



The Springs Communicator

“An Official Publication of the Board of Directors”

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Annual Meeting Held, Directors Elected

The Annual Meeting of the Unicoi Springs Owners Association, Inc. was held on September 18, 2004 with a good attendance of owners. Each board member gave an annual report in their areas of responsibility. Two owners were elected to the Board for three-year terms. Incumbents, Ray Miller and Mike Arrington,

were re-elected to new three-year terms. After the Annual Meeting, the Board met and elected the following officers for 2005:

Ray Miller President; Mike Arrington Vice President; Elizabeth Williams Secretary; and Wyman West Treasurer.

President Miller appointed the following Committee Chairs for the coming year:

Activities – Mike Arrington; Buildings – Doug Shaver; Grounds – Aileen Connor; Finance – Wyman West; Owner Relations – Elizabeth Williams; and Rules and Regulations – John Thompson.

2005 Maintenance Fees Approved By Board

The Board of Directors Meeting on October 15-16, 2004 approved that the maintenance fees for 2005 remain at \$285. In order to keep the fees at this rate, we need the cooperation of all owners. Our operating

expenses, so far this year, have increased 11.4% over last year, so we must request owners to pay their fees by the due date. The bills will go out about the middle of November and the fees are due January 1,

2005. Please pay on time and not wait until you make your first trip to the park. Keep in mind that we have the best campground, and our maintenance fees are the lowest that we know of.

Temporary Winter Storage

As a service to owners who are *not* currently in Permanent Storage who would like to leave their campers at the park during the winter, the Board has approved a *temporary* winter storage plan for *this year only*, that will begin on December 1, 2004.

Campers will be stored in Area 3, across from the Chapel.

The rate will be \$1.00 per day with *no electricity* offered. Owners may place their camper on site with the understanding that the camper might have to be

moved by the Maintenance staff in carrying out their projects.

All campers in this temporary winter storage will have to be removed from these sites by the owner on or before March 15, 2005.

Park Closing Dates Set

The Resort will be closing for Winter on January 3, 2005 and will reopen on March 7, 2005. The staff will be very busy during these two months accomplishing the list of projects approved by the Board. On December 1, 2004 preparations to start the closing process by shutting down water and power in various areas of the park will begin. Area 5 will be the only area open for use after December 1, and ample rentals will be moved to this area.

Additional Storage Area Planned

Your Board is studying the feasibility and obtaining bids on constructing an additional storage area on the property we own north of our last constructed storage area. Hopefully we can complete this by early Spring, accommodating most of those on the waiting list.

Long Range Plan Developed

The Board has developed and approved a 10-Year Plan to effectively utilize the funds generated by the increase in fees which was passed last year. Each budget cycle the Board will determine which

projects can be funded, as we strive to continue to improve our facilities and grounds. The list includes: Paving and upgrade of utilities, increased storage area, relocating and building a new Maintenance facility,

increasing the length of a number of sites, moving and increasing the size of the laundry and enclosing the covered area currently used by Maintenance.



Board Again Solicits Your Help Concerning Our Sewer System

Previously we have requested the cooperation of owners in using non-formaldehyde holding tank treatment, and want to thank all those who complied. Please read the label of the product you

are now using and be sure it says "non-formaldehyde formula." The reason for this is the formaldehyde-based products will not allow the bacteria to break down the sewage and causes us to have to pump out the septic

tanks which is considerably expensive. We add enzymes regularly to assist the process, but we still need your help. We have had to spend over \$20,000 already this year on sewage. Also, please do not use toilet bowl clean-

ers that you use at home. They, too, will prevent the septic system from working properly. This is a serious problem and we really need your cooperation.

Board Establishes "Listening Sessions" With Owners

In an effort to have a better rapport with the owners, the Board would like to establish a series of meetings with owners during 2005 to allow owners the opportunity to meet with the Board to discuss accomplishments,

concerns or questions that they might have. This will be on a trial basis for a few months. This will be a good way to get to know your Board members and discuss what's on your mind for the park.

These meetings will be held in the Activities Building, usually on Friday evening prior to the regular Board meeting on Saturday. The first of these meetings is planned for April 22, 2005 at 7:00 p.m.

Gentle Reminders...

◆Please place your "U" number on the tongue of your tow trailer. Thanks to all who have done so. Please park in the designated areas.
◆When your address or phone numbers have changed, please notify the

Office so your records can be updated.
◆Should you need to remove or place something in your camper in Storage, stop at the Office so a staff member can accompany you.

◆If you require "Full Hook Up" of your camper, we need to make a copy of your Handicap Permit for the file. Also, please request the Full Hook Up each time you make a reservation.



IN MEMORIAM

To the families of Unicoi friends who have passed away recently, we send our sincere condolences. Please keep us informed of omissions.

Ken Failyer
Javey A. Lawson
Berry R. McWhorter
Maggie Overstreet
Mardell Puckett
Jerry Quinn
Russell Weeks

You will be missed...

2005 CALENDAR OF SPECIAL EVENTS

- March 26: **EASTER EGG HUNT** and games for children.
- May 14: **SPRING YARD SALE** at campers. (9:00 a.m. - 1:00 p.m.)
- May 15: **UNICOI CHAPEL HOMECOMING DINNER** After chapel services. (Ham, Turkey, Tea, Lemonade and utensils provided.)
- May 28: **MEMORIAL DAY DANCE** with entertainment by Sweetwater"
- July 2: **INDEPENDENCE DAY CELEBRATION.**
Camper Decoration Contest, Children's Parade, Evening Dance.
- July 9: **SUMMER YARD SALE** at campers. (9:00 a.m. - 1:00 p.m.)
- August 13: **SUMMER CRAFT FAIR** in Clubhouse. (9:00 a.m. - 2:00 p.m.)
Large Tables - \$5.00 Small Tables - \$2.50
- September 3: **LABOR DAY DANCE** with entertainment by "Sweetwater"
- October 15: **FALL CRAFT FAIR** in Clubhouse. (9:00 a.m. - 2:00 p.m.)
Large Tables - \$5.00 Small Tables - \$2.50
- October 29: **HALLOWEEN CELEBRATION:** Morning Children's Activities. Evening "Treat or Treating", Costume Contest and Dance with a D.J. (*Bring a snack to share at the dance.*)
- November 12: **THANKSGIVING DINNER.** Ham, Turkey, Dressing, Tea, Lemonade and utensils provided. (*Bring 2 side dishes.*)



"Get to know your camping friends better. Volunteer to lead or help in these events. Get a blessing from serving your friends and neighbors. Also...Join your Unicoi Springs Camp Resort Activities Committee!" Mike Arrington

"A great big "Thank You" to all of you who helped to make our campground a great place!" Aileen Connor

CLASSIFIED ADVERTISING

...is now available on your website. You can advertise your campers, trucks, tow dollies, cars or crafts on the world-wide web. Visit www.unicoisprings.com and click on "News", then click on "Activities". The details are on the "Announcements Page".

UNICOI'S ON-LINE STORE NOW OPEN FOR BUSINESS

If you are ready to start some early Christmas shopping, visit your own signature store featuring shirts, mugs, bags and gifts for you, your kids and even the dog! Visit www.unicoisprings.com and click on "News", then click on "Go Shopping".