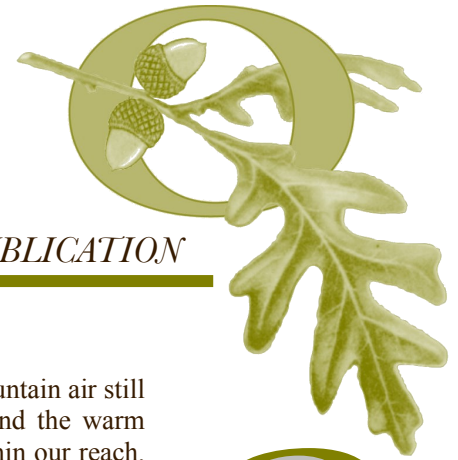


MARCH TWO THOUSAND SIXTEEN  
AN OAKMONT RESORT HOMEOWNERS PUBLICATION



**RESORT MANAGER'S UPDATE**

There is something extra special about Spring in the Great Smoky Mountains! The fresh mountain air still slightly crisp from the chill of winter, along with the new budding plants and flowers and the warm sunshine touching our faces, seems to renew in our bodies that anything is possible and within our reach. It is also a nudge from Mother Nature that it is time to plan your next vacation in the Smokies! Of course that brings to mind hiking! Time to hit the trail and drink in all that nature has to offer. Here you can find 10 wonderful trails to explore: <http://www.hikinginthesmokys.com/smoky-mountains-top-10-hikes.htm>.

Old man Winter came at us with several snow falls and bitter temperatures but he did not hinder our progress. Buildings 2 and 3 received new energy efficient double pane windows which not only save on utilities but will help to reduce noise from nearby Veterans Blvd and Teaster Lane. While not a constant issue we hope during the many rod runs and car shows that you notice a significant noise reduction. Last years updates to Buildings 4 and 5 had such positive and glowing reviews that we continued with the same furniture packages in Buildings 1, 2 and 3. This included the new reclining love seats and cozy electric fireplaces that have been very well received. In addition, Building 2 received new carpet. We also replaced several picnic tables, replaced the swing set behind building 1 and did a complete update to the wifi. Hooray!

As always we want to remind you not to miss the Tuesday night potluck dinner! Bring a dish and meet other Oakmont owners while enjoying live music from the OakTree Boys. Get details in the clubhouse adjacent to the indoor pool in building 1. Seating is limited and demand is high so sign up early. Our newest scheduled entertainment features Bill Young. You will laugh, you will sing and you will thoroughly enjoy this new addition to our Activities schedule. Offered by the outdoor fire pit on various dates so check the Activities schedule upon arrival.

Our continued hope is you will take notice of, and enjoy, all of the upgrades and improvements to your Resort. We strive to use your maintenance fee payments wisely and efficiently with your vacation use in mind.

It's going to be a fantastic year at Oakmont and we look forward to welcoming you back to your home away from home!

At your service,

Sandy Cole Breeden  
General Manager

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**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**

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Email:  
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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 x14, x15 or x16  
Fax: 865.428.8930  
Email:  
brapp@treemontresorts.com



3062 Veterans Blvd  
Pigeon Forge, TN 37863

## *Activities Department Update*

Once again Oakmont and the surrounding areas will soon flourish and spring into full bloom. We are looking forward to another great year, seeing familiar faces, as well as meeting new ones. You'll find more to see and do in Sevier County with every single visit. Here are the latest updates and information:

- Krispy Kreme has a new location. Bigger and better. One block down the parkway from old location.
- Dollywood's new coaster- Lighting Rod. World's fastest and 1<sup>st</sup> launching wood coaster. Dollywood opens March 19<sup>th</sup>.
- The Dome & Monster Bus- Zip lines, zip coaster, sky deck and monster bus rides. More info visit [thepigeonfordedome.com](http://thepigeonfordedome.com)
- Dolly Parton's Lumberjack Adventure Dinner & Show. Coming Spring 2016
- Top Jump- Trampoline Park, Clip' n climb, arcade and sugar rush. Coming Spring 2016. More info [topjump.com](http://topjump.com)
- Publix Supermarket-Coming Spring 2016.
- Hatfield and McCoy Dinner Show. Presenting: Diving Hillbillies. March 2016
- Cal Ripken Experience- Seven field baseball park located off Teaster Lane. This place will attract tournaments and more. Follow [PigeonForge.com](http://PigeonForge.com) blog for opening day.
- Wal-Mart Marketplace. Opened March 2<sup>nd</sup>. Located on Dolly Parton Pky, across from Sevier County High School.

Don't forget the activities staff can save you time and money on theater and attraction tickets. For best possible arrangements call in advance. The activities schedule will have the resort discount pricing, events, socials, games, activities for all ages and everything that we have to offer here on property and around town.

