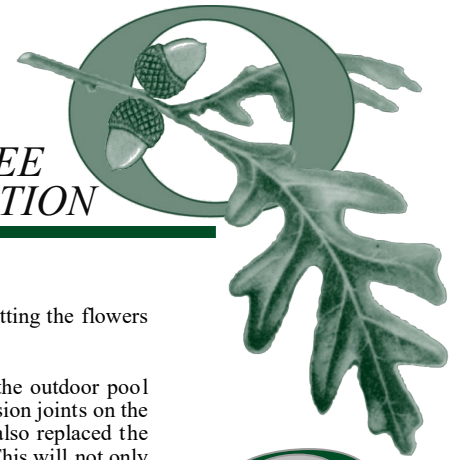


SPRING TWO THOUSAND TWENTY-THREE AN OAKMONT RESORT HOMEOWNERS PUBLICATION



RESORT MANAGER'S UPDATE

Spring is right around the corner! Housekeeping is finishing up their Spring cleans in the units, maintenance is getting the flowers and landscaping situated, and the front desk staff is getting ready for many outdoor activities!

It has been a very busy and productive time here at Oakmont Resort lately! You will notice a new facelift to the outdoor pool bathrooms with tile floors and walls; as well as new coping and tile at the outdoor pool and kiddie pool; new expansion joints on the walking surface and new metal fencing around the entire pool area. Now, we did not stop at the pool area, we also replaced the plumbing in buildings 5 & 6 along with replacing the stick on style backsplash with tile backsplash in building 5. This will not only look better but should provide more long-term durability. Building 5 exterior was painted as it had been many years since that building had a fresh coat of paint. You will also see we are in the stages of painting the putt-putt area and bringing shuffleboard back for our homeowners and guests. As many of you may have noticed, the breezeway carpets have been in some need of TLC. When we are able to shut down an entire breezeway, our plan is to remove that worn carpet on the ground level and paint those areas with non-slip concrete paint to make it more aesthetically pleasing and more cost effective in the future. You will notice that our front desk/lobby went through a much needed renovation. With the new layout, everyone should have a little more space to check in making that experience even more pleasant. Your skilled maintenance staff handled most of these projects.

I also encourage each of you, especially with younger children, to stop by the game room in the clubhouse and see our new arcade games and air hockey table. Last but certainly not least, the much anticipated/needed fiber wifi is being installed... this project has been costly and time consuming, but we are working with Spectrum to deliver a reliable and consistent wifi service to our homeowners and guests. Please visit our Facebook page for updates regarding this and what else is going on around the resort and in the Pigeon Forge area. The website to our company affiliated Facebook page is www.facebook.com/oakmontresort.

All in all, we are anxiously awaiting the smiling faces of our homeowners that we have missed this winter. We cannot wait to hear about what everyone has been up to and how your families are doing. I am excited about the future of Oakmont and with our top notch staff giving it their all, I think great things are in store this year!

Wishing you and your family best regards and many blessings,

Derek Cole
General Manager

NEW MAINTENANCE FEE PAYMENT OPTIONS

- 1) **RECOMMENDED METHOD, ONLINE:** Go to treemontresorts.com. Select your home resort Oakmont at top of page, select Oakmont drop down menu: select "Owner Info". Scroll down "Owner Info" page until you see "Pay Maintenance Fees". **Owner number is your Contract Number without the last digit/number. This is very important information! If you put in more than 5 digits, it will not allow you access.** Your password is the 5 digit zip code currently listed on your account. **THIS IS IMPORTANT INFORMATION: Always update your mailing address and email address with your resort.** Select the "Transaction" tab and see "Make a Payment" in the top right corner of the screen. **IF YOU CHANGE YOUR PASSWORD ONLINE, THE ONLINE PAYMENT SOFTWARE WILL SEND THE NEW PASSWORD INFORMATION TO THE EMAIL ADDRESS ON YOUR ACCOUNT, NOT TO THE RESORT, SO BE SURE THE RESORT HAS YOUR CORRECT EMAIL ADDRESS.** (Note: Canadian postal/zip code example for entering 5 digits: N30 Z5L should be entered as N30 Z)
- 2) **MAIL:** check or money order, or fill in your credit card information on the maintenance fee invoice, and mail to Oakmont Resort, PO Box 4960, Sevierville TN 37864. Allow ample mailing time to ensure we receive your check prior to February 1. We recommend mailing your payment a minimum of 30 days in advance. You must include the zip code that is listed on your bank or billing statement for credit card payments.
- 3) The phone numbers to pay over the phone with debit/credit card will be listed on your maintenance fee invoice mailed as a courtesy in late November. You must provide the zip code that is listed on your bank or billing statement. Please note it will be more efficient to pay under Options 1 and 2 due to our limited staff.

