

2019 CALENDAR OF SPECIAL EVENTS

- April: **20** **EASTER EGG HUNT** and games for children.
- May : **18** **UNICOI SPRINGS HOMECOMING DINNER:** (Ham, Turkey, Tea, Lemonade and utensils provided.) Bring two side dishes to share.
- May : **25** **MEMORIAL DAY** Veterans' Ceremony and Parade, Evening Dance. COOK-OUT: Tickets required.
- June : **Summer Day Camp** for children. Exact dates to be announced.
- June : **7** **Application for Candidates for Directors** due in by 5:00 p.m.
- June : **8** **SUMMER CRAFT FAIR AND YARD SALE:** In and around the Clubhouse (9:00 a.m. - 4:00 p.m.) Sign up to reserve table - \$10.00 table fee.
- June : **29** **INDEPENDENCE DAY CELEBRATION:** Camper Decoration and Golf Cart Decoration Contest, Parade, Veteran's Recognition Ceremony, Evening dance. COOKOUT: Tickets Required.
- August : **24** **"Meet the Candidates"** Meeting in Clubhouse at 10:00 a.m.
- August : **31** **LABOR DAY** COOKOUT: Tickets Required.
- September : **21** **ANNUAL OWNERS' MEETING** in the Clubhouse at 1:00 p.m.
- October : **19** **FALL CRAFT FAIR AND YARD SALE:** In and around the Clubhouse (9:00 a.m. - 4:00 p.m.) Sign up to reserve table - \$10.00 table fee.
- October : **26** **HALLOWEEN CELEBRATION** Morning Children's Activities. Evening "Trick or Treating", Costume Contest, dance and entertainment. *(Bring a snack to share at the dance.)*
- November : **9** **THANKSGIVING DINNER** Ham, Turkey, Dressing, Tea, Lemonade and utensils provided. *(Bring 2 side dishes to share.)*
- December : **CHRISTMAS MEAL** - Details to be announced.
- December : **NEW YEAR'S MEAL** - Details to be announced.

This is a basic blueprint of our most important events. As final details unfold, they will be posted on the website at www.unicoisprings.com and appear on the weekly activity sheets. As the year unfolds, exciting new events and traditions could be added, so watch the website and the notices around the Resort. Volunteers are always welcome to help make these events as enjoyable as possible. Don't hesitate if you have skills you want to share, time you can spare, ideas we can build on or muscles to flex. Having this much fun is hard work!!



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Election Results

Your new 2018/2019 Board of Directors and responsibilities are as follows: Johnny Simmons, President and Grounds; David Stover, Vice President and Activities Director; Doug Jackson, Treasurer; Mary Hill, Secretary; Kathy Davis, Rules, Regulations

and Owner Relations; Equipment, Tommy Walker; Buildings, Thurman Carpenter. The election count was as follows: Beth Cruz, 272 votes; Jason Hanley, 415 votes; Mary Hill, 712 votes; Johnny Simmons,

741 votes; David Stover, 607 votes. Our sincere thanks to those who have faithfully served and completed their terms, those who volunteered to run, those who will begin their new terms and those who continue theirs.

In Memoriam

- Louris D. Bunch
Martha Collins
Ronald Dees
Mary Galloway
Lloyd Hall
James "Jake" Holcomb
Richard Howe
George Morrison
Doyle Phillips
Thomas Taylor
Thelma Tolar
Joan A. Yeomans
Richard H. Yeomans
You will be missed...

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

Don't forget to visit your website at www.unicoisprings.com

35 Years and Counting...

They say time flies when you're having fun. Hard to believe that 35 years have come and gone at our wonderful resort.

We mourned the loss of many beloved owners, prayed for healing of those who are dealing with health issues, celebrated the births of many new children, grand and great grandchildren in our little world. We also welcomed several new owners who have joined our family.

As we do each year, we came together for those special holidays we love to celebrate and enjoyed the fellowship of impromptu meals and get-togethers. We are always grateful to those of you who have

stepped up to organize, shop, cook and help where needed. Much as it seems like it, we really don't take you for granted. We just have so much fun that sometimes we forget to say "Thank You".

Our final 35th Anniversary Celebration and Sale on October 6th and 7th brought us together again to show off our "home", share good food and entertainment and welcome 13 new owners....a good way to end that celebration.

By the time you receive this newsletter, our biggest celebration of the year - Halloween - will be just another great memory to tuck away.

The annual early Thanksgiving Dinner will be celebrated on November 10th for the benefit of those owners who are leaving for the year and those who have special plans with their families on the traditional date.

