

Happy 25th Year!

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All sites (except six popup sites) have sewer hookups and each of the 300 sites has cable hookup - even the tent sites! In the past few years, a 780' block retaining wall, a beautiful new cement entrance and exit driveway, an expansion of the permanent RV storage area to accommodate an additional 150 RV's, refurbishing the five bathhouses with new paint and upgrading the handicap features in each, the construction of a bridge/walkway to a gazebo located on the lake, the design and construction of a new Maintenance Building and modern Laundry and remodeling of the Front Office and the Housekeeping Office have been completed in addition to on-going maintenance efforts which define the winter months. Unicoi Springs is fortunate to have a Maintenance staff comprised of individuals certified in all phases of construction and repair on a full-time basis.

Our full time Housekeeping staff has a full docket planned as well. By the time the Resort re-opens each Spring, the Clubhouse and Activity Building has been dismantled and scrubbed from stem to stern including the refinishing of the hardwood floors. Each of the rentals receives the same attention to detail, both inside and out.

Unicoi Springs takes special pride in their 21 rental units dispersed

throughout the Resort. 18 travel trailers, ranging in length from 27' to 31' with spacious slide-outs are completely furnished with everything from can openers to TV's. Each has a queen bed, a sleeper sofa, additional small bed in the dining area and several have two or four bunk beds. The \$50 per night rental fee is unmatched in the area for quality accommodations. All that guests are required to bring are their own sheets and towels. Everything else is provided. To complete the rental options are three beautiful cabins, one of which is completely handicapped accessible. The nightly rate on these are \$60 and the weekend (Friday and Saturday) is \$70 per night.

Unicoi Springs is a gated private RV resort with Security 7 days a week, 24 hours a day. The owners and families experience peace of mind in the knowledge that no one other than owners with their own electronic gate cards and documented, approved guests are allowed through the gates. The Security team includes several former police officers. The Captain of Security, Hugh Elrod was the Chief of Police of Cleveland, Georgia for 25 years and served 10 years in law enforcement with the White County Sheriff's Department. He has been with Unicoi Springs for more than 11 years.

To maintain a good line of communi-

cation with the owners, a quarterly newsletter is published and mailed to each owner; the website at www.unicoisprings.com is constantly updated with Announcements and the Weekly Activity Schedule.

Owners can find information about the rentals and email the office with reservations requests and view newsletters on line as well. The mini-slideshows illustrate the beautiful surroundings of the Resort and truly do speak the "thousand words" very eloquently. The FAQ page helps explain just exactly how the Resort operates in 10 simple questions.

With approximately 2300 active owners, Unicoi Springs has an ownership cap of 3,000 individual ownerships. In 2007, the cost of an ownership was increased for the first time in 10 years.

Whether you speak to a brand new owner or one who has been here since the beginning, each has a positive memory about their time spent here at Unicoi Springs. Just take a look around you and notice how many families have multiple ownerships and sometimes three generations camp together.

Congratulations, Unicoi Springs family members...you deserve to be proud. Here's to another twenty five years!

guests. In addition, they accomplished the many deep cleaning projects of every building and current rental in the Park. The star of their huge effort is the Clubhouse. The Office continued billing, receivables, collecting, handling phones, updating the map and website, yearly inventory not to mention right back to taking reservations since January 11th.

the defibrillator. The class was offered, free of charge by Tru-Vision Security as part of our security contract with them. Those attending will receive certification.

Upgrades and Improvements

By the time the final camper left the Park in January, preparations and work on major winter projects were already underway. Early closing of Area 4 heralded the beginning of the largest renovation to take place. Several sites were enlarged, decks repaired and 50-amp electric with new boxes were installed. Also uppermost on the list of things to do was site preparation in anticipation of the delivery of 8 new

rental campers and the hookup and installation once they arrived. To see the entire roster of repairs and work accomplished by Maintenance this winter, visit the website Library and check out their Activity Report for January. Housekeeping has also been a major factor in the arrival of the new campers. They not only give them a final polish, but furnish them with all the necessities to prepare them for our first

the scene" assistance and training in the usage of the Automated External Defibrillator were given. The Board approved the purchase of a heart defibrillator which is located in the Office in the event of an emergency. Those taking the CPR classes also learned how to operate

Staff Certification In CPR

A four-hour training class for CPR was held in February in the Clubhouse and attended by the staff. Greg Roland, a Patrol Commander with the Dawson County Sheriff's Department and an EMT instructed the class. Both the traditional procedures for immediate "on



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Let's Celebrate in 2008! Happy 25th Year!

