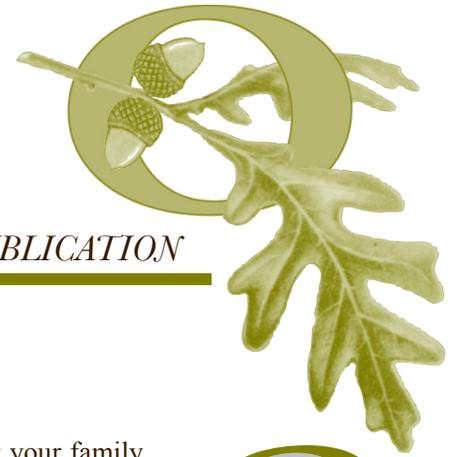


MARCH TWO THOUSAND FIFTEEN  
AN OAKMONT RESORT HOMEOWNERS PUBLICATION



**RESORT MANAGER'S UPDATE**

Oakmont Resort celebrates 30 years!

In this high tech, fast paced world we live in, there is nothing we enjoy more than seeing your family return each year, sharing new experiences, and creating memories! Thanks to all of the technology, those special moments can be captured and preserved for more than a lifetime. It warms our hearts at Oakmont when we see you taking out your cell phones or cameras and snapping photographs of the flowers and decorations. Each year our employees are asked several times to stop and snap a family or group picture. This always makes us smile too! Remember we are here to help make your vacation the best experience it can be!

In that same spirit we look forward to seeing you enjoy the new updates. The gas fire pit area located behind Building 1 is already a favorite gathering spot for many of our owners and it is also adjacent to the new challenging mini golf area. Adults can relax around the fire while the kids have a fun game of putt putt. And for other ideas be sure to stop by the Activities Department to view the planned weekly activities. We have a wide variety of events for all ages including the pancake breakfast and Tuesday night pot luck dinner with live entertainment, as well as some new exciting crafts and events including Karaoke and a Billiard tournament. The staff in Activities can also help you with tickets to many area shows and attractions so be sure to check with them early in your visit.

This year's major refurbished project was changing out all of the single pane windows in Building 5 with new energy efficient double pane windows as well as replacing various sections of siding and giving the entire building a fresh coat of paint. Buildings 4 and 5 received all new furniture and a couple of "surprises" that we look forward to you enjoying. We have received such positive response to the unit upgrades that we are already anticipating the same changes for 2016.

Our hope is you too will take notice of, and enjoy, all of the upgrades and improvements to the Resort. This summer we celebrate our 30<sup>th</sup> anniversary and I was so thrilled to have an owner come by my office to tell me that resort had never looked better. We will always strive to keep improving your Smoky Mountain home and we look forward to seeing you soon.

At your service,

Sandy Cole  
General Manager

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**CONTACT INFORMATION**

**Front Desk / Check-in Office**  
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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 x14, x15 or x16  
Fax: 865.428.8930  
Email:  
brapp@treemontresorts.com



## *Activities Department Update*

Here at the resort we are prepared and more ready than ever to start our busy season. The staff has fun and exciting things planned for this year in the activities department! We have decided to add some “ohhhs” and “ahhhhs” in the clubhouse. Making sure you do not expect the same thing each year we like to change it up every now and again. After a lot of brainstorming about crafts that would interest toddlers, teens, and adults, we came up with finger painting, easy coloring, sharpie décor, decorating mason jars and painting ceramics such as birdhouses, slate, and figurines, just to name a few. In addition to the popular covered dish dinner held on Tuesday evening we have added to the schedule a snow cone social, hotdog luncheon and a pancake breakfast. We also will be hosting pool table and “corn hole” tournaments as well as karaoke! Throughout the season we will utilize the putt putt area and fire pit for crafts, socials and events. A new scavenger hunt has been released and is tougher than ever! Glance over all the different things planned on your activities list when you check in. Don’t forget that we sell discounted show and attraction tickets, check with us for the best rates!

What to Do, What to Do!!

