

The Springs Communicator

"An Official Publication of the Board of Directors"

Special points of interest:

- Bid Forms
- Hello and Goodby
- Handicap Park Model
- New Elections
- 2004 Activities Calendar

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Unicoi Springs Celebrates 20 Years!

Unicoi Springs Camp Resort was little more than a dream in early 1983 when Joseph Vandergriff of Tollgate Properties purchased 38.56 acres to begin the groundbreaking of this serene mountain getaway for campers throughout the country.

Mr. Vandergriff's vision first materialized with 48 campsites, 10 rental units, a single bathhouse, a lodge and an activities building. By 1987, the owners expressed a desire for a place of worship. In response, he deeded a portion of the property to the owners and built the shell. The nearly 300 owners banded together to raise funds to finish their chapel. A \$5500 bank loan was procured and 26 of the owners volunteered their time and talents to complete the non-denominational chapel. After many fund raisers, including pot luck dinners, the loan was repaid in full. All of the chapel furnishings were donated by the members.

Dedication of the Unicoi Springs Chapel took place on May 15, 1988. The proud owners could even boast a credit balance of \$1.21 left over in their chapel building account! Their labor of love is a landmark of the Resort and just last year received a new roof.

In 1990, Unicoi Spring's Owners' Association assumed operation of the resort with the installation of a seven member elected board of directors, each serving up to a 3-year term. Since that time, all owners are encouraged to have a voice in the operation of their resort.

The past twenty years has culminated in a popular and prestigious 5-Star Coast to Coast Resort with 300 campsites with full hookups, including cable and 21 fully-equipped rental travel trailers and park models on more than 80 acres.

Two swimming pools, a state-of-the-art playground, tennis court, miniature golf, basketball court, 5 bath houses, laundromat, an activity building with a fully equipped kitchen have been added to the rustic two-story clubhouse with a front porch filled with rockers where owners and guests can just relax and enjoy the serenity and camaraderie.

To those forefathers and "foremothers" who helped establish the foundation of Unicoi Springs Camp Resort, both literally and figuratively, and to subsequent and former owners of our beautiful mountain retreat... accept a well-deserved round of kudos on this, your twentieth anniversary!

Note: Much of this information was generously shared by Ronald Brett, who has spent countless hours compiling a history of your resort. More details to come.

Bidding to Begin on Used Rental Trailers

We are offering for sale, to owners 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 inspected anytime. The units will be sold on a bid basis. The bid form and all instructions are included in the newsletter. If you need more

forms or have questions, just call the office. This is your opportunity to get a good used camper at a reasonable price

New TV's In All Rentals

You will no longer have to load your TV and bring it with you when using a rental. For your convenience, the Board has

equipped all our rental units with a new 19" TV. This will be a welcomed addition for those of you who use the rentals.

A \$10 deposit for the remote control will be required in addition to the \$5 key deposit.

Revisions Made To Pet Policy

The Board receives numerous complaints about the enforcement of our Pet Policy. We realize that we have many owners who have pets and we want to be fair to them as well as those with no pets. The revised policy as shown in the Rules &

Regulations is not unduly harsh, and can easily be adhered to. There were some questions about the retractable leash. Our policy has always stated that pets must be on a 6 foot leash. The prohibition of the retractable leash means that it cannot be

extended over the six feet. We solicit the cooperation of pet owners to abide by the rules, and of other owners to report any infractions to the office so that appropriate action may be taken.

Two Directors To Be Elected in 2004

Even though it is early in the year, we must begin making preparations for the election of directors. The terms of Ray Miller and Mike Arrington will expire this year. Of course, we

hope that Ray and Mike will seek re-election, however Article III, Section 7 of the By-Laws states that any owner in good standing may apply to be nominated. Applications may be

picked up in the office and must be received by the Board by 8:00 a.m. on the date of the June board meeting which is tentatively June 19, 2004.

Our Financial Position Remains Strong

We are proud to report that, for 2003, our operating expenses were almost \$26,000 less than we budgeted for, and our income was \$14,000 more than expected. Because funds

were available we were able to purchase another park model that is handicapped accessible, and we updated our computers to speed up the reservation process. The 2003 Operating Statement

and 2004 Budget is available for you in the office. We urge you to pick up a copy so that you will know how your money is being spent.

