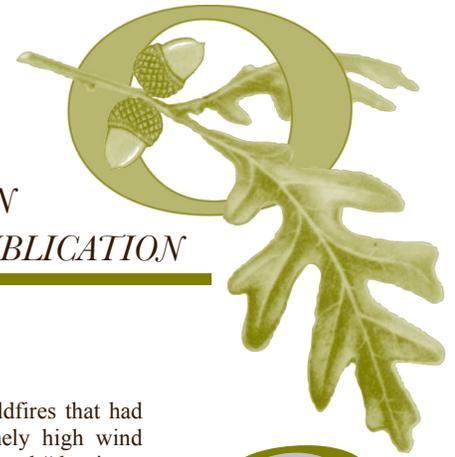


MARCH TWO THOUSAND SEVENTEEN
AN OAKMONT RESORT HOMEOWNERS PUBLICATION



RESORT MANAGER'S UPDATE

"Our Hometown"

I will never forget where I was when I heard the news: Gatlinburg, my hometown, was on fire. The wildfires that had started in the Great Smoky Mountains National Park quickly spread to my hometown due to extremely high wind conditions. My cell phone started receiving text after text from family and friends saying "this is on fire" and "that is on fire" and then came the text about Tree Tops Resort. Someone thought Tree Tops, our sister resort, was on fire. The many days that followed were pure anguish for all of us waiting and wondering about what we would find when we were allowed back into Gatlinburg. As time progressed, we would learn that many families and friends had lost their homes, including some of the employees from Tree Tops; some people lost businesses; and worst of all, lives had been lost. At that point, everything seemed to happen in slow motion. Everything became so somber and still that you swore you could actually hear your own heart breaking. How could this happen to my hometown? And then just as quickly as the devastation had ravaged our area, something else swooped in and took over the spotlight, refusing to allow the fires to win. It was the people! The people of my hometown! People began reaching out to one another, offering any and everything they had to give: housing, food, water, clothing and most of all prayer, support and love. We were all in this together! Every person in our community had been touched one way or another and once again my hometown with its spirit of hospitality, generosity, tradition and values began to heal. We saw an overwhelming amount of support from surrounding cities and states. People cared about us and we felt it and it dawned on me that my hometown is not the buildings that hold the restaurants, shops and attractions. My hometown is the people. Not just the "local" people who reside here year round but also those of you who visit here on a regular basis. You have become so much more than visitors. You have become "family" and that makes this beautiful area "Our Hometown". Thank you for all of your donations, prayers and friendship. Always remember that together we are "Mountain Tough". Thankfully, Oakmont was physically untouched during these events but you can follow the rebuilding progress of Tree Tops Resort on Facebook.

During 2017 our refurbishment plan focused on replacing all of the furniture in Buildings 6 and 7. At the conclusion of this planning cycle, all of our 148 units have received new furnishings along with electric fireplaces and reclining love seats. Buildings 6 and 7 also received new windows. The outdoor pool received a complete facelift including a new pergola for added shade. We were also able to repair the surface of the indoor pool as well as a new light and bright ceiling. We look forward to your thoughts and suggestions as we begin planning for 2018.

We know how much you enjoy the Tuesday night pot luck dinner with live entertainment from the OakTree Boys. It certainly is good food and fellowship for all! Don't forget to sign up early as space is limited. Also back by popular demand is Bill Young, entertaining at the fire pit area behind Building 1. Check the activities schedule in your check-in packet for dates and times. Also don't forget that our Activities staff is ready to help you plan and save on area attractions and entertainment. Monday morning "Meet and Greet" spotlights some of the areas finest shows so be sure to not to miss it.

It is always wonderful to see our owners, our family, coming back to Oakmont year after year. There are many places you could travel and we greatly appreciate you coming to see us.

At your service,

Sandy Cole Breedon
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

Phone: 865.453.0117
Email:
omreservations@treemontresorts.com

Sandy Cole, General Manager

Phone: 865.453.3240
Fax: 865.286.2198
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scole@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 x14, x15 or x16
Fax: 865.428.8930
Email:
brapp@treemontresorts.com



3062 Veterans Blvd
Pigeon Forge, TN 37863

Activities Department Update

Well, well, well! Spring has finally sprung here at Oakmont Resort and we cannot wait to see the familiar faces we know and love along with the new. The activities staff has many new and exciting socials and events prepared for you this year. You will have to wait and see what we have in store when you arrive. As always, we have our local performer Bill Young hosting entertainment by the fire pit, the famous Tuesday night covered dish dinner featuring The Oak Tree Boys and we can't forget everyone's favorite game of BINGO planned a few times during the week. Check out the revamped activities schedule when you arrive!