One of my favorite things to do in Pigeon Forge is to enjoy a nice dinner and then go to The Island (just a few blocks from Oakmont) to watch the “Fountain Show”. It is a state of the art, multi-tiered water dance and light show set to music. It has over 80 vertical nozzles that create an array of motions and colorful water bursts that soar up to 60 feet in the air. I find it to be relaxing, yet exhilarating. Be sure to get there early and secure one of the rocking chairs. Best of all, it’s FREE!! ~Sandy

One of things that most people don’t know is that we have a community center right here in town. The Pigeon Forge Community Center offers tons of things to do for all ages. They have basketball courts, a walking track, kid’s playground, fields for all sorts of sports, aerobic rooms and a bowling center. I personally have been multiple times and enjoyed all of the activities. My family and I usually pack a lunch, eat out by the river and make a day out of it. The bowling alley is my favorite place, nice floors and very good price to play a few games. They also have a huge indoor and outdoor pool. Some days they host water aerobics and exercise classes. The center is open to both visitors and residents. Be sure to take advantage of our Community Center. It will be well worth your time and won’t break the bank. ~Shawn Marie

Let’s talk about food!!! Tony Gore’s Smoky Mountain BBQ & Grill is a very good place to go and unwind and enjoy a delicious bar-b-q meal. I have been there several times and the food is home cooked and made from scratch. Tony himself will pitch in and cook as well as entertain you. It all depends what he has scheduled. All of his staff is very accommodating and very hospitable. It is located on Hwy 66 in Sevierville. By the way, he has the most delicious cakes that are at least 3 if not 4 layers high. I love the coconut cake and chocolate cake. He also has specialty cakes and deserts. So give your self a treat and visit Tony real soon. ~Dorothy

Can’t wait to see you!  
Shawn Marie Whaley  
Activities Director

### TREE TOPS RESORT CONDOMINIUM ASSOCIATION, INC. Annual Homeowners’ Meeting Minutes November 12, 2014

The annual meeting of the Oakmont Resort Condominium Association was called to order at 3:00 p.m., November 12, 2014 by Board Member, Jerry Bradford.

Mr. Bradford acknowledged the presence of Board Members Don Denney, George Doyle, Neil Mullen and Charles Ingle. He then acknowledged Oakmont Resort staff and asked each to state their years of service upon introduction. They were Sandy Cole, Resort Manager; Danny Oakley, Maintenance Manager; Robin McDaniel, Office Manager; Shawn Marie Whaley, Activities Director; and Tree Tops administrative staff members Nellie Thomas, Chief Operating Officer; Brenda Rapp, Maintenance Fee Collections/Deeds Administration; Camille Susak, Maintenance Fee Collections and Purchasing Agent; Donna Berrier, Payroll and Accounts Payable and Greg Logue, Attorney for the resort.

Copies of the minutes for the 2013 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. Bradford then asked George Doyle to present the Treasurer’s Report. Mr. Doyle reported that the Resort was in great financial shape. The Operating Account beginning balance on January 1, 2014 was \$211,411. Estimated revenues for 2014 are \$3,414,756 and expenses are \$3,270,152. The Board approved a transfer of \$150,000 from the Operating Account to the Replacement Fund which will leave a projected fund balance of \$206,015 as of December 31, 2014. Budgeted revenues for 2015 are \$3,398,115 and budgeted expenses are \$3,405,273 leaving a projected fund balance of \$198,857 as of December 31, 2015.

The Replacement Fund’s beginning balance as of January 1, 2014 was \$1,014,005. Maintenance fee income for 2014 was \$404,059, interest income was \$3,000 and expenditures were \$356,083. With the transfer of \$150,000 from the Operating Account, the projected ending fund balance on December 31, 2014 is \$1,214,981. Projected maintenance fee income for 2014 is \$383,450, interest income is \$3,000, and budgeted expenses are \$396,159 leaving a projected fund balance of \$1,205,272 as of December 31, 2015.

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

Sandy Cole presented the 2014 Resort Refurbishment Report. She stated that 21 two-bedroom units and 11 one-bedroom units in Building 6 and 7 were renovated receiving new interior doors, paint, tile in kitchen and baths, ceiling fans, hallway light, countertops in the kitchen, marble bath vanities, jetted tubs and bath tub surrounds and new appliances. This completed the interior updates for all seven buildings. Additional projects included the fire pit gathering area, addition to the Activities department and the redesign of the existing putting green into a miniature golf course

Ms. Cole then presented the 2015 Proposed Refurbishment Report. She stated that the goal is to begin replacing furniture in all buildings starting with Buildings 4 and 5.

Mrs. Nellie Thomas then presented the 2015 budget. She announced that the Board is recommending no increase in maintenance fees for 2015. Mrs. Thomas also announced that she had anticipated a 15 to 18 percent increase in the employee health insurance premium, but had recently been informed there would be no increase this next year.

Mr. Bradford then reported that the next item on the agenda was for the good of the order. There were no questions or discussion.