IN MEMORIAM...

To the families of Unicoi friends we lost in the past months, we send our condolences. Any omissions are not intentional. Please let us know if there is anyone whose name we did not mention.

Garfield Arnold
Howard Harris
Wade (Tom) Knight
Grover Lee Phillips
Anne Sheppard

Margaret Turner
Myles Ussery
Franklin West
Annie Wingard

You will be missed...

**Welcome to
New Unicoi
Staffers...**

**Rick Jones,
Maintenance**

**Dudley Davis,
Maintenance**

**Tina Van
Alstine**

Transferred

from

Housekeeping

to

Front Office

What A Bargain We Owners Have! Did This Ever Occur to You?

In case you haven't read Ray Miller's latest "This and That", we wanted to point something out to you. Did you know that it cost the Resort approximately \$27.00 per day for every day that you camped last year? This was determined by dividing the over 32,500 site use days in 2003 by the total expenses.

If you camped at the park every day that the park was open the cost to the Resort would have been \$8400, and it would have cost you approximately \$2.40 per day based on \$750 for three ownerships.

If you have only one ownership and camped 14 days each month

for 10 months, your cost would have been \$1.74 per day, with the cost to the Resort being almost \$3800.

Even if you only camped 14 days the entire year, your cost would have been only \$18.00 per day. Now where could you find a deal like this??

Owner Referral Incentive

Remember..."no good deed goes unpunished"...or is that "one good signed deed can earn you \$100!"

Those of you who truly love to camp and use your ownerships are just natural sales representatives for Unicoi Springs Camp Resort. You know more than anyone how affordable an ownership here can be. You can see how your Maintenance Fees are being utilized each year when you return.

When your friends are asking how you spent your summer vacation, it is the perfect opportunity to make a sale and earn a \$100 fee for that referral.

In a nutshell, \$2000 for lifetime ownership. The \$2000 includes the current year's maintenance fee making the ownership cost \$1715. The average cost of a campsite at one of the State Parks with few

of our amenities is \$20 .00 per night...you do the math.

If you would like brochures sent on your behalf, just call the office and let us know. You will also find a "Referral Log" in the clubhouse. You can leave information on this while you are camping.

Don't forget, in order for you to get your \$100, the buyer must tell us that you sent them at closing.

Georgia Supreme Court Ruling Could Affect Owners

The Georgia Supreme Court ruled on November 10, 2003 that no one could close a real estate transaction except an attorney, unless the person was a party to the transaction. This means that our office staff can no longer prepare deeds for

transfers of ownerships unless the Resort is either the Buyer or Seller. This ruling does not affect the closing of sales of ownerships by the Resort. We can continue to prepare our deeds and close the sales as we are now doing because we are

the Seller. Although we can no longer prepare the deeds for you, we will be happy to furnish you with the blank deed so that you can prepare it.

Special Acknowledgement from the Board

We are greatly pleased with the new look of our new "Communicator" which was the sole idea of our Reservationist, Christine Hubal. She already had the layout com-

pleted before we knew anything about it. The Board appreciates her initiative in volunteering to take on this task, so if you like it, please let her know. Not only does Christine have experience in

journalism, but she possesses marketing skills as well which she will be using in heading up our marketing efforts to sell ownerships. Thanks Christine.

So Long, Bill...

Bill Lockwood, of the Maintenance Crew has resigned from the Springs after more than three years to accept a position along with his wife, Sue as Lead Parents for a newly formed Foster Parent Program in affiliation with the Demorest Children's Home and sponsored by Piedmont College and the Loudermilk Foundation.

This new endeavor will benefit children who need assistance and a temporary home as a solution to various problems. To begin with, there will be two homes which provide accommodations for 6 girls and 6 boys each. Future plans include the possibility of a third home which may be utilized for conferences and meetings of the families.

Bill's wife, Sue will be the Director. Together, she and Bill will administrate and care for all aspects of the program and the homes. Unicoi will miss Bill, but know that he is doing something close to his heart and realizing a dream.

Introducing Our New Security Team

The Board contracted with a new security firm at the end of 2003. This company's goal is to provide a professional, high level of security to every owner of Unicoi Springs.

