

SPRING TWO THOUSAND TWENTY-TWO  
AN OAKMONT RESORT HOMEOWNERS PUBLICATION



RESORT MANAGER'S UPDATE

Happy Spring everyone!! We have been busy bees here at Oakmont! We had a very ambitious "To Do List" this year for our refurbishment projects. We have accomplished quite a bit so far. Building 1 had some interior plumbing issues that had to be addressed immediately so we were able to have all the main lines in the building replaced with brand new lines from the ground floor level all the way to the top floor units. Building 2 has brand new carpet and entryway thresh holds throughout each room. Building 4 has new kitchen counter tops and backsplash in all 24 units. Building 7 has a fresh coat of exterior paint and replaced an entire side of regular siding with concrete board siding. Your outdoor pool will have the old original wood railings replaced with new black aluminum railings that match the railings throughout the property. We will continue to add and replace, as needed, the bi-fold bedroom closet doors as well as platform bed frames to eliminate the need for squeaky box springs! There are several projects that will be ongoing as we have to persuade Mother Nature to cooperate! We have completed some upgrades to the fire pit and playground area with a face-lift and new coat of paint to add some fun to that area! There are several more small additions and updates the crew has made that I'm sure will make you smile. I can speak for everyone here that we are very excited about your visit this year to see the hard work and improvements that are being made on your behalf! We can't wait to see you!

Yours Truly,  
Robin McDaniel  
General Manager

DID YOU KNOW?

- 1) You can begin paying next year's (2023) maintenance fees in low monthly payments right now. To receive prepayment coupons for 2023, contact the resort and tell them you want to receive prepayment coupons for 2023 or send your request to: Oakmont Resort PO Box 4960 Sevierville TN 37864 with your name, mailing address and **contract** number. Many homeowners utilize early payments to prevent late fees or reservation cancellations.
- 2) Due to nationwide staffing shortage, the USPS regular mail is becoming less reliable. Maintenance fees are due on January 1 of each year and become past due on February 1. If your maintenance fee payment has not been received in our office prior to February 1 (regardless of post mark) your account will be assessed a late fee. Maintenance fee invoices are mailed in November as a courtesy. If you plan on mailing a check, we recommend sending it a minimum of 30 days prior to the due date of January 1. Remember to update your mailing address and phone numbers with your resort and **don't forget to mark your calendars!!**
- 3) Maintenance fees must be in good standing to use the resort or to make rental reservations.
- 4) You may view the Oak Tree Times newsletters anytime on the resort website @ [www.treemontresorts.com](http://www.treemontresorts.com). Beginning Spring 2023 we will no longer email newsletters. We encourage you to view it on the website by May 1st of every year.

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

## Activities Department Update

We are looking forward to a great year! There are going to be some changes for your upcoming visit to Oakmont. Due to changes made in our area, by the majority of our vendors and shows, we have had to adapt to a new way of handling the activities and discounts extended to us from them. Most of them no longer allow 3<sup>rd</sup> party bookings and began giving out coupons or online codes for discounts. We will continue with that and do as much as we can to offer you the discounted attractions and shows available to us. However, you will now be getting all of that information from the Front Desk because the clubhouse will no longer be used for tickets and voucher purchases. It will now become a common area space with arcade games as well as the ping pong table, foosball, and pool table. All other fun equipment and movie rentals will also be obtained at the Front Desk. We are going to keep as many Activities alive as possible by keeping the Monday morning "Meet & Greet", Tuesday night with Patty Waszak, Wednesday BINGO (of course!), and Thursday night with Bill Young. This is an exciting new chapter for Oakmont. We hope to make this change one of the best you could hope for. You know we value your opinions and ideas so please, don't hesitate to reach out to us with any questions and/or ideas you may have!



### OAKMONT RESORT CONDOMINIUM ASSOCIATION, INC. Annual Homeowners' Meeting Minutes November 10, 2021

The annual meeting of the Oakmont Resort Condominium Association was called to order at 3:00 p.m., November 10, 2021, by Nellie Thomas, President.

Ms. Thomas began with announcing that Mr. Charlie Anderson, that built and developed the resort, passed in the spring. She acknowledged how he nurtured the resort and the homeowners and put together a wonderful team that can carry on. She introduced the Board members: George Doyle, Charles Ingle, Neil Mullen, Curtis Beddingfield, and Robert Buchanan. Jerry Bradford is not in attendance as he is in Florida. She introduced special guest Greg Logue, the resort attorney. She then acknowledged Oakmont Resort staff. She introduced the new Resort Manager, Robin McDaniel; the new Maintenance Manager, Jeremy Adkins; Jennifer Bales also received a promotion as Office Manager; Linda Conard, Housekeeping Manager; Michael Hurst, Activities Director; Tammy Maples our new Reservationist; and Tree Tops administrative staff members; Cherise Hooker, Maintenance Fee Collections/Deeds Administration; Camille Williams, Maintenance Fee Collections and Purchasing Agent; Donna Berrier, Payroll and Accounts Payable; and Sandy Breeden, Chief Operating Officer.

Copies of the minutes for the 2020 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.