What were you doing in 1983... working out to Jane Fonda wearing an off-the shoulder sweatshirt and legwarmers to the rhythm of Flashdance? Maybe you were keeping up with JR of TV's "Dallas" or dancing to Michael Jackson's newest hit "Beat It". "Cats" was playing on Broadway, "The Big Chill" was in the movies, the U.S. invaded Grenada and Joe Vandergriff was about to change the face of camping forever in Northeast Georgia when he broke ground on 38.56 acres to fulfill a dream of a serene mountain getaway for campers throughout the country.

Twenty-five years later, Unicoi Springs Camp Resort has culminated into the popular and prestigious 5-star Coast to Coast Resort containing 300 campsites with full hookup including cable and 21 fully equipped rental travel trailers and cabins on more than 80 acres.

Mr. Vandergriff's vision included eventual owner-operation and self-sufficiency. Since 1991, the owners of this private resort have stepped up to the plate in every respect. With a single-minded goal handed down by Mr. Vandergriff, they have constructed a non-denominational Chapel, expanded the two-story log clubhouse, multiplied the original 58 sites to 300, built 4 more bathhouses, two swimming pools and a commercial kitchen and dining room, a modern laundry facility, a state-of-the-art playground and permanent storage for more than 300 recreational vehicles.

A seven-member Board of Di-

rectors, each serving a 3-year term has manned the helm of this camping experience for some 2300 active owners who can camp 14 days out of every calendar month that the Resort is open. All of this has been accomplished in spite of a very affordable \$3,000 one-time, lifetime ownership fee and a \$325 yearly maintenance fee. Unicoi Springs has become a tradition in camping for the past 25 years touching the lives of three generations of campers. Joe Vandergriff would be extremely proud.

Recent renovations include a newly constructed laundry facility boasting five commercial washers and six dryers with plenty of room for folding and a color TV to make the chore easier.

Presently, the old Laundry facility has taken on a new life as an exercise room which includes a stair stepper, a treadmill, a hip and thigh machine and a Cardio Glide. During the open season, our fitness-minded owners organize hikes and attend daily exercise classes in the Activity Building and water aerobics classes in one of our two beautiful swimming pools (the one with the heat!).

The fully equipped kitchen, housed in the Activity Building is actually the catalyst for all the shape-up activities because Unicoi owners are among the finest cooks in the country! Weekly pot luck dinners, impromptu country breakfasts and legendary barbeques and cookouts are just part of Unicoi's exciting weekly activity schedules. The planned functions are for the entire family from grandparents to toddlers. Billiard

tournaments, card games and tournaments, craft classes, book clubs, day-trips, golfing groups and even a Unicoi Springs Red Hat Society!

A lending library with hundreds of good reading materials, free wireless internet, a color TV, two billiard tables, a huge inventory of board games and a special puzzle table fill time around the fireplace in the Clubhouse for those who enjoy more quiet leisure time. The Clubhouse's wrap-around porch lined with rockers offers owners and guests the simple pleasure of serenity and relaxation where they can enjoy the camaraderie of other owners.

A state-of-the-art playground, tennis court, a miniature golf course, a basketball court, holey board facility, an outdoor pavilion equipped with a group-sized outdoor grill and a shuffleboard court are all popular gathering places for families to share in good old-fashioned fun. A favorite evening past time on summer and still warm fall evenings are outdoor movies. The only entrance fee is your own chair or blanket.

During the two month closing of the Resort to campers, the full time Maintenance Staff rounds out an already busy schedule by doing major upgrades and additions decided upon each year. The long term goals of maintaining the reputation of quality and prestige has resulted in a constant state of improvement to the already beautiful full hookup sites with longer pads and 50-amp electric. Nearly 60% of the RV sites are now 50-amp sites.

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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.

Clifton Collins
Francis Conan
Orris Cowan
Alice Dowling
Frankie Denney
David A. Holcombe
Felix Mc Kay
Henrietta Moran
Carlene Snell
Georgia Songer
Dean Walker
Jack D. Ward

You will be missed..

Gentle Reminders

♦All golf carts entering the Resort must now have proof of liability insurance on file in the Office. A current year's sticker and a laminated tag with the owner number will be provided and must be displayed on the golf cart. Only licensed drivers are allowed to operate these vehicles while on the grounds. Drivers with a learner permit must be accompanied by a licensed driver.

♦It is your responsibility, as an owner to stay apprised of current Rules and Regulations. Printed copies are available in the Office and will soon be available for viewing and/or printing in the website library. ♦Please notify the Office of any change in your contact information. It only takes a moment during a phone call or a note sent in with a payment.

