact your reservationist with your trade request and we'll upload your ad on our website: [www.treemontresorts.com](http://www.treemontresorts.com).

You may request an internal trade by sending in writing your confirmed unit/week, the desired unit/week, and contact information to Oakmont Resort, 3062 Veterans Blvd, Pigeon Forge, TN 37863. If you should secure an internal trade, please notify the resort.

NAME	UN/WK HAS	WK WANTS	YEAR	PHONE/EMAIL
Hensley-Green, Katie	2BR/WK 30	WK 40-42	'19	423.292.6364
Scovill, Richard	2BR/WK 41 or 42	WK 31, 32	'19	269.686.6419
Foehl, Michelle	2BR/WK 40	WK 41	'19	586.206.3326
Sleppy, David	1BR/WK 27	WK 15-21	'19	812.525.8477
James, Crystal	1BR/WK 41	WK 26, 35	'19	404.395.6642
Mathews, Patricia	2BR/WK 24	WK 20-23, 27-30	'19	865.254.4858

# VACATION CALENDAR

**2019**

WEEK	FRI	SAT	SUN	WEEK	FRI	SAT	SUN	WEEK	FRI	SAT	SUN
14	04/05/19	04/06/19	04/07/19	27	07/05/19	07/06/19	07/07/19	44	11/01/19	11/02/19	11/03/19
15	04/12/19	04/13/19	04/14/19	28	07/12/19	07/13/19	07/14/19	45	11/08/19	11/09/19	11/10/19
16	04/19/19	04/20/19	04/21/19	29	07/19/19	07/20/19	07/21/19	46	11/15/19	11/16/19	11/17/19
17	04/26/19	04/27/19	04/28/19	30	07/26/19	07/27/19	07/28/19	47	11/22/19	11/23/19	11/24/19
18	05/03/19	05/04/19	05/05/19	31	08/02/19	08/03/19	08/04/19	48	11/29/19	11/30/19	12/01/19
19	05/10/19	05/11/19	05/12/19	32	08/09/19	08/10/19	08/11/19	49	12/06/19	12/07/19	12/08/19
20	05/17/19	05/18/19	05/19/19	33	08/16/19	08/17/19	08/18/19	50	12/13/19	12/14/19	12/15/19
21	05/24/19	05/25/19	05/26/19	34	08/23/19	08/24/19	08/25/19	51	12/20/19	12/21/19	12/22/19
22	05/31/19	06/01/19	06/02/19	35	08/30/19	08/31/19	09/01/19	52	12/27/19	12/28/19	12/29/19
23	06/07/19	06/08/19	06/09/19	36	09/06/19	09/07/19	09/08/19				
24	06/14/19	06/15/19	06/16/19	37	09/13/19	09/14/19	09/15/19				
25	06/21/19	06/22/19	06/23/19	38	09/20/19	09/21/19	09/22/19	1	01/03/20	01/04/20	01/05/20
26	06/28/19	06/29/19	06/30/19	39	09/27/19	09/28/19	09/29/19	2	01/10/20	01/11/20	01/12/20
				40	10/04/19	10/05/19	10/06/19	3	01/17/20	01/18/20	01/19/20
				41	10/11/19	10/12/19	10/13/19	4	01/24/20	01/25/20	01/26/20
				42	10/18/19	10/19/19	10/20/19	5	01/31/20	02/01/20	02/02/20
				43	10/25/19	10/26/19	10/27/19	6	02/07/20	02/08/20	02/09/20

**2020**

**Brown** indicates Flex Weeks  
(1-21, 36-39, 44-52)

**Yellow** indicates Fixed Weeks  
(22-35, 40-43)

OAK TREE TIMES  
PO BOX 4960  
SEVIERVILLE TN 37864-4960



PRSR T STD  
US POSTAGE  
PAID