

Maintenance Managers

Monthly Report August 2008

August 12, 2008

Unicoi Springs Owners Association
2444 Hwy 356 North
Helen, Ga. 30545

To: Board Members

Work completed by maintenance personnel from dates 7-17-2008 thru 8-11-2008

- Moved 463 campers. This time last year we moved 305 campers.
- Built 3 retainer walls Site's 73, 74, and 75. Back filled, moved electric and water to accommodate slides. Extended pads.
- Repaired water leak in Bath House 1 women's side.
- Repaired TV in laundry room due to lighting strike.
- Cut grass 3 times.
- Installed new ceiling fan in laundry.
- Replaced kitchen faucet in Rental 231.
- Repaired cable TV at 11 Site's after thunderstorm, checked cable at numerous Sites for owners.
- Sprayed for bees, yellow jacket nests and ants, numerous times throughout the park.
- Put down weed killer though out the park.
- Replaced two leaking hydraulic fittings and did routine maintenance on Case backhoe.
- Changed out AC filters in Clubhouse office.
- Put in new pc board in Rental 22 refrigerator.

- Called in “All About Time” tree service to remove large dead pine, that was hung in two small pines about to fall on Site 144, after high winds the night before. While they were here we had them cut 24 more dead trees down.
- Removed limbs off of Cabin 40 that fell during storm and high winds.
- Blew off all of Area 1, 3, and 4 and picked up limbs after storm.
- Repaired out side light Bath House 3.
- Repaired a washer in Laundry..
- Replaced a light switch in Activities Building.
- Got bids and started work to remove dirt from between E and F storage lots, and hauled excess dirt to fill in H lot to make room for more camper storage.
- Repaired door to ladies room Clubhouse.
- Repaired drain on steam line in activities building.
- Closed upper pool for two days due to cloudy water, Cleared water and reopened.
- Finished hooking up electrical power to tornado siren waiting on Motorola to finish and test siren.
- Removed broken seesaw. Ordered material to repair. Waiting on material to come in.
- Removed toilet in Bath House 3, snaked drain line, line was clear. Found plastic material deep inside S curve of toilet bowl.
- Repaired bunk bed in Rental 131.
- Replaced leaking toilet supply line in Rental 283.
- Replaced microwave in Rental 196.
- Repaired water leak in Rental 2.
- Replaced burnt 30 amp receptacle at Site 223.
- Dug up road and repaired water line break by Site 128.
- Repaired range hood exhaust fan in activities building.
- Repaired screen in Rental 221.
- Repaired lights at London trail, golf cart parking, Sites 116, 118, 119, 279, and street light at 121.
- Changed out 17 Site light bulbs, 9 security lights, and 6 bath house lights.
- Lowered utility post on Site 267 two accommodate slide out.

- Replaced in-ground water cut off at Site 21.
- Replaced hot water tank in Rental 221 lightning strike put hole in tank.
- Replaced sewer connection at Site 26.
- Installed new bearings in Hustler mower. Bearings were under warranty.
- Replaced door knob Bath House 1.
- Repaired ceiling fan Clubhouse.
- Put down gavel Site 226.
- Repaired bench seat at Site 84.
- Performed maintenance on guard house AC unit.
- Repaired picnic table Site 124.
- Took guard truck to Gainesville to install topper.
- Started washing Rentals 6 completed as of the 11 of August.
- “Lovell Duvall and Miller” surveyors came out to survey the back section of Area 1.
- Planned work and purchases for upcoming month.
- Get Motorola out to test of siren.
- Continue working on decks and rails.
- Continue washing Rental campers.
- Work on bids for winter projects.