Tru-Vision Security Consultants is owned and operated by **Kevin Tanner**, who is employed on a full-time basis as the Undersheriff (Major) with the Dawson County Sheriff's Office. He has been employed in law enforcement for nearly thirteen years. With a Bachelor of Science Degree in Criminal Justice from North Georgia College and a Masters Degree in Public Administration from Columbus State University, his credentials are outstanding. Also a state certified private security guard instructor, Kevin holds numerous certifications in his field.

Tru-Vision maintains a one million-dollar liability policy in addition to a five million-dollar professional liability to protect you from any liability.

A state licensed security company in good standing with the State of Georgia, Tru-Vision employs a staff of highly trained private security guards, many of who have spent in excess of ten years in the law enforcement field and have the ability to handle any situation that may arise.

Hugh Elrod, a familiar face

to most of you, holds the rank of Captain with Tru-Vision Security. A resident of Robertstown, he is married with a daughter and one grandchild. He is a deacon at Center Baptist Church in Robertstown. Mr. Elrod's law enforcement career spans more than 37 years. He was Chief of Police for Cleveland, Georgia, 25 years with the Georgia Department of Natural Resources Law Enforcement in addition to nearly 10 years with the White County Sheriff's Department. Mr. Elrod will soon be completing his seventh year in Security at Unicoi Springs.

Our new five-man Security staff, supervised by Hugh Elrod, are residents of the surrounding area. Under Mr. Elrod's supervision, you will find these gentlemen to be both capable and amicable. They are each committed to providing you and your families with a firm foundation of security and assistance after the main office closes for the day. They would like to meet and get to know each of you, so introduce yourselves and welcome them aboard.

Larry Lingerfelt is a former deputy sheriff for Lumpkin County, Dawson County and Forsyth County for a period of 21 years. He spent 6 years on the security team at R Ranch, a camp resort in North Lumpkin County. He has been with Tru-Vision for

nearly a year.

Dave Bailey has several years experience in the field of security including 25 years with the Centers for Disease Control, an officer with Advance Security, in addition to providing security for United Community Bank in Cleveland. Dave will be familiar to many of you who may know him from the six years he spent with a prior security-firm here at Unicoi Springs. He is currently filling in for Cory Kyser who is recovering from surgery.

Chris Graft, a former Sergeant with the Army Rangers at Camp Monroe in Dahlonia is a resident of Lumpkin County. He is attending North Georgia College in preparation for a military career. Chris is active in the "Walk for Life" and "Rainbow Coalition for Children".

Cory Kyser was born in Alabama, and now lives in Cleveland. Cory is a trainee in the field of security.

Jimmy Wood, our back up guard, is a native of Lumpkin County. He has worked as a deputy sheriff for Lumpkin County and also in security at North Georgia College. A Tru-Vision guard at a site in Hall County, he is designated to fill in at Unicoi Springs when necessary.

8 New Dutchmen Moving Into The Springs!

They are sleek, beautiful and fully furnished including TV's. The much anticipated Dutchman travel trailers arrived during the past few weeks. Our beautiful new travel trailers are experiencing some growing pains at the moment. Three of the trailers are awaiting final on site inspection by the manufacturer and five of them have some discrepancies which are being worked out with the dealer and the manufacturer. More information on the availability of our new rentals is forthcoming.

We Need Your Help...

Our front entrance signs need refurbishing. Does anyone know who did the original work? Can you suggest someone to do the work? We would like our entrance to reflect all the great things we have inside the Resort. Your input would be greatly appreciated.

Tips for Making Painless Reservations

Take advantage of the tools provided to make reservations simpler: The calendar, the site map and , if you are on-line, the web-site www.unicoisprings.com.

The most important tip is knowing WHEN you can make that reservation. You can make all reservations 60 days in advance with the exception of the Park Models. (30 days in advance for weekends – 60 days for weekdays or week long stays. The office has painstakingly prepared a full year calendar which shows the 60-day advance date for each day of the year. Once you know

when you want to come, check the calendar and call. “The early bird catches the campsite they want.” You don’t have to make those reservations in person, you can call at 9:00 am on the first day you can make the reservations and be among “the first in line”. Reservations can be made from 9:00 am to 4:00 pm daily.

Take a look at a map or your list of favorite sites and have a list of preferred sites ready for us to check. Knowing the size of your camper is crucial to a successful reservation.