♦If you bring a second vehicle or have a guest who needs to park during a visit to you, a 24-hour parking pass must be obtained from the Office or Security to assure that someone does not park on a reserved site.

♦When you CALL FOR RESERVATIONS, please have the basic information ready: your owner number, the size of your camper and the dates you are requesting. Keep a map nearby so you can communicate your location requests. The website library now has both a detailed and a condensed Site Information document to assist you in making the best site selection. This will be particularly helpful

to those of you with larger campers. Look at both the pad size and additional overhang when choosing a site. Remember...during a busy reservation time, the seconds you lose hunting for this information can cost you the site you wanted to someone on another phone. Upon completion of your reservation, the information will be read back to you and you will be given a confirmation number. Please make note of this information.

♦If you are MAKING RESERVATIONS IN PERSON numbers will be placed in the Clubhouse each morning at 8:00 am. You may take a number and return to your camper until 9:00 am when the Office opens and reservations begin. Reservations will continue by alternating between the counter and the phones until all owners have been helped. A printed confirmation will be given to you. Please read and verify it before you leave the Office

♦You can EMAIL RESERVATION REQUESTS to the Resort by going to www.unicoisprings.com. Email is checked first thing in the morning and reservations are made once the Office clears out later in the morning. You will receive a reply via email with the particulars of your reservation and a confirmation number or questions if your site is not available. If you do not receive a reply within a day, contact the Office.

♦ When you arrive, you are given a check-in sheet to read and sign. Your signature is the final acceptance of the dates and site

you have reserved.

♦A new map reflecting new site sizes and new rental locations have been prepared. The website will display this new map and you can purchase a full color version in the Office for \$3.00 each. Black and white versions can be obtained at no charge.

♦If you have overlooked paying your maintenance fees, please remember that you will not be able to make reservations until they are paid. An interest charge of 1.5% will accrue on the first of each month that a balance remains. Unicoi Springs accepts all major credit and debit cards with the exception of American Express so payment can be made just by picking up the phone.

♦In their January, 2008 meeting The Board of Directors made the decision to no longer have open Board Meetings in the Clubhouse. As in the past, the Board will meet on the third Friday of each month with the exception of March when the meeting will take place on March 14, 2008. The Annual Owner's Meeting will take place on September 20, 2008. If an owner wishes to address the Board during one of their monthly sessions, a written request ten days prior to the scheduled meeting is required. An un-official recap of decisions discussed at each meeting will be posted in the Office within two hours of each meeting.

♦Unless you want bears for dinner guests, please remember not to leave out any food or garbage.



Owner Spotlight

It is only fitting that this spotlight shines on an owner who was on the very first Board of Directors for Unicoi Springs.

An owner since 1986, evidence of his talent and dedication to the Resort are hard to miss. The ceiling fans that cool you in the summer and the gas heaters that keep you comfortable on cold fall evenings are just the tip of the iceberg. Can you imagine Unicoi Springs without the Holey Board pavilion?

His tenure on the Board focused on construction and buildings, but his dedication continued long after his three-year term.

Never one with the ability to just "sit" and relax, Carl Simpkins inspired his tight-knit group of friends to spend their time building the foundations of Unicoi Springs as we know it now. The original Maintenance Building, which is

the location of the new Laundry and golf cart storage was another of their projects. At the risk of overlooking someone, his "partners in crime" were Ray Carver, William Foster, Charles Toney, J.D. Johnson, Grover Vickery and Dorsey Jackson. Carl will set the record straight, though.

Carl retired from Sealtest after 32 years of faithful service. He and his wife of 37 years, Sybil had three children and three grandchildren, all who loved to come to the Resort

When Sybil was not helping in the kitchen, her fondest memories are of sitting on the Clubhouse porch reading or talking with other owners and guests. Sybil retired from Sears after 24 years in the Catalog Department. She used her employee discount for the purchase of the washer and dryer for the Activity

Building and Carl delivered and installed them. He is also responsible for the delivery of the patio stones used in the picnic area just outside the Activity Building.

Among his many other talents, Carl was the "go to" man when other owners were needing repairs on their campers and even their cars.

If and when he ever decided to take a break, you could always find him at the billiard table in the Clubhouse and that has not changed. Most of his work is completed and a full time staff now carries his torch, so he can spend some well-deserved time honing his skills at the billiard table and winning the pool tournaments.

Carl Simpkins...for all that you have contributed and cared about...we thank you!

