

MARCH TWO THOUSAND EIGHTEEN  
AN OAKMONT RESORT HOMEOWNERS PUBLICATION



**RESORT MANAGER'S UPDATE**

I hope the New Year is proving to be a great one for you so far. With the warm temperatures we have experienced the past few weeks, everyone here has spring fever!

We have been working tirelessly this winter getting Oakmont Resort ready for your upcoming vacation. A few of the projects we have undertaken are near completion as spring and summer are just around the corner. We completely resurfaced and striped the parking lot. We replaced windows in Buildings 1 and 4 with energy efficient windows, completing the four-year project. We replaced the roof on Building 4, as well as painted the exterior of Building 1 and the interior of the Clubhouse. We also plan to upgrade the resort communication equipment and add luggage racks to all bedrooms during the upcoming spring months.

As you can imagine, the housekeeping department takes on a huge project of deep-cleaning the units during the winter months. This project should be completed in the next few weeks. The maintenance staff has done small miscellaneous and preventative maintenance projects around the resort this winter, as well. We have replaced old railroad ties, prepared the flower beds with fresh mulch and flowers, and gotten the outdoor grilling and picnic areas ready for your arrival.

Last year the Board of Directors implemented a couple of changes to the rental program. First, the nightly rental rates were increased by \$10 per night and require a two-night minimum stay. Holidays and busy times, such as rod run weekends, require a three-night minimum stay. The renter must pay the cleaning fee for the unit. We are thrilled that most homeowners have applauded these changes since they help them recoup more money when they cannot enjoy their week. These changes still offer a nice discount for the renter. Feel free to contact the resort for additional information.

If you are one of the millions on Facebook, we would like to remind you to check out the Oakmont Resort page. We love to share the fun times our guests have while staying at Oakmont Resort so if you have any photos or comments, please let us know.

Finally, I would like to say "Thank You" to all the owners for making me feel welcome as part of the Oakmont Resort team. It truly means a great deal to me to have the support of the owners. I look forward to getting to meet more of you during the upcoming year and hear the wonderful memories you have experienced at Oakmont.

Micki Proffitt  
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

**Micki Proffitt, General Manager**

Phone: 865.453.3240  
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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 x14, x15 or x16  
Fax: 865.428.8930  
Email:  
chooker@treemontresorts.com



3062 Veterans Blvd  
Pigeon Forge, TN 37863

## Activities Department Update

The activities staff has planned new games and changed the schedule of socials for this year. As always, the resort will be hosting the popular Monday Morning Meet & Greet, as well as the Tuesday Evening Covered Dish Dinner. Please take a bit of time to stop by the Activities Center to see what we have to offer and make it part of your stay. Board games, DVD rentals, mini golf, billiard table and so much more are waiting for you in the clubhouse. We are looking forward to seeing new faces and just as excited to see owners and guests that have become our Oakmont family! When checking in, glance over your activities schedule in the welcome packet to see what the staff has arranged for you. If planning to stay at Oakmont during a busy time of the year, remember you can always call ahead to get advance reservations and receive our discounted ticket pricing.

### Upcoming Area Events

April 1-9 Dollywood's Festival of Nations  
April 7 Great Smoky Mountain Open National Championship- Leconte Center  
April 7-8 20<sup>th</sup> Annual Spring Smoky Mountain Trout Tournament  
April 11-29 Dollywood's Spring Mix Music Series  
April 19-21 Pigeon Forge Spring Rod Run- Leconte Center  
May 8-12 28<sup>th</sup> Annual Wilderness Wildlife Week- Leconte Center  
May 12 Kerbela Shrine Fun Fest Parade  
May 17-19 Grand National F-100 Ford & Chevy Classic Car Show- Music Road Center  
May 25- June 10 Dollywood's BBQ & Bluegrass Festival  
May 31-June 2 Pontiacs in Pigeon Forge- Music Road Center  
June 9-10 Bubba Fest- Leconte Center  
July 4 28<sup>th</sup> Annual Patriot Festival- Patriot Park  
July 21 Titanic "Color Run" 5K Walk/Run- Titanic Museum Attraction  
August 4 9<sup>th</sup> Annual Smoky Mountain Cornhole Tournament- Old Mill Square  
August 18 4<sup>th</sup> Annual Veterans Homecoming Parade- Pigeon Forge Parkway  
August 24-25 Great Smoky Mountain Jeep Invasion- Leconte Center

There are many more events scheduled for the spring and summer months. You can view a complete list of events and detailed information by visiting the following website: [www.mypigeonforge.com](http://www.mypigeonforge.com)

### Upcoming Attractions:

Pigeon Forge Snow- Indoor year round snow tubing- [www.pigeonforgesnow.com](http://www.pigeonforgesnow.com)  
Lumberjack Feud- New outdoor show- will be located on the Parkway in front of The Forge Cinema.  
Mountain Mile & Tower Shops- Retail, restaurant, lodging, & attractions development.  
[www.mountainmilepigeonforge.com](http://www.mountainmilepigeonforge.com)

Waiting on your arrival,  
Shawn Marie Whaley

## OAKMONT RESORT CONDOMINIUM ASSOCIATION, INC. Annual Homeowners' Meeting Minutes November 8, 2017

The annual meeting of the Oakmont Resort Condominium Association was called to order at 3:00 p.m., November 8, 2017 by H. Charles Anderson, President.

Mr. Anderson acknowledged the presence of Board Members George Doyle, Charles Ingle, Neil Mullen and Curtis Beddingfield. 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 Tree Tops administrative staff members Brenda Rapp, Maintenance Fee Collections/Deeds Administration; Cheri Hooker, Incoming 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; Nellie Thomas, Chief Operating Officer; and Sandy Breeden, Incoming Chief Operating Officer. Mr. Anderson announced that Brenda Rapp and Nellie Thomas will be retiring and expressed his appreciation to both.