Although we can find your member number for you, it saves time if you know it when you call. If calling, write down the confirmation number you are given. Should you need to make changes or cancellations, this will also save you time in the future.

Remind relatives who are not actually named on the deed that you have to make the reservation in every case.

Remember: Reservations can not be made if there are any outstanding balances due.

WATER TESTING CERTIFICATIONS AWARDED

In the absence of Bill Lockwood, who has previously been the designated swimming pool technician, two of our employees have been sent to classes to earn this certification.

John Irvin and Scott Boyd are recent graduates of a training seminar in which they were instructed in chemical analyses of swimming pools. Each now holds the title of “Certified Pool Operator”.

Testing and documentation of the chemical balance of the contents of each swimming pool is completed on a daily basis in accordance with the statutes of the State of Georgia Department of Health. Records are stored and kept available for visits by the Health Inspector.

Newest Park Model Handicap Accessible

Yes, it’s finally here, it’s furnished and decorated and ready to rent...and you’re “gonna” love it! Rental #41, as we fondly refer to it, is the third park model for Unicoi Springs.

Steve, Scott, Mark, John and Bill have gone overboard with the “settling in” of this much anticipated addition to our rentals.

The effort began with leveling the ground and moving the existing deck 4’ over. In order to run the sewer and electric lines, some bushes and trees had to be re-

moved. A sturdy and very attractive wheelchair ramp was built. A cement parking pad has been constructed so that someone can leave their car and easily get to the ramp and into the rental.

Maintenance installed central heat and air, sealed all the wood interiors, installed the outside lighting fixtures, and custom built wheelchair lips on the entrance door and in the shower area of the bathroom. A reinforced drop-down rail has been installed in the bathroom next to the lavatory.

Ray Miller and his wife, Shirley spent several days choosing and purchasing furnishings for the new rental. The once empty model now feels like “home” with the warm and inviting furnishings and accessories.

Although this model has been accessorized to assist our handicapped owners, it can also be rented by non-handicapped owners if reservations are available after 30 days.

Bridge to Gazebo Complete

You can put away the waders and the rowboats you’ve been using to make it out to the gazebo on the lake. Steve Tallman and his Maintenance “Dream Team” have made “walking on water” a reality.

It all started with 2 twenty foot H-Beams purchased and forgotten about five years ago.

In a few short weeks, Steve arranged for ten foot sections to be welded onto the original H-Beams. While research was being con-

ducted to see which crane company would make the trip to move them in place, at a cost of \$250 an hour, Steve and his crew consisting of Scott, John, Mark and Bill moved the 600 pound beams by hand!

The beautiful new bridge is 6’ wide with five sections of railing on either side. It is actually a walking deck that reaches all the way to the stairs at the road. Lights are mounted under the

railings giving a warm glow to the walkway in the evenings.

Future plans are to dredge the area under and around the bridge to restore that area of the lake to it’s original look.

The gazebo, itself is on a timed lighting system as well. The gazebo has a picnic table and benches and a grill. Bring your food and your fishing pole and enjoy!

Winter Spruce-Up Make The Springs Shine

Even though the Park closed to campers on January 5th, the real work was just beginning to prepare Unicoi for a March 1st opening.

The Housekeeping Staff, consisting of Rose and Elaine, began and continued the task of "deep cleaning" all of the rental trailers and park models, in addition to the bath houses, the clubhouse, the activities building and the laundry. Every nook and cranny is a target for our two "clean machines"!

Maintenance has refurbished the interior of Bath House 2 by painting, building new partitions, installing new counter tops, commodes, sinks... even new door-

knobs. Bath House 5 has received some Handicap upgrades. All of the faucets now have levers and the shower faucets are temperature controlled. A new partition had to be built to accommodate the shower fixtures. They are gleaming and beautiful!

In addition to Maintenance's extra projects this season, the crew has done some major trimming and shaping of trees and hedges, repair of several picnic tables, pressure washing in needed areas, all the while keeping up with frozen pipes and leaky water lines. They are anxious for your return so they can take things a little easier!

Joyce and the girls in the Front Office have been using the "down" time to complete end-of-the-year reports, Maintenance Fee and Storage Invoice mailings and posting, updating forms and procedures and some deep cleaning of their area.