Ms. Thomas then asked George Doyle to present the Treasurer's Report. Mr. Doyle reported that the resort is in very good financial shape. The Operating account beginning balance on January 1, 2021, was \$643,000. Revenues projected \$3,491,000. Expenses as projected \$3,605,000, causing a deficit in the operating of \$114,000. We received a PPP Grant and received notification that it was forgiven. With revenue and PPP Grant, we ended up with an Operating surplus of \$105,000. It was agreed to transfer \$250,000 from the Operating account to the Replacement account. That would give us a projection of the ending Fund balance of \$498,000. The budgeted revenues for 2022 would be \$3,641,000. The budgeted expenses for 2022 is \$3,660,000—a break even budget. The projected Fund balance at the end of 2022 would be \$479,000. The Replacement Fund had a beginning fund balance at the start of this year of \$2,351,000. The maintenance fee income projected was \$263,000. The interest income projected was \$5,000.00. Expenditures in Replacement Fund projected at \$335,000. Transfer to the Operating fund has been approved \$250,000, leaving the Replacement Fund balance at the end of this year \$2,534,000. The projected maintenance fee 2022 income is \$260,000, interest income \$5,000.00. Budgeted expenses projected \$290,000. Robin budgeted \$272,000 so it could be a little bit conservative, so if we have increases in material cost it should be able to cover that. Projected ending Fund Balance for 2022 is \$2,509,000 in the Replacement Fund. The projected combined Fund balance at the end of 2021 is projected at \$3,032,000. The projected combined Fund balance at the end of 2022 is projected at \$2,988,000. We have a fund balance surplus of around 3 million dollars, which is very strong for a resort of this size. The resort is in very good financial condition.

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

Ms. Thomas then called upon Robin McDaniel to give the completed projects for 2021 and refurbishment plan for 2022. The completed projects included kitchen cabinets in Building 3 (22 rooms) and 23 rooms in Building 5 – that includes the cabinets, hardware, and ceiling tiles. Carpet in Building 5 (23 rooms) Building 7 (22 rooms), including removal and disposal of old carpet and new padding and new carpet in both buildings. Painted the exterior of Building 3, and the breezeway. The grills (15 total) were replaced. The new grills have the automatic shut off. The installation of the concrete hot tub was completed, including the deck and the railing around the new hot tub.

Our plans for 2022, Building 1, re-plumbing the entire building. Building 2, carpet replacement throughout each room (16 rooms), plus 2 rooms in Building 7 that did not get finished last year. In Building 4, we will be replacing kitchen countertops and doing the tile back splashes (24 rooms). We will be adding hardware to update the existing cabinets. We will be replacing the dishes. Building 7 will receive exterior paint and replacing one side of Building 7 with the Hardie board. We will be replacing the wood fencing with aluminum at the outdoor pool. We will be repairing the coping around the edge of the pool and update the outdoor bathrooms. We will be purchasing a new golf cart for housekeeping, laundry, etc. A cover will be installed for the playground to create more shaded area. Four additional security cameras will be added so all the parking areas covered.

We will be replacing closet doors in the bedrooms and adding hat racks and coat racks in each room. The ground floor breezeway carpet will be removed and replaced with a non-slick paint with a rubber texture by laundry area. Robin commended the maintenance staff adding that we didn't have to outsource a lot of the work because the staff we have are capable and trained in many areas of the improvements.

Ms. Thomas then asked Sandy to present 2022 budget. She stated that the budget had previously been reviewed with the Board; therefore, she wanted to further discuss the plumbing in Building 1. Jeremy Adkins reported that in Building 1, the main line deteriorated and broke down – causing leaks. Some replacement was completed immediately. And now the plan is to update the remaining plumbing and parts in that building. Ms. Breeden thanked the entire staff at Oakmont for stepping up and helping in all areas. She recognized Robin who started in 1998, now with 23 years of service, in new role as resort manager. Linda, head of housekeeping started in 1990, and worked her way to head of that department, currently has 31 years of service. Jennifer who started at the front desk, was promoted to reservations and is now office manager, Tammy has stepped into reservations. Michael is Mr. entertainment for our guests, planning and participating with them. Jeremy, our newest member, and head of maintenance, has many skills and talents for less outsourcing. Ms. Breeden then thanked the staff at the corporate office, Donna started in 1999, Camille, who was transferred from the resort, has 16 years with the company, and Cheri started employment at 18, and has over 25 years. She thanked Nellie for coming out of retirement to be our President. She thanked our attorney, Greg Logue for his many years of guidance and service – 35 years total. Lastly, she thanked the homeowners for continued support and love of Oakmont.

A motion was made and seconded to approve. The motion carried.

Ms. Thomas then reported that the next item on the agenda was for the Good of the Order and meeting was open for general discussion.

The ballots were then collected and tabulated, and Ms. Thomas announced that the budget was approved by 97 percent. The current members of the Board of Directors were all re-elected for a term of one year. The percentage totals for the 2022 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 Doyle  
Secretary/Treasurer

## RESORT POLICY REMINDERS

**Flex Week Reservations-** If you are a flex owner, had a 2022 week reserved, and did not pay your 2022 maintenance fee in full by February 1, 2022, 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) 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.**

### Employee In the Spotlight

The past two years have been, well, different. With the journey we have all been on the last couple of years there have been many things that are just not the same. The one thing that never changed is the dedication and commitment of your staff here at Oakmont! Take a look at a number of them who have been here 10+ years and, like most other businesses, have taken on the responsibilities of more than one employee! Meghan & Wanda= 10yrs, Bill & CJ= 11yrs, Sandra K.= 13yrs, Dennis= 18yrs, Carl= 21yrs, Robin= 25yrs and Linda & Shirley= 32yrs!! They are the GLUE! Thank you to ALL of our employees!

## 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.



## 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
Morris, William	2BR/WK 31	WK 23-28	'22	423.506.7185
Barry, Normandy	2BR/WK 43	WK 40	'22	727.804.6800
Ruplinger, James/Sandy	2BR/WK 24	WK 22	'22	sandyruplinger@gmail.com

# VACATION CALENDAR

**2022**

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

**2023**

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

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

OAK TREE TIMES  
PO BOX 4960  
SEVIERVILLE TN 37864-4960