There have been quite a few changes to the Pigeon Forge theater venues. Starlite Theater has taken over Memories Theater, same great shows but all at one location with even more new acts premiering this year. Red Skelton and Patty Waszak have teamed up and opened Rocky Top Theater. Tribute Theater-Home of the Stars will be featuring impersonators such as George Jones, Elvis, Kenny Rogers, Dolly Parton, a cappella group named Blend and much more. Matt Cordell has purchased the old Showplace Theater. It is now called Images at Showplace. Last but not finally not least, Smoky Mountain Opry will be transitioning over to Music Mansion.

I hope all of you are just as excited as we are for this new year to begin. Be prepared to fill up your vacation week with new things to do that the area has to offer. If you would like to make reservations in advance for shows and attractions, please call the activities staff so we can get you the best discounts and seating available. We look forward to helping you plan your stay with us.

"The Mountains are Calling and I Must Go." -John Muir

See Ya'll Soon,
Shawn Marie Whaley

OAKMONT RESORT CONDOMINIUM ASSOCIATION, INC. Annual Homeowners' Meeting Minutes November 9, 2016

The annual meeting of the Oakmont Resort Condominium Association was called to order at 3:00 p.m., November 9, 2016 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 Breeden, 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.

Copies of the minutes for the 2015 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, 2016 was \$360,061. Estimated revenues for 2016 are \$3,428,458 and expenses are \$3,285,889. The Board approved a transfer of \$250,000 from the Operating Account to the Replacement Fund which will leave a projected fund balance of \$252,630 as of December 31, 2016. Budgeted revenues for 2017 are \$3,511,880 and budgeted expenses are \$3,525,111 leaving a projected fund balance of \$239,399 as of December 31, 2017.

The Replacement Fund's beginning balance as of January 1, 2016 was \$1,396,916. Projected revenues for 2016 are \$399,088 and expenditures are \$408,474. With the transfer of \$250,000 from the Operating Account, the projected ending fund balance on December 31, 2016 is \$1,637,530. Projected revenues for 2017 are \$392,714 and budgeted expenses are \$471,445 leaving a projected fund balance of \$1,558,799 as of December 31, 2017.

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

Sandy Breeden presented the 2016 Resort Refurbishment Report. She stated that all furniture was replaced in Buildings 1, 2 and 3. Mrs. Breeden reported that owners and guests were so happy with the furniture in Buildings 4 and 5 they decided to continue with the same furniture packages for all buildings. The windows in Buildings 2 and 3 were replaced with new energy efficient windows and the resort received a new WIFI system.

Mrs. Breeden then presented the 2017 Proposed Refurbishment Report. Buildings 6 and 7 will receive all new furniture, as well as new energy efficient windows. She stated that Building 6 will receive exterior paint, repairs will be done to the outdoor pool including the deck which will offer some additional shade and the indoor pool will receive a complete new ceiling.

Mrs. Nellie Thomas then presented the 2017 budget. She announced that the Board is recommending a \$5 increase in maintenance fees for 2017. 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 97 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 2017 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 3:23 p.m.

Respectfully submitted,

George F. Doyle
Secretary/Treasurer

RESORT POLICY REMINDERS

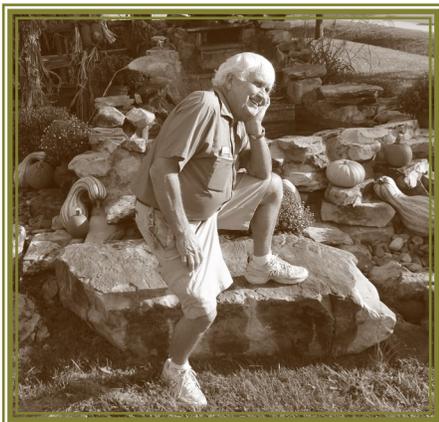
Employee In the Spotlight

Wanda Houk

Wanda joined the Oakmont family in 2012. She and her husband David have been married for 32 years and love to go camping as often as they can. They have one son, Brandon, who is in college studying computer programming. Wanda said she loves meeting homeowners and hearing stories about their families. Thank you for making Oakmont shine Wanda!