If you think about it, you can never have too many Thanksgiving dinners and some of us don't have enough. If you have reservations for the actual Thanksgiving weekend, there will probably be one more opportunity to say "Thanks" for your blessings.

Christmas and New Year's meals are still in the planning stages. Wanna help??

Detailed Explanation of 2019 Increase in Fees

At the October meeting each year, your Board of Directors must consider the projected income and expenses for the coming year and establish Maintenance Fees and other income to provide for the operation of the Resort. Your Board met on October 19th 2018 and struggled with unprecedented rising operating costs and budget short-falls.

Various proposals and estimates to fund our needs for 2019 were discussed and debated at length. While not all proposals were unanimous, they all had strong support from the Board.

We hope that all owners will read and study all the information listed below and, in doing so, will have an understanding of what must be done.

FEES APPROVED FOR 2019

MAINTENANCE FEES: \$450 per ownership. This is a \$40 increase or .24 cents a day. To help ease the burden of this increase we are offering the option of paying \$225.00 by January 1, 2019, and \$225.00 by April 1, 2019.

ON/OFF FEE: \$20.00 per move. A \$5.00 per move increase.

RESERVATION FEE: A \$1.00 per day "Reservation Fee" will also become effective January 1, 2019. This is something new which will replenish and maintain our reserves by sharing this small fee among all of us.

To further explain the procedure, when you make any (site, tent, rental) reservation, you will incur a \$1.00 per day fee for the number of days you have booked. If you change or cancel the original reservation for any reason, that fee will not change; you will still be responsible for the original fee.

DEBIT/CREDIT CARD PROCESSING FEE: The April, 2018 decision to charge a 3.5% processing fee for debit or credit cards shares the cost charged by the bank among those who use that convenience. (The first quarter of 2018, that 3.5% fee to the Resort totaled \$5,217.00. That same money could have paid for supplies to build 2-3 new decks!) As always, the Resort welcomes payment in cash or checks at no additional fee.

FACTS TO CONSIDER:

Each budgeted line item of income and expenses is based on historical data from past years and current trends.

The past and present Board has done a great job finding ways to gain ancillary income to keep your fees down. Your maintenance fees should pay for all operating expenses. If we were to work the budget excluding the ancillary income our maintenance fees would be \$600.00 a year.

The recent necessity of cashing in a \$100,000 certificate of deposit to cover one month's operating expenses played heavily into the decisions. Currently, we have \$313,000 left in cd's. We also have \$56,000 in Money Market reserves and \$25,000 earmarked for vehicle and rental trailer replacement. (25% of the total proceeds from on/off fees and rental fees is immediately set aside for just this purpose.) The goal is to rebuild and replenish our reserves and meet our operating expenses with the revenue streams as we have in the past.

This first increase in maintenance fees in five years amounts to a .24 per day increase to maintain the quality, amenities and service you have come to expect of our Resort.

The difficult decision to increase the on/off fee to \$20 per move was inevitable to maintain this very important service to those owners who store their campers here. The previous on/off fee of \$15.00 per move has cost the Resort for several years taking into consideration necessary vehicles, at least two staff members, gasoline and upkeep on the vehicles, insurance, etc. Currently, the cost of a move to the Resort is just under \$20.00 per move and this initial calculation only allows for 15 minutes per move.

In an ideal situation, where each owner is ready to be moved, with no repair issues requiring extra time for our staff, 15 minutes is realistic, but we know that many unforeseen circumstances have often increased that time frame.

Take a moment to compare the cost of

living in your sticks and bricks home including mortgage, upkeep, utilities, cable, Wi-Fi, etc. with the monthly maintenance fee of \$112.50; the reservation fee of \$28.00 and two \$20.00 moving fees totaling \$40.00 (site to site). The Resort costs of living here year 'round is *\$180.50 per month. *All combined - the maintenance fees (for 3 ownerships divided by 12 months), the reservation fees for two 14-day reservations and two moves (based on a 30-day month) cost you an additional \$1.60 a day. (If you are moving your own camper, your cost is \$140.50 per month.)

Consider the cost of one single item outside the Resort - electric, sewer, water, cable or Wi-Fi, not to mention the security of a gated community, full-time maintenance, housekeeping and administrative staff versus \$180.50 per month at the maximum occupancy of 365 days a year.

Our weekend owners who store their campers will pay \$3.00 for reservations, \$40.00 for on/off - an increase of \$4.33 per day - a competitive and small price to pay for a great weekend getaway. Of course, the increase diminishes with more days booked, but this illustrates both ends of the spectrum.

