

VACATION CALENDAR

2008

	FRI	SAT	SUN
13	03/28/08	03/29/08	03/30/08
14	04/04/08	04/05/08	04/06/08
15	04/11/08	04/12/08	04/13/08
16	04/18/08	04/19/08	04/20/08
17	04/25/08	04/26/08	04/27/08
18	05/02/08	05/03/08	05/04/08
19	05/09/08	05/10/08	05/11/08
20	05/16/08	05/17/08	05/18/08
21	05/23/08	05/24/08	05/25/08
22	05/30/08	05/31/08	06/01/08
23	06/06/08	06/07/08	06/08/08
24	06/13/08	06/14/08	06/15/08
25	06/20/08	06/21/08	06/22/08
26	06/27/08	06/28/08	06/29/08
27	07/04/08	07/05/08	07/06/08
28	07/11/08	07/12/08	07/13/08
29	07/18/08	07/19/08	07/20/08
30	07/25/08	07/26/08	07/27/08

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

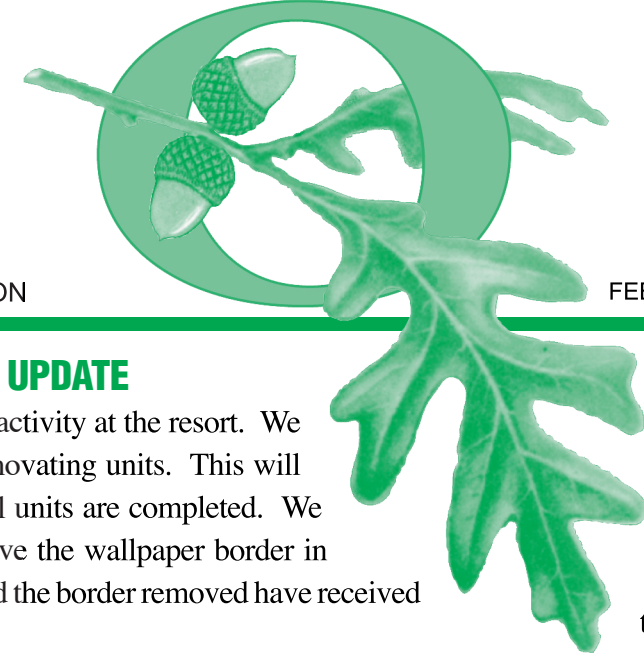
	FRI	SAT	SUN
49	12/05/08	12/06/08	12/07/08
50	12/12/08	12/13/08	12/14/08
51	12/19/08	12/20/08	12/21/08
52	12/26/08	12/27/08	12/28/08

2009

	FRI	SAT	SUN
1	01/02/09	01/03/09	01/04/09
2	01/09/09	01/10/09	01/11/09
3	01/16/09	01/17/09	01/18/09
4	01/23/09	01/24/09	01/25/09
5	01/30/09	01/31/09	02/01/09
6	02/06/09	02/07/09	02/08/09
7	02/13/09	02/14/09	02/15/09
8	02/20/09	02/21/09	02/22/09
9	02/27/09	02/28/09	03/01/09
10	03/06/09	03/07/09	03/08/09
11	03/13/09	03/14/09	03/15/09
12	03/20/09	03/21/09	03/22/09

*Black indicates Flex Weeks (1-21, 36-39, 44-52) *Green indicates Fixed Weeks (22-35, 40-43)

OAK TREE TIMES



OAKMONT HOMEOWNERS PUBLICATION

FEBRUARY TWO THOUSAND EIGHT

GENERAL MANAGER'S UPDATE

We have ended another year with a lot of activity at the resort. We have been busy with the hard work of renovating units. This will continue to be an ongoing project until all units are completed. We have also been able to go back and remove the wallpaper border in some of the rooms. All rooms that have had the border removed have received a fresh coat of paint.

The new sofas and loveseats for Buildings 3 and 5 have been delivered and placed in the units as well as the new pillow-top mattresses for Buildings 1, 2, and 3.

We have just received the artwork for Building 7 and are in the process of hanging it on the walls. We have again chosen to use prints by local artist Randall Ogle.

Buildings 1 and 2 received new TV armoires in the master bedrooms. This will take the TV off the top of the dresser and relocate the dresser back into its proper place. The armoires are made of oak so we will be able to refinish them if needed. We also have kitchen tables ordered and should have them here within the next week.

Exterior painting for Building 1 is scheduled to begin February 1st. The siding repair to the Teaster Lane end of the building will begin shortly as well.

We have the window treatments and bedspreads ordered and are awaiting an estimated delivery date. Building 4 will receive black-out drapes, valances, and bedspreads; Building 5 will receive black-out drapes in the living rooms and bedrooms; and Building 2 will receive black-out drapes and valances in the living rooms.

The Housekeeping department has been hard at work completing our spring cleaning of the units. We have several units already complete and hope to have all completed by late spring.

We still have many grounds projects planned for this year and all of the staff are very proud of what we have accomplished so far this year. If I can answer any questions you may have, you may call 865.453.3240 or email me at sgregg@treemontresorts.com. I will return your call or email as quickly as possible. Hope to see you soon!

