

Unicoi Springs Camp Resort  
2444 Hwy 356 North  
P. O. Box 1105  
Helen, GA 30545

Phone: 706-878-2104  
Fax: 706-878-1804



Visit our website at  
[www.unicoisprings.com](http://www.unicoisprings.com)

To:

Address Correction Requested

## Activities Programs Gearing Up

Tom Tingle, our newest Board member is the Activities Director. A fine group of volunteers has already stepped up to become the Kitchen Committee who will be preparing those wonderful breakfasts and pot lucks Unicoi is known for. As always, if you have any suggestions for fun activities, classes, trips, etc., please

contact Mr. Tingle. All suggestions and volunteers are welcome. "Ms Monica" Goswick will return as our Children's Activities Director again this year. Her programs will begin in May and end in November. She also welcomes ideas and volunteers. Watch the website for weekly activities and when you check in, pick

up a schedule next to the new Owners Board.

Upcoming activities are the Easter Egg Hunt and games for the children on Saturday, April 15<sup>th</sup>. The Spring Yard Sale at campers will be held on May 13<sup>th</sup> and the Chapel Homecoming on May 21<sup>st</sup>.

## Workampers

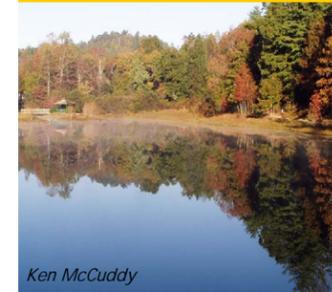
The Resort is entering into an agreement with two individuals in a "workamper" type program where up to 20 hours per week of specified activities will be performed. The Resort will provide a complete hookup site in lieu of payment for these services. One workamper will serve as a Camp Host, working with our park performing light maintenance work, enforcing rules during the day, show-

ing prospective owners our resort and other duties as assigned by the Board. The other "workamper" has extensive experience teaching adults numerous crafts and skills. These include, but are not limited to: computer skills, floral arranging, sewing, stained glass skills and projects, candle making and working with clay. (She has a small electric kiln which will hold 5 to 8

small projects at a time.) The lady teaching crafts will arrive in April and plans to have a full schedule by the first of May. The Camp Host will begin around the first of May. Both will be with us through October of this year. Please make them welcome as a part of your resort's efforts to provide our owners with a full and enjoyable camping season.

Volume 3, Issue 1  
April, 2006

UNICOI SPRINGS CAMP RESORT



# The Springs Communicator

"An Official Publication of the Board of Directors"

### Inside this issue:

New Unicoi Products	2
Gentle Reminders	2
Lending Library	2
New Owners	3
Website Resources	3
Campers for Sale	3
Workampers	4

## 2006 Camping Season Off to a Great Start

Spring has arrived here in the mountains, but we still experienced some winter during the month of March. The park has begun to come alive with owners arriving to take advantage of the beauty that Spring brings each year.

Upon entering the park, the hard work of our staff is readily recognizable. The Board would like to take this opportunity to commend the staff for a job well done during the Winter shut-down. With a group working together as they have this Winter, much was accomplished. It would be impossible to list all the improvements, but one thing we are justifiably proud of is our new laundry building.. This has been on our long-range plan for a while and we are glad to have it completed. The new laundry building is located on the site of the old Maintenance Building. It is

has both heat and air conditioning, has a TV and plenty of room, all completed by our own Maintenance Staff.

The upper pool has been completely refurbished and is operational along with the kiddie pool. Some 60 decks have been repaired or rebuilt, site pads have been repaired and some extended. The holes in the roadway have been filled with concrete. Some minor remodeling of Joyce Tallman's office has been completed to give additional and more efficient space.

The Office and Housekeeping Staff have been busy as well. Tina VanAlstine typed new labels and prepared new folders for all 3,000 owner files. The Office Staff completed several assignments for the Board. Joyce, Kathy and Tina assisted the Housekeeping Staff with deep cleaning of the Clubhouse, washing win-

dows and deep cleaning the Activity Building.

The Housekeeping Staff did their usual deep cleaning of every rental which included removing all curtains and linens for washing in addition to cleaning all the bathhouses and other buildings in the park.

