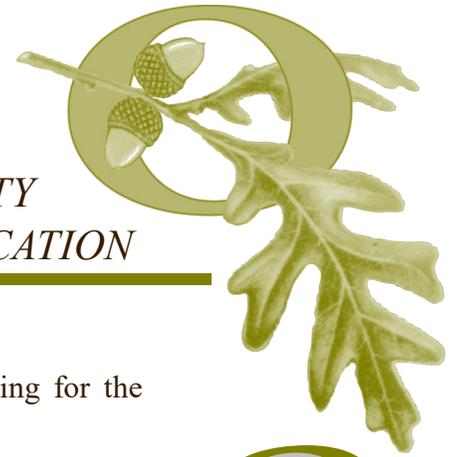


SPRING TWO THOUSAND TWENTY
AN OAKMONT RESORT HOMEOWNERS PUBLICATION



RESORT MANAGER'S UPDATE

Spring is around the corner and our staff has been busy at the resort preparing for the upcoming season.

Oakmont is blessed with a talented maintenance staff that have been able to complete a lot of the refurbishment projects themselves. They have removed and installed new kitchen cabinets, countertops and tile backsplash upgrades in all units in Building 1, and next they will be installing tile backsplashes in every unit in Building 2. Accent walls have been painted in all units in buildings 1 and 4 living rooms and bedrooms.

Every unit in buildings 4 and 6 received new carpeting throughout the entire unit along with hard plank entry ways. Our maintenance staff is in the process of removing the old carpet in the workout room and replacing it with new carpet tiles.

We also changed all bedspreads and box spring wraps and added decorative pillows and 2 additional standard pillows to each bed in all units in Buildings 3, 6 and 7. This completes the ongoing project for all resort bedding.

The endless amounts of rain have put a damper on two of our outdoor projects, but we are slowly starting to see some progress as we see sunny days ahead. Building 4 is receiving a new coat of paint on the entire building and retaining walls. We are hoping to soon start replacing the current outdoor hot tub with a newly built hot tub and deck as soon as we have better weather. Our entire parking lot will be seal coated in the near future as well.

Once again, the housekeeping department takes on a huge project of deep cleaning the units during the winter months. The activities department has been busy planning new crafts and activities to keep you entertained while staying with us.

We wish you and your family the very best in 2020 and as always, we look forward to welcoming you back to your Smoky Mountain Home away from home.

Micki Proffitt
General Manager

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CONTACT INFORMATION	Micki Proffitt, General Manager Phone: 865.453.3240 Fax: 865.286.2198 Email: mickip@treemontresorts.com	Administrative Offices Maintenance Fees, Deeding, and Ownership Changes Phone: 865.428.6039 x225,226 or 227 Fax: 865.428.8930 Email: chooker@treemontresorts.com
Front Desk / Check-in Office Phone: 865.453.3240 Fax: 865.286.2199 Email: omfrontdesk@treemontresorts.com	Activities Phone: 865.286.2039 Fax: 865.453.1679 Email: activities@omresort.com	 3062 Veterans Blvd Pigeon Forge, TN 37863
Rentals Phone: 865.453.3240	RCI Weeks: 800.338.7777 RCI Points: 877.968.7476 II: 800.828.8200	
Flex Week Reservations Phone: 865.453.0117 Email: omreservations@treemontresorts.com		

**As you are planning your vacation, below is a list of resort activities as well as shows and attractions that are normally available in our area. Due to current events at the time of publication of this newsletter, some or all listed below may not be available. An updated list of activities will be provided in your check in packet. We apologize for any inconvenience. Thank you

Activities Department Update

The activities staff have updated, rearranged, added and planned many new events and have restructured the socials for this year. Try your hand at our crafts or test your skills on our brand-new foosball table or the freshly updated scavenger hunt. Like to sing or have fun trying? We now have karaoke! Take a picture with Elvis, he is still "Taking Care of Business" at Oakmont. Your stay would never be complete without attending our popular Monday morning Meet & Greet with those warm glazed Krispy Kreme donuts, as well as the Tuesday evening Covered Dish Dinner with The Oaktree Boys. Please take a bit of time to stop by the Activities Center, see what we have to offer and make it a part of your stay. Board games, DVD rentals, mini golf, billiard table and shuffleboard are also still available. So much more is waiting for you in the clubhouse! We are looking forward to making this the best year yet! When checking in, be sure to read over your activity schedule in the welcome packet to see what we have arranged just for you. We look forward to seeing our old friends and making new ones!

Upcoming Attractions & Venues:

- Button Willow Civil War Theater- features a live drama about The Union and The Confederacy
- Dolly Parton's Pirates Voyage- dinner based theater featuring The Crimson and The Sapphire Pirates
- Mountain Mile & Tower Shops- Retail, restaurant, lodging, & attractions development
- Beyond the Lens-family interactive attraction featuring America's supermarket tabloid
- Dave & Busters- Eat, Drink & Play! Restaurant and entertainment venue
- August Moon Indoor Drive-in Theater- unlike anything you have ever seen
- Sky Bridge Gatlinburg- North America's longest pedestrian suspension bridge

See you soon!