In Memoriam:

Oakmont hearts are heavy with the passing of Danny Oakley, the head of our Maintenance Department for over 31 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 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.

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
Mitchum, Randall	1BR/WK 23	WK 39	'17	352.728.5601
Green, Katie Hensley-	2BR/WK 30	WK 40-42	'17	423.292.6364
Finch, Raymond	1BR/WK 42	WK 40	'17	770.301.3886
Woodall, Debbie	2BR/WK 33	WK 38	'17	601.917.9791
Faulkner, Vicki	1BR/WK 43	WK 41	'17	vickifaulkner0191@gmail.com
Jones, Kathy	2BR/WK 28	WK 40-48	'17	863.619.7254
Mescher, Michael	2BR/WK 26	WK 25	'17	msmescher@yahoo.com
Stephens, Paul	1BR/WK 27	WK 26	'17	704.576.2012
Mathews, Pat	2BR/WK 24	WK 26-43	'17	865.254.4858

Flex Week Reservations- If you are a flex owner, had a 2017 week reserved, and did not pay your 2017 maintenance fee in full by February 1, 2017, 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. 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.

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

VACATION CALENDAR

2017

WEEK	FRI	SAT	SUN	WEEK	FRI	SAT	SUN	WEEK	FRI	SAT	SUN	
14	04/07/17	04/08/17	04/09/17	27	07/07/17	07/08/17	07/09/17	44	11/03/17	11/04/17	11/05/17	
15	04/14/17	04/15/17	04/16/17	28	07/14/17	07/15/17	07/16/17	45	11/10/17	11/11/17	11/12/17	
16	04/21/17	04/22/17	04/23/17	29	07/21/17	07/22/17	07/23/17	46	11/17/17	11/18/17	11/19/17	
17	04/28/17	04/29/17	04/30/17	30	07/28/17	07/29/17	07/30/17	47	11/24/17	11/25/17	11/26/17	
18	05/05/17	05/06/17	05/07/17	31	08/04/17	08/05/17	08/06/17	48	12/01/17	12/02/17	12/03/17	
19	05/12/17	05/13/17	05/14/17	32	08/11/17	08/12/17	08/13/17	49	12/08/17	12/09/17	12/10/17	
20	05/19/17	05/20/17	05/21/17	33	08/18/17	08/19/17	08/20/17	50	12/15/17	12/16/17	12/17/17	
21	05/26/17	05/27/17	05/28/17	34	08/25/17	08/26/17	08/27/17	51	12/22/17	12/23/17	12/24/17	
22	06/02/17	06/03/17	06/04/17	35	09/01/17	09/02/17	09/03/17	52	12/29/17	12/30/17	12/31/17	
23	06/09/17	06/10/17	06/11/17	36	09/08/17	09/09/17	09/10/17	2018				
24	06/16/17	06/17/17	06/18/17	37	09/15/17	09/16/17	09/17/17	1	01/05/18	01/06/18	01/07/18	
25	06/23/17	06/24/17	06/25/17	38	09/22/17	09/23/17	09/24/17	2	01/12/18	01/13/18	01/14/18	
26	06/30/17	07/01/17	07/02/17	39	09/29/17	09/30/17	10/01/17	3	01/19/18	01/20/18	01/21/18	
Brown indicates Flex Weeks (1-21, 36-39, 44-52)	40	10/06/17	10/07/17	10/08/17	4	01/26/18	01/27/18	01/28/18	5	02/02/18	02/03/18	02/04/18
Yellow indicates Fixed Weeks (22-35, 40-43)	41	10/13/17	10/14/17	10/15/17	6	02/09/18	02/10/18	02/11/18	6	02/09/18	02/10/18	02/11/18
	42	10/20/17	10/21/17	10/22/17	7	02/16/18	02/17/18	02/18/18	7	02/16/18	02/17/18	02/18/18
	43	10/27/17	10/28/17	10/29/17								

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 SEVIERVILLE TN 37864-4960