Celebrating the Past

Put on your party hats and your thinking caps, because this year is going to be one long funfest. If you don't have a good time, it won't be anyone's fault but your own!

Unicoi Springs' newest Activities Director Doug Shaver is recruiting volunteers to make this, our 25th year, the most memorable yet. Do you have a hidden talent you have been hiding under a bush? Are you a cook, an artist, a photographer or great with a video camera? Are you a writer or a speaker? Friendly smiles, busy hands and strong backs are more than welcome too!

The Resort will celebrate this momentous occasion with several events

scheduled throughout the year including a 25th Reunion honoring many of the charter owners; a formal ball; a 50's style sock hop; a talent show; baking and cooking contests; a special guestbook for signatures and comments all during the year which will be placed in a time capsule with other meaningful items and 25th anniversary clothing and memorabilia for sale in their on-line company store. A collaborative effort to self-publish a memoir for the owners is currently underway.

A collection of older photographs and collateral materials will be displayed in the Clubhouse in recognition of the

beginnings of the Resort. Memory Bricks will be sold to owners and placed to make walkways in the garden areas and a special contest for owners with the prize presentation at the Annual Owners Meeting. Watch for details!

We are still looking for pictures, brochures, stories and memorabilia to borrow or keep. If you want to lend a hand, have an idea or a resource, please contact Doug Shaver or the Office. Remember, it really does take a "village", so help us make this a year to remember!

Election Preparation

It is not too soon to think about voting and/or running for the Board, even though the Annual Meeting and Election of Directors is several months away. Two vacancies are to be filled this election. The terms of Beth Griner and Ronald Brett are ending in September. Any owner in good standing may apply for nomination. 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 applications of those nominated will be considered the formal resume' and will be sent out to all current owners for their consideration prior to voting. The completed form must be received by the Board no later than 8:00 am on the date of the June, 2008 Board Meeting, which is tentatively scheduled for June 20, 2008.

Making the commitment to serve as a Board member is one way to give back to the Resort in an important way. Those who have served in the past have given endless hours of time and dedication to make our Resort the success it is today. A positive spirit of pride, cooperation and concern for the owners has always been first and foremost in the vision and purpose of the Board of Directors.

Visit the Unicoi Springs On-Line Library

In an on-going effort to make our website not only a vehicle to advertise our Resort to prospective owners, but also a working tool for our owners, we have created a website library. Look for it under the News or Information Request tabs.

The library will contain past and present newsletters since 2004, The Bylaws, The

Covenants, Rules and Regulations and a new document to help you make better site selections. The Site Information documents give the length, slide-out capability and overhang information. You already have the capability of printing out the Map of the Park and the Reservation

Calendar, so this will complement those items. Adobe Reader is required to view or print these documents. It is a free, safe and very beneficial program to have on your computer. You can download it from the Library. Best part about our library...you can make all the noise you want!

National Recognition for Unicoi Springs

Once again, Unicoi Springs has been recognized among the top private resorts in the country with the esteemed Prestige Award distinction. Bruce Hoster, President of Coast to Coast, stated in a letter to Joyce Tallman "Congratulations!! In recognition of your achievements in 2007, we are extremely pleased to award The Prestige Award. Unicoi Springs Camp Resort has attained a Coast's/Woodall's Rating of 4 Diamond W in facilities and a 5 Diamond W in recreation for

the year 2007. Yours is one of 40 Coast to Coast affiliated resorts who have attained this distinction, placing you in the company of the top 16% of Coast to Coast resorts who are at this high level of achievement. As you know, the Woodall's Representative Team raters are contracted to visit all Coast to Coast affiliated resorts to establish a meaningful and reliable "quality yardstick" for resorts in the Coast system. Your investment in the physical development of

your resort, personnel, recreation programs and maintenance is clearly reflected by these ratings. These ratings are not easy to attain - nor are they easy to keep. We truly appreciate your continued commitment. "

We are pleased to receive this level of recognition from a national organization each year. Be sure to watch the May/June issue of the Coast to Coast Member Magazine because Unicoi Springs will be featured as we celebrate our 25th Anniversary.

Bidding to Begin on Used Campers

We are offering for sale, to owners and employees only, ten (10) of our used rental trailers. They are being sold "as is", but all have been checked out and placed in working order. They are located in the parking lot just east of the Chapel, and may be in-

spected anytime. Also up for bid is an abandoned camper which will be sold "as is", "where is". The units will be sold on a bid basis. The bid form and all instructions and details are included in the newsletter. If you need more forms or have questions, just

call the office. The bid forms may also be found on the website library. This is your opportunity to get a good used camper at a reasonable price