OAKMONT RESORT CONDOMINIUM ASSOCIATION, INC. Annual Homeowners' Meeting Minutes November 13, 2019

The annual meeting of the Oakmont Resort Condominium Association was called to order at 3:00 p.m., November 13, 2019, by H. Charles Anderson, President.

Mr. Anderson acknowledged the presence of Board Members; Jerry Bradford, George Doyle, Charles Ingle, Neil Mullen, Curtis Beddingfield, and Robert Buchanan. 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; Cheri Hooker, Maintenance Fee Collections/Deeds Administration; Camille Susak, Maintenance Fee Collections and Purchasing Agent; Donna Berrier, Payroll and Accounts Payable; and Sandy Breeden, Chief Operating Officer.

Copies of the minutes for the 2018 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 is in excellent financial condition. The Operating Account beginning balance on January 1, 2019, was \$356,000. Revenues estimating at \$3,516,000 with expenses at \$3,357,000 are projected for 2019. The projected surplus for this year is \$159,000. We will transfer \$250,000 to the replacement fund, bringing the projected ending balance for 2019 to \$265,000. The budgeted revenues for 2020 is \$3,572,400, budgeted expenses is \$3,598,000, basically a break-even budget. The projected fund balance at the end of 2020 would be \$239,000.

On the replacement fund the beginning balance for January 1, 2019, was \$2,078,000. Projected expenditures are about \$262,000, maintenance fee income \$305,000 with interest income of \$6,000, and will transfer from the operating fund of \$250,000, the projected ending fund balance at the end of 2019 is \$2,378,000. The maintenance fee income 2020 projected at \$281,000, with interest income \$6,000. Budgeted expenditures at \$280,000. The projected fund balance at the end of 2020 would be about \$2,385,000. The combined funds projected at the end of this year is \$2,643,000 and the combined projected fund balance at the end of 2020 is \$2,624,000. This ending level of fund balance for a resort of this size is more than adequate. The budget that Sandy will go over is calling for a \$5.00 increase, which is a small percentage less than inflation. This is a good report to have to give.

Mr. Anderson stated we are very fortunate to have this kind of reserve. A motion was made and seconded to approve the Treasurer's Report. The motion carried.

Ms. Micki Proffitt presented the 2019 Resort Refurbishment Report. Repainted Building 2 and replaced the entire backside with wood plank. We replaced the shingles on Buildings 2 and 3 roofs. An on-going project is replacing the carpet and padding in all 17 units in Building 1 and 22 unit in Building 3, as well as installing a vinyl path entryway. We replaced all the metal railings around the grounds with new aluminum railings. Kitchens in Building 2 had major refurbishments, removing and installed new kitchen cabinets, counter tops, and sinks. Added cameras on the sides of Buildings 3, 5, and 6, all entrances and exits, and added a camera at our registration office. Our indoor pool was sandblasted and removed and reinstalled new finish. We added safety grab bars to all master bath units, located near the toilets. We changed the bedding in Buildings 1, 2, 4, and 5 - also added two additional pillows to each bed. We replaced several areas of breeze-way carpet that had tears in Buildings 1, 3, 4, and 6.

Ms. Proffitt then presented the 2020 Proposed Refurbishment Report. An on-going project Building 1, new kitchen cabinets, with spice maple finish in 17 units with tile back splash added between kitchen sinks and upper cabinets, all projects handled by our maintenance staff. Building 4 will receive a new coat of paint on siding, doors, trims, handrails, and the stucco retaining wall. Buildings 1 and 6 will receive new carpet and countertops in all 46 units and the entryway. Our weight rooms will have 2ft by 2ft carpet tile. We need a new outdoor hot tub, 7x8' granite built and installed, with decking replacement. Our parking lot, last paved 2018, will be seal coated. In Buildings 1 and 4, accent walls painted in living room behind couch and one wall in the bedroom. Building 3, 6, and 7, will receive new bedding and box springs which will complete the on-going project we've had over the last couple of years. Ms. Proffitt then commended department managers and staff as being hard working and dedicated.

Ms. Sandy Breeden then presented the 2020 budget. Oakmont is in really good shape with maintenance fees being some of the lowest in the industry. She stated it was good to hear from homeowners expressing they can see their maintenance fee dollars improving the resort. Ms. Breeden announced that the Sevier County Property Tax Assessor's office decided to reclassify timeshare resort in this area at the commercial rate. We normally pay 25% residential classification. This increase would bring it to 40% commercial classification. It is under appeal, and the State is willing to have a conversation; however, the budget had to be completed based on this information. This year we only saw a nominal increase of \$1500 to the property insurance, which was a welcome relief compared to 22% increase in 2019. Employee insurance quotes are coming in at about a 10% increase. The Board is recommending a \$5 increase in maintenance fees for 2020. Ms. Breeden thanked the resort staff, stating it's been a very demanding year, and thanked everyone for pitching in doing all jobs needed. She stated the employees are dedicated to the homeowners and that it is not just a job to them.