A few suggestions from the staff:

*Shawn Marie* ~Who doesn't like a flea market?? A place you must not pass up is The Great Smokies Flea Market. This flea market has an amazing selection of merchandise. You name it, they have it! This huge facility has over 1,000 retailers and vendors with booths located indoors and outdoors. From a liquidation center, to the farmer's fruits & veggies area and the food grille, the market has what you need. The smell of the Smokies Grille will have you in line ordering the best gourmet burgers, hotdogs, fries and pizza. They also serve breakfast items. If you happen to stop by on a particular day the market has free entertainment provided by locals and up coming musicians. On Sunday they offer a worship service, as well as free parking and Wi-Fi. The Great Smokies Flea Market is located off of Hwy 66 in Kodak (Sevier County), right before Interstate 40. They are open Friday, Saturday and Sunday, 8am-5pm.

*Kayla* ~A vacation experience you do not want to miss out on! Goats on the Roof is a unique attraction destination on Wears Valley Rd. It is impossible to miss, being the only Smoky Mountains attraction with live goats on the rooftop. You can feed the goats by using the special "goat cycle" which lets you transport your can of goat chow up to the roof. Inside you can view the goats on the second floor, through the windows to get a closer look. You are guaranteed to find the perfect souvenir in the large gift shop. You can grab a treat from the sweet shop while browsing. At the old tie gem mine you can try your luck at finding rare jewels. Last but not least is the mile long alpine coaster. Get the thrill of an amusement park without the price tag. You are in control of how fast you go, up to 30 mph. Don't miss out on this fun filled adventure waiting for you only 4.5 miles from Oakmont Resort.

*Dorothy* ~When I have time on my hands, I love going over to Cherokee and Bryson City, NC. When I lived in Florida, we would come up here and tent camp in Bryson City. They have horseback riding, camping, trails, waterfalls and more! It is a small campground with a lot of pretty scenery. They have a special spot for a picnic, if you desire. I like listening to the birds singing and if I am close enough, I love hearing the rippling water. I also like to go tubing over in NC also. The water is ice cold and an awesome spot to be in on a hot day. Cherokee has an outdoor theater featuring a play called Unto These Hills. This play is beautiful and put together very well. It is a must see.

See you for another exciting year,  
Shawn Marie Whaley

## TREE TOPS RESORT CONDOMINIUM ASSOCIATION, INC. Annual Homeowners' Meeting Minutes November 11, 2015

The annual meeting of the Oakmont Resort Condominium Association was called to order at 3:00 p.m., November 11, 2015 by H. Charles Anderson, President.

Mr. Anderson acknowledged the presence of Board Members Jerry Bradford, Don Denney, George Doyle, Charles Ingle, Neil Mullen and Curtis Beddingfield. He then acknowledged Oakmont Resort staff. They were Sandy Cole, Resort Manager; Robin McDaniel, Office Manager; Linda Conard, Housekeeping Manager; Shawn Marie Whaley, Activities Director; and Tree Tops administrative staff members Brenda Rapp, Maintenance Fee Collections/Deeds Administration; Camille Susak, Maintenance Fee Collections and Purchasing Agent; Donna Berrier, Payroll and Accounts Payable; Nellie Thomas, Chief Operating Officer; and Greg Logue, Attorney for the resort. Mr. Anderson then introduced Danny Oakley, Maintenance Manager, and presented him with a plaque for his years of service.

Copies of the minutes for the 2014 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 great financial shape. The Operating Account beginning balance on January 1, 2015 was \$332,683. Estimated revenues for 2015 are \$3,463,027 and expenses are \$3,155,405. The Board approved a transfer of \$250,000 from the Operating Account to the Replacement Fund which will leave a projected fund balance of \$390,305 as of December 31, 2015. Budgeted revenues for 2016 are \$3,472,065 and budgeted expenses are \$3,475,786 leaving a projected fund balance of \$386,584 as of December 31, 2016.

The Replacement Fund's beginning balance as of January 1, 2015 was \$1,288,481. Projected revenues for 2015 are \$387,993 and expenditures are \$341,408. With the transfer of \$250,000 from the Operating Account, the projected ending fund balance on December 31, 2015 is \$1,585,066. Projected revenues for 2016 are \$403,119 and budgeted expenses are \$424,796 leaving a projected fund balance of \$1,563,389 as of December 31, 2016.

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

Sandy Cole presented the 2015 Resort Refurbishment Report and the 2016 Proposed Refurbishment Plan. She stated that all furniture was replaced in Buildings 4 and 5, which consisted of 47 units. Ms. Cole reported that the response from owners and guests to the new furniture was very positive so the goal for 2016 is to continue with the same furniture packages in 55 units in Buildings 1, 2, and 3. The windows in Building 5 were replaced helping to reduce the outdoor noise. The windows in buildings 2 and 3 will be replaced in 2016, as well as the resort WIFI system.