Training on handling Coast to Coast reservations has been a main focus as they have completely renovated their system to an on-line procedure. The phones began ringing again soon after closing for the first reservations of the season, so things are just at a slightly slower pace right now.

Full-Color Embroidered Patches Now Available

For those of you who have expressed interest in items "all things Unicoi Springs", a full-color embroidered patch is now available for \$4.50 each.

The patch measures 3 7/8" x 2 3/4". It features the full-color logo as shown on the front entrance. The patches have a heat-seal backing so that they can be ironed on various items of clothing....hats, tote bags, shirts, vests,

etc.

You may see some of the office staff sporting them on blazers now and then.

Even though the patch treatment gives you the option of iron-on application, they can also be sewn on or attached with any number of great washable fabric glues now on the market. (Name tag magnets is another method of

applying your patch on several different items...then again, you can always buy three or four!)

Should you be interested in ordering any of the patches through the mail, just send a check in the amount of \$5.00 for each patch to: Unicoi Springs Camp Resort, P.O. Box 1105, Helen, GA 30545. Your order will be sent out by the next day.

Gentle Reminders...

For those new owners and those of you who have been away for awhile...just a few reminders...Please sign the "Going Home" sheet in the office, especially if you are leaving early so we can "shrink" down your reservation and save those days for another time. If you need to go home and leave your camper unattended,

please sign out in the Green Book when you leave and when you return. You are allowed two (2) nights unattended. If you decide to take your camper home and you are one of our Storage Campers, please let the office know and sign the Green Book. Should you want to wash your camper, stop by the office and get a red bucket. This signifies that you have ap-

proval to do so. Campers may be washed on Monday, Wednesday and Saturday as permitted by White County. Each owner may wash their camper twice a year if camper is in permanent storage, otherwise, a \$10.00 permit may be purchased. Thank you for helping us help you!

DRUG -FREE WORKPLACE PROJECT

For some time, the Board has discussed having the Resort designated as a Drug-Free Workplace by the State of Georgia. This will provide not only a safe work environment for the employees, but also a safe environment for the owners. The State has approved our application. We will petition our insurance company for the 7 1/2% reduction in rates on the Workers Compensation insurance premium. All staff and management have received initial training in this program and will continue with on-going training seminars and testing.

BOARD RULES ON TRANSFER FEE

The Board unanimously approved to charge a \$50 records transfer fee when an owner sells his membership to another individual. Once the deed has been recorded and Unicoi has been given a copy of the recorded deed, the records can be changed to reflect the new owner. At this point, a \$50 fee will be charged to make that transfer in the Resort's records enabling the individual to make reservations and enjoy the benefits of ownership.

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

Phone: 706-878-2104
Fax: 706-878-1804
Email: unicoisprings@alltel.net

TO:



Address Correction Requested

2004 CALENDAR OF SPECIAL EVENTS

April 10— EASTER EGG HUNT and games for children

May 15 - YARD SALE at camper. 9:30 a.m. - 1:00 p.m.

May 16 - HOMECOMING DINNER.....After chapel services. Ham, Turkey, Tea, Lemonade and eating utensils provided by Chapel. BRING (2) DISHES.

May 29 - MEMORIAL DAY DANCE with entertainment by "Sweetwater"

July 3 - INDEPENDENCE DAY CELEBRATION....Camper Decoration Contest, Children's Parade and evening Dance.

July 10 - YARD SALE at camper. 9:30 a.m. - 1:00 p.m.

Sept. 4 - LABOR DAY DANCE with "Sweetwater"

Oct. 16 - CRAFT FAIR in clubhouse. Large Tables - \$5.00 and Small Tables - \$2.50. Sausage Biscuits and Fried Pies for sale, also.

Oct. 30— HALLOWEEN CELEBRATION. Morning Children's Activities and Evening "Trick or Treating", Costume Contest and Dance with a DJ. BRING A SNACK TO SHARE AT DANCE.

Nov. 13— THANKSGIVING DINNER. Ham, Turkey, Dressing, Tea, Lemonade and utensils provided. BRING (2) SIDE DISHES.

Dec. 31— NEW YEARS EVE. There are no plans at this time for a dance on New years Eve or dinner on New Years Day. For the last two years, participation has been extremely low. The high cost for low attendance is not good use of our park's money.