Stephie Gregg, Resort General Manager

NEW RENTAL POLICY

Beginning January 1, 2008, a new rental policy became effective. The rental rates will increase to the high season rental rate (May 1 – October 31) for holidays that fall during the low season (November 1 – April 30). This will include the days preceding and following the holiday.

There will also be a three night minimum for all holiday rentals. The holidays included in this increase are New Year's, Martin Luther King, Jr. Day, Valentine's Day, President's Day, Easter, Veteran's Day, Thanksgiving, and Christmas.



OAK TREE TIMES
P.O. BOX 4960
SEVIERVILLE, TN 37864-4960

XXXX

COMING SOON! The official website for Oakmont Resort: www.treemontresorts.com

Department	Phone	Fax	E-mail Address
Front Desk – Check-in Office	1.865.453.3240	1.865.286.2199	omfron@treemontresorts.com
Rentals – Bonus Days	1.865.453.3240		
Flex Week Reservations	1.865.453.0117		omreservations@treemontresorts.com
Stephie Gregg, General Manager	1.865.453.3240	865.286.2198	sgregg@treemontresorts.com
Activities	1.865.286.2039	865.453.1679	omactivities@charterinternet.com
Corporate Offices:			
Maintenance Fees	1.865.428.6039	1.865.428.8930	brapp@treemontresorts.com
Deeding/Ownership Changes	1.865.428.6039	1.865.428.8930	hmcgill@treemontresorts.com

FOR A DIRECT DIAL NUMBER INTO YOUR UNIT, PLEASE SEE YOUR RESERVATION CONFIRMATION

CONTACT INFORMATION
OAKMONT RESORT

Annual Homeowners' Meeting Minutes OAKMONT RESORT CONDOMINIUM ASSOCIATION, INC. November 14, 2007

The annual meeting of the Oakmont Resort Condominium Association was called to order at 3:00 p.m., November 14, 2007 by H. Charles Anderson, President.

Mr. Anderson acknowledged the presence of Guest Greg Logue, attorney for the condominium association, Oakmont Resort staff Stephaine Gregg, Resort Manager; Danny Oakley, Maintenance Manager; Diana Oakley, Activities Director; Alyisa Brackins, Activities; Lucy Delk, Activities; Robin McDaniel, Office Manager; Linda Conard, Housekeeping Manager and Kelli Anderson, Purchasing Agent; Tree Tops administrative staff members Brenda Rapp, Maintenance Fee Collections; Hope McGill, Deeds Administration; Donna Berrier, Payroll/Insurance; and Herbert Moore, Chief Operating Officer; Board Members Charles Pinkston, George Doyle, Jerry Bradford, Don Denney, and guest Willard Johns, former Board Member.

Copies of the minutes for the 2006 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.

George Doyle presented the Treasurer's Report. Mr. Doyle reported that the Operating Account beginning balance on January 1, 2007 was a deficit of \$63,046. Estimated revenues for 2007 are \$2,984,786 and expenses are \$2,891,632 leaving a projected fund balance of \$30,108 as of December 31, 2007. Budgeted revenues for 2008 are \$2,990,750 and budgeted expenses are \$2,967,120 leaving a projected fund balance of \$53,738 as of December 31, 2008.

The Replacement Fund's beginning balance as of January 1, 2007 was \$222,184. Maintenance fee income for 2007 was \$193,855, interest income was \$12,500 and expenditures through July 31, 2007 were \$190,395. Estimated expenditures for August 1, 2007 through December 31, 2007 are \$10,000 leaving a projected ending fund balance on December 31, 2007 of \$228,144. Projected maintenance fee income for 2008 is \$199,660, interest income is \$12,500 and budgeted expenses are \$200,000 leaving a projected fund balance of \$240,304 as of December 31, 2008.

A motion was made and seconded to approve the Treasurer's Report. The motion carried.

Stephaine Gregg presented the 2007 Resort Refurbishment Report and the 2008 Proposed Refurbishment Report. Mrs. Gregg distributed a list of the projects that were completed in 2007 and those expected to be completed in 2008. She then gave a brief overview of these major projects.

Mr. Herbert Moore then presented the 2008 budget. He announced that the Board is recommending a \$15.00 increase in maintenance fees for 2008 from \$320.00 to \$335.00 per unit week. Mr. Moore reported that the increase was again dictated by increases in hazard and worker's compensation insurance, employee health insurance, taxes, salaries and supplies.

Mr. Anderson then reported that the next item on the agenda was for the good of the order. He announced that the Board had approved the following items: 1) a \$5.00 fee will be added to each credit card transaction because Visa/MasterCard fees cost the association approximately \$36,000 per year; 2) a fine of \$200.00 will be assessed to anyone smoking in the unit; 3) installation of vinyl siding on the back of Building 1 and possibly on all buildings in the future and 4) rental rate increases for holiday weeks and three-day minimum stay. Discussion followed regarding the use of high energy bulbs in units and providing more check-in parking.