Mr. Anderson then reported that the next item on the agenda was for the good of the order. Mr. Anderson announced that any owner interested in the open seat on the Board, please submit a resume by February 1st, which will be published in the spring newsletter, and put on the ballot in the fall voting period.

There was further discussion and a general question and answer session with some of the individual homeowners that were in attendance. Mr. Anderson thanked them for their comments and suggestions and said we would take under advisement.

The ballots were then collected and tabulated, and Mr. Anderson announced that the budget was approved by 98 percent. The current members of the Board of Directors were all re-elected for a term of one year. The percentage totals for the 2020 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 3:30 p.m.

Respectfully submitted,

George Doyle
Secretary/Treasurer

RESORT POLICY REMINDERS

Flex Week Reservations- If you are a flex owner, had a 2020 week reserved, and did not pay your 2020 maintenance fee in full by February 3, 2020, 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.

For Sale By Owner Listing- The minimum price that your unit may be listed for at treemontresorts.com is \$2500, actual purchase price to be decided by seller. Listings expire 2 years after the date they are posted.

Maintenance Fee Billing- Maintenance fee invoices are mailed following the Homeowners Meeting, in late November, as a courtesy. Maintenance fees are due January 1st of each year and become delinquent on February 1st.

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

Randy James

Employee In the Spotlight

Randy James is a vital member of our housekeeping department and we consider ourselves fortunate to have him as a member of the Oakmont Resort housekeeping team. Randy started working at Tree Tops in the late 90's until he came to Oakmont in 2009! He is a jack of all trades. He helps in our housekeeping department in various ways, you may see him cleaning or inspecting rooms, helping out in our laundry department or also doing houseman duties. He loves to travel with his family and has been to Canada four times! He is married with 2 children and lives in historic Dandridge.

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 227.

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.

FOR YOUR INFORMATION:

While our goal, in these current times and always, is to ensure our homeowners have a clean, safe and sanitary environment, we hope you'll find additional peace of mind in knowing your housekeeping and maintenance staff are exceeding the guidelines for cleanliness set in place by the CDC and have increased the frequency of cleaning assignments particularly in the public restrooms and common areas throughout the resort.

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/EMAIL
Mitchum, Marion	1BR/WK 23	WK 39	'20	352.223.5320
Casey,(Sr), Daniel	1BR/WK 43	WK 21-29	'20	678.274.8824
Barry, Normandy	2BR/WK 43	WK 41,51	'20	727.804.6800

VACATION CALENDAR

2020

WEEK	FRI	SAT	SUN	WEEK	FRI	SAT	SUN	WEEK	FRI	SAT	SUN
14	04/03/20	04/04/20	04/05/20	27	07/03/20	07/04/20	07/05/20	44	10/30/20	10/31/20	11/01/20
15	04/10/20	04/11/20	04/12/20	28	07/10/20	07/11/20	07/12/20	45	11/06/20	11/07/20	11/08/20
16	04/17/20	04/18/20	04/19/20	29	07/17/20	07/18/20	07/19/20	46	11/13/20	11/14/20	11/15/20
17	04/24/20	04/25/20	04/26/20	30	07/24/20	07/25/20	07/26/20	47	11/20/20	11/21/20	11/22/20
18	05/01/20	05/02/20	05/03/20	31	07/31/20	08/01/20	08/02/20	48	11/27/20	11/28/20	11/29/20
19	05/08/20	05/09/20	05/10/20	32	08/07/20	08/08/20	08/09/20	49	12/04/20	12/05/20	12/06/20
20	05/15/20	05/16/20	05/17/20	33	08/14/20	08/15/20	08/16/20	50	12/11/20	12/12/20	12/13/20
21	05/22/20	05/23/20	05/24/20	34	08/21/20	08/22/20	08/23/20	51	12/18/20	12/19/20	12/20/20
22	05/29/20	05/30/20	05/31/20	35	08/28/20	08/29/20	08/30/20	52	12/25/20	12/26/20	12/27/20
23	06/05/20	06/06/20	06/07/20	36	09/04/20	09/05/20	09/06/20				
24	06/12/20	06/13/20	06/14/20	37	09/11/20	09/12/20	09/13/20		2021		
25	06/19/20	06/20/20	06/21/20	38	09/18/20	09/19/20	09/20/20	1	01/01/21	01/02/21	01/03/21
26	06/26/20	06/27/20	06/28/20	39	09/25/20	09/26/20	09/27/20	2	01/08/21	01/09/21	01/10/21
				40	10/02/20	10/03/20	10/04/20	3	01/15/21	01/16/21	01/17/21
				41	10/09/20	10/10/20	10/11/20	4	01/22/21	01/23/21	01/24/21
				42	10/16/20	10/17/20	10/18/20	5	01/29/21	01/30/21	01/31/21
				43	10/23/20	10/24/20	10/25/20	6	02/05/21	02/06/21	02/07/21

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

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

PRSRT STD
 US POSTAGE
 PAID

OAK TREE TIMES
 PO BOX 4960
 SEVIERVILLE TN 37864-4960