Mr. Bradford then called for any nominations from the floor for Board Members. There were none. The ballots were collected and tabulated, and Mr. Bradford announced that the budget was approved by 89 percent, Curtis W. Beddingfield was elected to replace out-going Board Member Richard Alverman, and the other current members of the Board of Directors were all elected for a term of one year. The percentage totals for the 2015 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 3:15 p.m.

Respectfully submitted,

George F. Doyle  
Secretary/Treasurer

## Stan Mysliwiec

### Employee In the Spotlight

Stan joined the Oakmont family in 2005 when he relocated to Tennessee from Illinois with his beautiful wife of 54 years, Carole. They have two children and 3 grandchildren. Now unless you need assistance after midnight, many of you will never meet Stan but should circumstance arise you will be very glad you did. Stan is a tremendous asset to Oakmont and serves all he meets with such pride and enthusiasm. In his spare time Stan enjoys spending time with his family and woodworking. Thank you Stan for keeping Oakmont safe!!



## 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 15 or 16.

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
Summers, Devon	2BR/WK 33	WK 24-28	'15	251.767.5735
Moore, Connie	2BR/WK 32	WK 36-37	'15	276.206.8830
Craig, Audie	1BR/WK 22	WK 26-39	'15	<a href="mailto:audie@inlinighting.com">audie@inlinighting.com</a>
Mathews, Patricia	2BR/WK 24	WK 40-43	'15	865.254.4858
Viars, John Wayne	2BR/WK 30	WK 40,42,43,50	'15	276.637.3313

**Flex Week Reservations-** If you are a flex owner, had a 2015 week reserved, and did not pay your 2015 maintenance fee in full by February 2, 2015, 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 by telephone or mail with a credit card. 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).

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

# VACATION CALENDAR

## 2015

WEEK	FRI	SAT	SUN	WEEK	FRI	SAT	SUN	WEEK	FRI	SAT	SUN
14	04/03/15	04/04/15	04/05/15	27	07/03/15	07/04/15	07/05/15	44	10/30/15	10/31/15	11/01/15
15	04/10/15	04/11/15	04/12/15	28	07/10/15	07/11/15	07/12/15	45	11/06/15	11/07/15	11/08/15
16	04/17/15	04/18/15	04/19/15	29	07/17/15	07/18/15	07/19/15	46	11/13/15	11/14/15	11/15/15
17	04/24/15	04/25/15	04/26/15	30	07/24/15	07/25/15	07/26/15	47	11/20/15	11/21/15	11/22/15
18	05/01/15	05/02/15	05/03/15	31	07/31/15	08/01/15	08/02/15	48	11/27/15	11/28/15	11/29/15
19	05/08/15	05/09/15	05/10/15	32	08/07/15	08/08/15	08/09/15	49	12/04/15	12/05/15	12/06/15
20	05/15/15	05/16/15	05/17/15	33	08/14/15	08/15/15	08/16/15	50	12/11/15	12/12/15	12/13/15
21	05/22/15	05/23/15	05/24/15	34	08/21/15	08/22/15	08/23/15	51	12/18/15	12/19/15	12/20/15
22	05/29/15	05/30/15	05/31/15	35	08/28/15	08/29/15	08/30/15	52	12/25/15	12/26/15	12/27/15
23	06/05/15	06/06/15	06/07/15	36	09/04/15	09/05/15	09/06/15	<b>2016</b>			
24	06/12/15	06/13/15	06/14/15	37	09/11/15	09/12/15	09/13/15	1	01/01/16	01/02/16	01/03/16
25	06/19/15	06/20/15	06/21/15	38	09/18/15	09/19/15	09/20/15	2	01/08/16	01/09/16	01/10/16
26	06/26/15	06/27/15	06/28/15	39	09/25/15	09/26/15	09/27/15	3	01/15/16	01/16/16	01/17/16
<b>Brown</b> indicates Flex Weeks (1-21, 36-39, 44-52)				40	10/02/15	10/03/15	10/04/15	4	01/22/16	01/23/16	01/24/16
				41	10/09/15	10/10/15	10/11/15	5	01/29/16	01/30/16	01/31/16
<b>Yellow</b> indicates Fixed Weeks (22-35, 40-43)				42	10/16/15	10/17/15	10/18/15	6	02/05/16	02/06/16	02/07/16
				43	10/23/15	10/24/15	10/25/15	7	02/12/16	02/13/16	02/14/16

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 SEVIERVILLE TN 37864-4960