Copies of the minutes for the 2016 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 excellent financial shape. The Operating Account beginning balance on January 1, 2017 was \$248,939. Estimated revenues for 2017 are \$3,442,494 and expenses are \$3,216,976 leaving a projected fund balance of \$474,457 as of December 31, 2017. Budgeted revenues for 2018 are \$3,501,700 and budgeted expenses are \$3,515,770 leaving a projected fund balance of \$460,387 as of December 31, 2018.

The Replacement Fund's beginning balance as of January 1, 2017 was \$1,646,746. Projected revenues for 2017 are \$384,135 and expenditures are \$416,480 leaving a projected fund balance on December 31, 2017 of \$1,614,401. Projected revenues for 2018 are \$342,781 and budgeted expenses are \$260,000 leaving a projected fund balance of \$1,697,182 as of December 31, 2018.

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

Sandy Breeden presented the 2017 Resort Refurbishment Report. She stated that all furniture was replaced in Buildings 6 and 7, and the windows were replaced with new energy efficient windows. Building 6 was painted. The outdoor swimming pool was completely redone with new plaster, tile and coping edge, and the deck extension was replaced and a new pergola shade structure was added. She also stated that the indoor pool received the same upgrades and plants and artwork were added.

Mrs. Breeden then presented the 2018 Proposed Refurbishment Report. She stated that the biggest project will be to repair, resurface and re-stripe all parking areas. Windows in Buildings 1 and 4 will be replaced with new energy efficient windows, which will complete window replacement in all buildings. Some of the exterior siding will be replaced on Building 1 and Building 4 will receive a new roof. Mrs. Breeden also reported that glass tops will be added to dining room tables, living room end tables and night stands due to significant damage to the wooden surfaces. Luggage racks will be added to all bedrooms and the two-way radio system used by employees will be updated.

Mrs. Nellie Thomas then presented the 2018 budget. She announced that the Board is recommending no increase in maintenance fees for 2018, although property insurance for Oakmont doubled due to the wildfires in the area. Mrs. Thomas also thanked Mr. Anderson, the administrative staff and the resort staff for the excellent jobs they do.

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 Star Status with RCI and also reported on the process of rebuilding Tree Tops. A question and answer session followed regarding maintenance fees in relation to Oakmont owners for those Tree Tops owners who were unable to use their unit.

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 99 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 3:25 p.m.

Respectfully submitted,

George F. Doyle  
Secretary/Treasurer

## RESORT POLICY REMINDERS

**Flex Week Reservations-** If you are a flex owner, had a 2018 week reserved, and did not pay your 2018 maintenance fee in full by February 1, 2018, 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).

**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. This is effective for new listings only

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

### Sandra Moore

#### Employee In the Spotlight

At Oakmont Resort we pride ourselves in what an outstanding staff we have. Sandra Moore has been employed in the housekeeping department since 1990! Sandra works in Linen Exchange so you will see her when you need fresh towels or linens. Sandra is quick to help out where ever she is needed. On busy weekends she also helps cleaning the condos. A Sevier County native, she and her husband of 30 years live in Dandridge. She enjoys spending time in their beautiful home. So, next time you are at Oakmont be sure and stop in at the Linen Exchange and say "Hi" to our Sandra and see her smiling face!

## ADMINISTRATIVE CHANGES

Please join us in extending best wishes to Brenda Rapp, who will be retiring from the administrative offices for Oakmont and Tree Tops Resorts on April 30, 2018. After 20 years of dedicated service, we will certainly miss Brenda's experience and unmatched attention to detail. We extend our best wishes to Brenda as she takes a long and much deserved vacation!

We would like to welcome Cherise Hooker to our team at the administrative office as Brenda's replacement. Cheri went to work at Tree Tops immediately out of high school and worked in various departments for 21 years before moving to Sunrise Ridge Resort where she was instrumental in the development and management of that resort. Her knowledge of Tree Tops and Oakmont and years of experience in the timeshare industry is sure to be a valuable asset.

## CALL FOR NOMINATIONS: BOARD OF DIRECTORS

Mr. Don Denney has resigned his position as a Board Director. We would like to take this time to thank Don for his years of dedicated service as a Director. There is now a Board position available for election at the Annual Homeowners Meeting in November 2018. If you would like to nominate yourself or another owner as a Director on the Board, please submit a brief resume, including your areas of concern or interest, to the Oakmont Resort Condominium Association by July 1, 2018. All resumes will be included in the September 2018 Oak Tree Times Newsletter for review by owners eligible to cast a vote at the Annual Meeting. All Board meetings are held at the resort. Board positions are filled by unpaid volunteers. Nominations and resumes should be mailed to Oakmont Resort, P.O. Box 4960, Sevierville TN 37864-4960.

## 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
Earwood, Michael	2BR/WK 34	WK 24-28	'18	meowood@gmail.com
Smith, Tracy	2BR/WK 30	WK 21-24,36-47	'18	423.337.2499
Morris, William F.	2BR/WK 31	WK 24-30	'18	423.506.7185
Elkins, Paul J.	2BR/WK 30	WK 32	'18	276.395.6295
Bebber, Richard	2BR/WK 34	WK 33	'18	443.867.2053
Smith, Vann	1BR/WK 30	WK 26,29	'18	931.337.4065

# VACATION CALENDAR

## 2018

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

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

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

## 2019

OAK TREE TIMES  
PO BOX 4960  
SEVIERVILLE TN 37864-4960