NOTE: Due to the additional expense it would create, we are unable to provide a receipt for maintenance fee payments. If you need a receipt, we recommend checking your bank or credit card statement.

If you want to pay your 2024 maintenance fees in monthly payments, OR once your 2024 maintenance fees are paid, if you want to set up monthly payments for your 2025 maintenance fees, send email to any of these email addresses below. We will send you options. You will receive a reply email normally within 48 business hours of our receiving your email. Thank you!
cwilliams@treemontresorts.com, chooker@treemontresorts.com, sbreeden@treemontresorts.com

O
A
K
T
R
E
E
T
I
M
E
S

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

Derek Cole, General Manager

Phone: 865.453.3240
Fax: 865.286.2198
Email:
dcole@treemontresorts.com



3062 Veterans Blvd
Pigeon Forge, TN 37863

Administrative Offices

Maintenance Fees, Deeding, and
Ownership Changes
Phone: 865.428.6039 x225,226 or 227
Fax: 865.428.8930
Email:
chooker@treemontresorts.com

RCI Weeks: 800.338.7777

RCI Points: 877.968.7476

II: 800.828.8200

OAKMONT RESORT CONDOMINIUM ASSOCIATION, INC. Annual Homeowners' Meeting Minutes November 9, 2022

The annual meeting of the Oakmont Resort Condominium Association was called to order at 3:00 p.m., November 9, 2022, by Nellie Thomas, President.

Ms. Thomas began with introduction of the Board members: George Doyle, also our CPA, Charles Ingle, Neil Mullen (not present), Curtis Beddingfield, Robert Buchanan, and Gale Anderson (not present). She introduced special guest Greg Logue, the resort attorney who has extensive legal experience with this industry. She then acknowledged Oakmont Resort staff. She introduced the new Resort Manager, Derek Cole; Jennifer Bales, Office Manager; Linda Conard, Housekeeping Manager; Dennis McCarter, Maintenance Manager and Tammy Maples (not present), 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 – accomplished a software upgrade at no cost allowing owners to pay fees on-line! She gave Camille special acknowledgement for her expertise and assistance with the software update.

Copies of the minutes for the 2021 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 good financial shape. The Operating account beginning balance on January 1, 2022, was **\$275,000**. Revenues projected **\$3.4 million**. Expenses as projected **\$3,541,000**, causing a deficit in the operating of **\$144,000**. Projected Fund balance at the end of 2022 of \$131,000. The budgeted revenues for 2023 would be **\$3.6 million**. The budgeted expenses for 2023 is \$3,626,000—a break even budget. The projected Fund balance at the end of 2023 would be \$96,000.

The numbers include a maintenance fee increase of \$27.00 from \$440 to \$467, which is 6.1% increase, well below the inflation rate. The Replacement Fund had a beginning fund balance at the start of this year of **\$2,573,000**. The maintenance fee income projected was **\$246,000**. Expenditures in Replacement Fund projected at **\$249,000**. The projected ending fund balances **\$2,570,000**. The projected maintenance fee 2023 income is **\$200,000**. Budgeted expenses projected **\$200,000**. Projected ending Fund Balance for 2023 is **\$2,573,000**. The projected combined Fund balance at the end of 2022 is projected at **\$2.7 million**. The projected combined Fund balance at the end of 2023 is projected at **\$2,669,000**. The resort is in still very strong financially. Having a deficit of **\$143,000** projected for this year, our cost structure and expenses have increased, so we needed to do something to get back in line with our cost structure and increase our revenue. In the past, we had no increase or \$5/\$10 in the maintenance fee, but these are not ordinary times in terms of price increases. We feel like this will get us back in line with our cost structure and allow us to maintain a good, strong reserve for the resort. We are doing all we can to hold the line, as far as expenses.

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

Ms. Thomas then called upon Derek Cole to give the completed projects for 2022 and refurbishment plan for 2023. He took a moment to thank all the staff, the Board members, and homeowners. He gave a little information regarding his background experience in hotel management and construction. He acknowledged many of the staff being here 10 plus years.