Mrs. Nellie Thomas then presented the 2016 budget. She announced that the Board, for a third year, is recommending no increase in maintenance fees for 2016.

Mrs. Thomas also announced that she anticipates a ten percent increase in employee health insurance premiums, but this increase would be absorbed in the current budget.

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

Mr. Anderson then called for any nominations from the floor for Board Members. There were none. The ballots were collected and tabulated. Mr. Anderson announced that the budget was approved by 96 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 2016 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

**Employee  
In the  
Spotlight**

**Donna Green**

Donna came to Oakmont's Housekeeping Department in 2006 and was soon promoted to Unit Inspector. I like to say she is "our own ray of sunshine" as she is always smiling and offering her sweet laughter to all she meets.

Married to Howard, they have 2 daughters and 1 son-in-law Daniel who is by far her favorite. Donna enjoys spending time with family, riding her bike and roller skating. Thank you for helping Oakmont shine!



**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 22-31	'16	251.767.5735
Green, Katie Hensley-	2BR/WK 30	WK 40-42	'16	423.292.6364
Crook(Sr), John	1BR/WK 42	WK 40	'16	478.302.4385
Finch, Raymond	1BR/WK 42	WK 39	'16	770.301.3886
McCallie, Mary	2BR/WK 29	WK 27	'16	502.418.3726
Morris, William	2BR/WK 31	WK 24-29	'16	423.506.7185
Manly, Shannan	2BR/WK 22	WK 36,39-49	'16	864.978.6062

**RESORT POLICY REMINDERS**

**Flex Week Reservations-** If you are a flex owner, had a 2016 week reserved, and did not pay your 2016 maintenance fee in full by February 1, 2016, 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

## 2016

WEEK	FRI	SAT	SUN	WEEK	FRI	SAT	SUN	WEEK	FRI	SAT	SUN
14	04/01/16	04/02/16	04/03/16	27	07/01/16	07/02/16	07/03/16	44	10/28/16	10/29/16	10/30/16
15	04/08/16	04/09/16	04/10/16	28	07/08/16	07/09/16	07/10/16	45	11/04/16	11/05/16	11/06/16
16	04/15/16	04/16/16	04/17/16	29	07/15/16	07/16/16	07/17/16	46	11/11/16	11/12/16	11/13/16
17	04/22/16	04/23/16	04/24/16	30	07/22/16	07/23/16	07/24/16	47	11/18/16	11/19/16	11/20/16
18	04/29/16	04/30/16	05/01/16	31	07/29/16	07/30/16	07/31/16	48	11/25/16	11/26/16	11/27/16
19	05/06/16	05/07/16	05/08/16	32	08/05/16	08/06/16	08/07/16	49	12/02/16	12/03/16	12/04/16
20	05/13/16	05/14/16	05/15/16	33	08/12/16	08/13/16	08/14/16	50	12/09/16	12/10/16	12/11/16
21	05/20/16	05/21/16	05/22/16	34	08/19/16	08/20/16	08/21/16	51	12/16/16	12/17/16	12/18/16
22	05/27/16	05/28/16	05/29/16	35	08/26/16	08/27/16	08/28/16	52	12/23/16	12/24/16	12/25/16
23	06/03/16	06/04/16	06/05/16	36	09/02/16	09/03/16	09/04/16	53	12/30/16	12/31/16	01/01/17
24	06/10/16	06/11/16	06/12/16	37	09/09/16	09/10/16	09/11/16	<b>2017</b>			
25	06/17/16	06/18/16	06/19/16	38	09/16/16	09/17/16	09/18/16	1	01/06/17	01/07/17	01/08/17
26	06/24/16	06/25/16	06/26/16	39	09/23/16	09/24/16	09/25/16	2	01/13/17	01/14/17	01/15/17
<b>Brown</b> indicates Flex Weeks (1-21, 36-39, 44-52)				40	09/30/16	10/01/16	10/02/16	3	01/20/17	01/21/17	01/22/17
<b>Yellow</b> indicates Fixed Weeks (22-35, 40-43)				41	10/07/16	10/08/16	10/09/16	4	01/27/17	01/28/17	01/29/17
				42	10/14/16	10/15/16	10/16/16	5	02/03/17	02/04/17	02/05/17
				43	10/21/16	10/22/16	10/23/16	6	02/10/17	02/11/17	02/12/17

PRSRT STD  
 US POSTAGE  
 PAID

OAK TREE TIMES  
 PO BOX 4960  
 SEVIERVILLE TN 37864-4960