Mr. Anderson asked for a motion to approve the 2008 budget. A motion was made and seconded to approve the budget. The ballots were collected and tabulated, and Mr. Anderson announced that the budget was approved by 76.3 percent. All of the existing board members were re-elected and Neil C. Mullen was elected to fill the vacancy created by Willard Johns' resignation. There were no write-in votes. The percentage totals for the 2008 budget and the Board of Directors consisted of proxy votes, as well as votes by homeowners present.

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

Respectfully submitted,
George Doyle, Vice President

FLEX OWNER UNIT USAGE

Beginning February 1, 2008, any flex owner with a past due maintenance fee balance will have their flex week reservation for that year cancelled. Once the owner has paid their dues in full, they will be permitted to re-schedule their flex week, based on availability. This was recently voted on and approved by the Board of Directors.

INTERNAL TRADES LIST

Name	Wk Owns	Wk Wants	Phone
Cusimano, Chris	2BR/Wk 29	Wk 35-43	404.569.8893
Edwards, Thomas	2BR/Wk 29	Sept./Oct. Wk	765.825.2905

NEW ARRIVAL!

We are pleased to announce that Robin McDaniel, our Office Manager, has given birth to a baby boy. Reed weighed 7lbs 1 oz. He is a very welcome addition to our Oakmont family. Both Robin and baby are doing well and she will be back with us soon.

News You Can Use From the ACTIVITIES DEPARTMENT

Winterfest was spectacular this year! As always, the lights were an amazing sight to see. If you have never been to Pigeon Forge at this time of year you should make plans to be with us next year and enjoy our Smoky Mountain Christmas. The lights are turned on in November and remain lit until February.

In January, the City of Pigeon Forge hosts "Wilderness Wildlife Week". They have workshops and lectures, hiking and fieldtrips, a photo contest, and oh so much more. There are many things to do each day and best of all it's entirely FREE! To find out more about Winterfest, Wilderness Wildlife Week or many other things going on in our area, go online to www.mypigeonforge.com.

We have lots of activities planned for your week at Oakmont. A few of the new and old favorites we have lined up for you are:

Mondays, the area show representatives will be here with door prizes and information about the shows.

Tuesday is our covered dish dinner with live entertainment by Ron Sullivan, Bob Stewart, and Gus Constantine. The time of the dinner has been changed to 4:30-6:30pm so you can have time to make it to one of the area shows if you wish.

Wednesday is two hours at "The Track" for one low price and a special price is offered for Dixie Stampede this night.

Thursday is our 'all you can eat' pancake breakfast.

Other activities we have planned throughout the week include Bingo, crafts, a workshop and tour with Rich of Photo Fast, and a hot dog lunch. Mike will be back with his bird show from Parrot Mountain. We also have an adult jewelry making class with Jae who will help you make beautiful semi-precious stone bracelets. You might even be the lucky winner of a free pair of earrings!

There's lots to do so be sure and look over your Activities Schedule when you check in. And, as always, we can get the very best discount on show tickets for you.

Alyisa, Lucy and I are looking forward to seeing each and every one of you this coming year! Remember, if you are coming to Oakmont at a very busy time of year, you may call us ahead of time and we'll be happy to make your show reservations. You may contact us at 865.286.2039, send us a fax to 865.453.1679 or email at omactivities@charterinternet.com.

See you soon!

Diana Oakley, Activities Director

MAINTENANCE FEE REMINDERS

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 rate and if there is an increase, you will be billed for the difference in December. Please be sure to make your check payable to Oakmont Resort Condominium Association and note your contract number and the year for which you are prepaying on your check. Mail your check to the Maintenance Fee Department at Oakmont Resort Executive Offices, P. O. Box 4960, Sevierville TN 37864-4960.

Paying Current Maintenance Fees

After February 1st, you may make monthly payments on your current maintenance. Presently, there is an additional fee of \$25.00 to prepare a payment contract. All parties listed on the deed of record are required to sign the contract. For more information, please contact our office at 865-428-6039, extension 16, Monday through Thursday, from 8 a.m. until 5 p.m.

RCI & II Exchanges

If you are depositing your week with an exchange company, you are required to pay the maintenance fee in advance for the year you are exchanging.

Credit Cards

You will be assessed a \$5.00 convenience fee when paying your maintenance fee by credit card. If you own more than one unit/week, you will be charged only one \$5.00 fee if you pay all maintenance fees at the same time. 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.

RESORT POLICY REMINDERS

Maximum Occupancy

Six persons for a two bedroom and four persons for a one bedroom, regardless of age.

Maintenance Fee When Exchanging

It is required to pay the maintenance fee for the year being exchanged.

No Pets Allowed

There are no pets allowed on premises or in units.

Reservation Fees

All rental reservations require a seven day cancellation notice in order to receive a refund. All but a \$15.00 cancellation fee will be refunded within this timeframe. Bonus Day rental reservations are non-refundable and non-transferable. Changes to flex week reservations require a \$25.00 change fee.

Smoking

All units at the resort are now smoke free. Smoking is only permitted outside in the breezeways, parking lot, and outside (open air) common areas. Violators will be fined \$200.