Derek presented the Resort Refurbishment Report. He stated Building 1 has been completely re-plumbed. Carpet was replaced throughout Building 2. Building 4 had new kitchen counter tops and tile back-splashes installed. Building 7 had new siding and exterior paint. Installation of the outdoor pool railing to be completed by the end of next week. Tree trimming was completed to get trees off the building siding. An additional golf cart was purchased. We are currently replacing and repairing bi-folding doors, usually located in closets in the hallway and bedrooms. Hat and coat rack hooks have been added in all rooms.

Our plans for 2023, include re-plumbing Building 5 and 6. We will be painting the exterior of Building 5. We will be repairing the coping, the expansion joints, and re-tiling around outdoor pool and kiddie pool. We plan to repair and repaint shuffleboard and putt-putt areas and add obstacles to the course. We will renovate the front desk/lobby area, creating more room for check-in and check-out, and replacing the breezeway carpet beginning with the areas that need the most attention.

Ms. Thomas then asked Sandy to present 2023 budget report. Sandy welcomed and thanked everyone for attending the meeting. She discussed the maintenance fee increase largely due to the inflation, increases to supplies, gas, etc. that we've seen double and triple in price. We've had to use an independent cleaning company to help with cleaning units, while we also have housekeeping staff for units and common areas and needed the additional help due to being understaffed. We've had to do a lot of advertising and offering different incentives to keep the resort properly staffed. Insurance quotes came in with a 5% increase, which we were pleased about, as prior research showed rate increases much higher. Our maintenance fees are still low, well below the industry average of \$1,090. Our staff continues to do their best with helping to keep costs down, "Teamwork makes the Dream work!"

Sandy turned the property tax appeal topic over to our attorney, Mr. Greg Logue.

Greg – discussed taxation. He stated it was a privilege representing Oakmont and Tree Tops since the early 80's. He commended Oakmont Resort on an unbelievably low maintenance fee for how well maintained and operated for all these years keeping maintenance fees well below industry standards.

With regards to the property tax issue, all timeshares in Sever County have been treated residential in the past. Shortly after the wildfires, the Property Assessor decided to reclassify all timeshares from residential to commercial, bringing 25% to a 40% classification. We have appealed every year since. There has been no reappraisal so no increase, but we are still being treated as commercial. Only commercial pays for personal property in units (we have never had to pay before). The classification issues summary judgment has ruled two other resorts as residential, but this is not final yet – still awaiting trial. We also must count the expense in getting appraiser to evaluate. Two other resorts in our area, Crown Point and Laurel Crest have had the trials and are farther along – so far, ruling is residential, but are now going to a higher court. We are going to stand back and wait to see how that turns out. Mr. Logue stated he is hopeful that the court rules in their favor and that will set a precedent for us when we move forward.

Ms. Thomas then asked if there were any nominations for the board.

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 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 2023 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 2023 week reserved, and did not pay your 2023 maintenance fee in full by February 1, 2023, 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.

Wanda Houk

Employee In the Spotlight

When we think of what we want and expect in an Oakmont employee, there are a few things that come to mind... loyalty, passion, commitment, being team-oriented, and a positive attitude. While we have many employees who are deserving of the employee spotlight, I know one person that checks all of these boxes and does it with a smile on her face and always does what is best for the resort and our homeowners. That would be our lead inspector Wanda Houk! Wanda has been with Oakmont Resort for over 10 years now and we are thankful for each day she has worked for us. When she is not at Oakmont she enjoys camping with her husband David, canning and working in her garden, spending time with her dogs, or tending to her chickens. Wanda also has a son named Brandon so the next time you see her at Oakmont make sure and ask her about her family or hobbies. Oakmont is a better place with Wanda working here and we are very appreciative of all that she does. Thank you Wanda!



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, Randall	1BR/WK 23	WK 38	'23	352.223.5178
James, Lee/Crystal	1BR/WK 41	WK 26	'23	404.395.6642
Defrank, Lawrence/Annette	2BR/WK 33	WK 31,32	'23	614.596.0671
Denney, Mike/Connie	2BR/WK 28	offers/lower floor	'23	614.496.4779

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.

VACATION CALENDAR

2023

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

Black indicates Flex Weeks
(1-21, 36-39, 44-52)
Green indicates Fixed Weeks
(22-35, 40-43)

2024

OAK TREE TIMES
PO BOX 4960
SEVIERVILLE TN 37864-4960