Ray Miller and Aileen Connor re-measured and audited all 300 sites, determining slide-out location and overhang. Christine took this information and produced a beautiful color coded map. Joyce, Kathy and Tina painstakingly proofed the many entries on the map which is now being offered to the owners. The black and white version is free. The full color version is \$3.00.

We believe you, our owners, will be proud of the accomplishments this Winter.

## In Memoriam

To the family and friends of these owners, we send our condolences. Please help us recognize anyone whose names which has been inadvertently omitted.

A. J. Connor  
James B. Cowan  
Charles Drake  
Merry Edwards  
Ralph O'Kelley  
Carl L. Swink

You will be missed..

## Board of Directors Election

Although our Annual Meeting and election of Directors is about seven months away, we must start making plans now for the process. This year, the terms of Aileen Connor, Elizabeth Williams and Doug Shaver will expire. At this

writing, Ms. Connor, Ms. Williams and Mr. Shaver have indicated they will seek reelection, but any owner in good standing can apply to be nominated. According to Article III, Section 8 of the By-Laws, the Board will select

those to be nominated from the applications received, Application forms may be obtained in the Office. The completed form must be received by the Board no later than 5:00 p.m. on June 16, 2006.

### Chapel Homecoming Scheduled for Sunday, May 21st

Chapel Services at 10:00 am. with Reverend Elton Beasley  
Lunch at 12:00. Please bring 2 dishes. Ham, Turkey, Tea, Lemonade and Utensils Provided.  
Everyone is Invited!!

## Lending Library

We have obtained 600 to 700 paperback books that will be used to establish an "honor system" library. The books will be placed in a revolving metal rack in the Clubhouse. All books are in excellent shape. We have asked that you limit your selections to no more than two at a time. There will be a library pocket with a card in each

so that you can check the books out. Complete the card and place it in the card box provided. When the books are returned, please retrieve the card, sign them back in and put books back into the rack. Should owners wish to donate books, please turn them into Office so they may be entered into the system. We ask that you do not ex-

change your books for ours as they need to be in the system before being checked out. The listed value of these books exceeds \$4,000.00. Our cost was \$146.00 for the books and the stand. Enjoy your camping season by getting into the activities available to all of our owners!

## New Unicoi Springs Products Now Available

More new products have been created and placed for sale in your on-line store. Sweatshirts, golf shirts and t-shirts are the most popular items. A black t-shirt with "Shhh...I am hiding from my grandchildren!" has become a new favorite. The "Back Up Consultant" proclamation now appears on the ladies spaghetti T as well as a regular t-shirt. Our newest original design appears on the tote bag, organic t-shirt and sweatshirt. This particular design is not

Unicoi specific but will appeal to any camper. The toddlers have some new items as well.

You will also find a Unicoi Springs postage stamp, a chapel t-shirt and a great khaki ball cap with the Unicoi logo. Speaking of ball caps, the camp store now has a hunter green cap with an embroidered logo in addition to the original cap with the screen printed logo.

A print catalog has been created for you and rests on the table below the message board in the Clubhouse. You can see the products without having to "log on", however they can only be ordered on line. The products are shipped directly to your home within a week. There is a generous return policy should that be necessary. If you have ideas for additional products we can create specifically for you, please contact the Office.

## Gentle Reminders

◆Now that the park is open for the season, Office hours have returned to a seven day 8 to 5 schedule.

The doors will open and reservations will begin at 9:00 am every day. Reservations will end at 4:00 pm each day so the computers can back up. The only change in this schedule is holidays when reservations will only be taken from 9 until noon on designated days.

◆The first \$175 of the 2006 Maintenance fees were due before the end of January. The balance of \$150 is due before June 1<sup>st</sup>. If you have a balance due of more than \$150, reservations cannot be made until the balance is brought current. These fees are used to maintain all aspects of your resort at the quality you have come to rely upon.

◆If you need to reach the park by telephone after office hours, the security officer is on duty from 5:00 p.m. until 8:00 a.m. when the Office staff returns.

If the officer is out making rounds, you can leave a message.