SUMMARY

As mentioned in another article in this issue, winter upgrades are still being planned including paving of Area 6 and rebuilding of five sites. The complete 2019 budget will be available in mid-January, after we receive our year-end reports. If you have any questions concerning this explanation, please refer them to a Board member.

The Resort is in no way trying to profit from any of these increases, rather meet the operating expenses without undue cost to anyone.

It is our sincere desire to work together as a community to keep Unicoi Springs Camp Resort strong, solvent and the same happy place to share with our family and friends for many more years to come.

Gentle Reminders

• Please fill out and mail back the enclosed Information Update Form so your account will show the most current contact information.

• The Board made and passed a motion requiring those owners who request a full hookup to add a second shut-off valve to their sewer hose to decrease the chances of sewage spills. The shut-off valves will be available in the office store or at your local RV supplier.

• Your Unicoi Springs on-line store is a great place to Christmas shop. Contact the Office if you would like to have an even more personalized product prepared for you at no extra charge. Just click on the Unicoi hoodie on the home page of our website to shop.

• Need some extra holiday cash? Refer someone to purchase an ownership and you can make \$300 to go into your Santa Fund, OR get one year free maintenance fee OR a three-year paid membership in Coast to Coast. This is for every prospective buyer you refer to the office that

Goodbye and Good Luck...

Have you noticed something missing around the Resort for the past month or so? It's the familiar smile and work ethic belonging to our former Maintenance Manager, Steve Tallman who resigned after 15 years to concentrate on other projects, including his business partnership with Mountain RV in Cleveland.

From the day he took over the position, he was always a willing ear and, sometimes, shoulder to any owner who had a problem small or large. His "get it done" attitude is evident in many

Winter Goals and Upgrades

Areas 2 and 6 will close November 15th. Areas 3 and 4 will close December 8th. Areas 1 and 5 and the tent area will remain open through the winter. Areas 2, 3, and 4 will re-open March 4th. Area 6 will reopen March 18th. Plans for additional upgrades and

results in a full price sale by the Resort.

• Please remember to come to the Office and request temporary parking passes if your site is not big enough for your car or you have a guest. Just because a site is empty does not mean that it has not been reserved. The passes are good until 9:00 a.m. the following morning and can be renewed on a daily basis as long as the site is available. As you know, passes are not issued during the major holiday and event weekends when we are filled to capacity.

• Your *immediate family can come to stay at the Resort if you make the reservation and send a Letter of Authorization with them, signed by you, each time they come to stay. (The Document Library on our website has the downloadable document.) *Immediate family is defined as parents and children of the owner, at least 21 years of age.)

• It is imperative that you pay any service fees owed when you sign in if the office is open. Otherwise, please come

down to the office the next business day. areas of the park beginning with building a new bridge to the gazebo. Two 20-ft H-beams were purchased and forgotten 5 years prior to his coming on board. While research was being done to find a crane company to travel here and move them into place, he and his crew welded, rebuilt and moved them into place by hand and built the bridge you see today. The former Maintenance "office" was replaced with a new metal building with the interior built by him and his staff with protected storage for expensive and

winter goals are in place and will be completed contingent on weather conditions.

Those plans include the paving of Area 6 and rebuilding of Sites 282, 284, 286, 288 and 290. The renovations include new pads and decks.

down to the office the next business day.

• Reservations for the Activity Building, the Upper Pavilion and the Lower Pavilion located at the playground may be made 14 days in advance. These areas are available for owners to reserve at no charge if the Resort does not already have an event planned to use them.

• Do you know if your LP tanks have been inspected and certified? The first time they are inspected, they are good for ten years, but they have to be re-certified every five years after that. Our maintenance staff are not allowed to fill them if the certification date has expired. With cold weather arriving, be sure to check your tanks so there are no surprises for these cold days.

• The Board recently expanded the time frame for a second site on the same ownership from one day in advance to two weeks in advance to give you the opportunity for better planning.

crucial equipment to the Resort. The rickety maintenance shed was replaced with a bright, clean coin laundromat for the owners.

Presently, his position has not been filled. First consideration will be given inside the current team. If the desire or the capability is not there, we will seek outside applicants. During the interim, a team of volunteer owners has stepped in to fill the gap during our busy fall season. We thank you for 15 years of faithful service and your loyalty to the owners and the staff.

These sites already accommodate 50-amp campers.

In addition to the upgrades, normal daily maintenance, repairs and rebuilds will continue on a daily basis come rain, sleet or snow until they are completed for all to enjoy.