◆If your camper is in permanent storage, you need to periodically check the condition of your camper for leaks, mold or mildew, etc. Just stop at the Office and someone will accompany you to your storage area.

◆There are 16 sites available for Temporary Storage for a minimum of one day to a maximum of fifteen days. These sites may be reserved 24 hours in advance. The cost is \$3.00 per day with or without electric. Air conditioning is not allowed.

◆Due to the popularity of the Activity Building over the past few years, resulting in a heavy schedule and usage of the equipment, the Board has mandated that there be a small fee for usage which will go into the Activity Fund and will cover deep cleaning of

the kitchen and dining room once a month for the benefit of the owners and to maintain the standards of the Georgia Department of Health. The charge will be \$10 per day for up to 12 people and \$20 per day for parties of more than 12 people. Guidelines posted in the Activity Building will remain in tact.

◆Effective March 15<sup>th</sup>, complimentary stays have been limited to sites only. Previously, rentals were offered for complimentary stays but they have not proven effective in gaining sufficient sales. This will result in more rental opportunities for existing owners. Don't forget, if you refer a new owner and they let us know, you will be paid a \$100 referral fee.

## Website Resources

Don't forget to check the website at [www.unicoisprings.com](http://www.unicoisprings.com) next time you log on. Not only does our website inform the public about who and where we are, there are tools for your convenience. The Activities Calendar gives an overview of the traditionally planned recurring activities. The weekly activity schedule is there to

help you plan your next stay. The map of the park has been updated with more information and a "zoom" feature. The Announcements page is a mini newsletter to keep you posted on last minute items. You can access your signature on-line store by clicking on the t-shirt on the home page. Under "On Line Reservations" you can view

the Rental Rates page and the Reservation Calendar. Any of these tools can be printed out from the site. In addition, you can also advertise anything other than an ownership in your own classified section of the Announcements page for \$20 per month. The ad can have 15 words plus a clickable email address. Just contact the Office to place your ad.

## Two Old Campers To Be Offered For Sale To Owners

We have two old model campers that have been in our storage lot for a number of years, with a considerable amount of storage fees owed. The owners have refused to move them or pay the storage. Upon the advice of our attorneys, we are offering these units for sale on a sealed bid basis. A description of the trailers are as follows:

*1988 Sierra by Cobra 29 foot travel trailer*  
*1978 Coachman 29 foot fifth wheel*

These units will be on display from April 15 to May 15 in the storage lot near the upper pool and may be inspected during that time. The Office Staff will assist in opening them for inspection of the interior which may contain damage. They

will be sold "as is", "where is", with no minimum bid. It will be the responsibility of the purchaser to move them from the Resort premises. There are no titles available on these old units. Bid forms will be available at the Office and will be due in to the Board by May 15, 2006.

## Maintenance Staff Certifications

Jamie Volquardsen has just completed training in swimming pool technology. He is now a CPO (Certified Pool Operator) which means that he will be helping maintain a safe pool environment for the Resort and monitoring chemical levels in accordance with the State of Georgia Health Department. Jamie and Tim Copp, who is already a

CPO, will also be attending training classes to become certified in the maintenance and operation of the wells. Scott Boyd completed these classes over a year ago.

Steve Tallman, Maintenance Manager recently expressed pride in his Maintenance Staff. "I am extremely proud

of my Maintenance Staff. They are a cohesive group of conscientious workers with a sound work ethic in addition to respect for both the Resort and each other. As you will see, this combination has resulted in many and varied completed projects to enhance the Resort for the coming season."

## Owners Information Board

We have needed a central location to post current information for owners. Located inside the Office on the wall

above the ice cream box, you will notice a large bulletin board specifically for this purpose. You may check the

board each time you come into the office for late breaking news from the Board of Directors.

## Welcome to Our Newest Owners!

If you have not already met these new owners, please make them welcome at your next opportunity.

Horace and Sherry Beusse

William and Sue Lord

Mark and Su Anne Phillips

Ruth Wilson

## Did You Know?

Our Office Staff processed **7,393** original reservations during 2005. This figure does not include changes or cancellations.

Kinda busy, don't you think?