

## Grand Opening and Final Opportunity Before Price Increase

Unicoi Springs Camp Resort is now in our 34<sup>th</sup> year of camping history. Each year, the Resort gets better and better. In 2016, our Board of Directors approved more than a quarter million dollars in upgrades and improvements. You need only to look around to see something new and sparkling or just sit back and enjoy wi-fi without leaving your camper.

Do you realize that Alpine Helen-White County is the third most visited area in the state of Georgia? Helen has always been a favorite tourist area for savvy travelers, but has recently caught the eye of the newest level of traveler--the millennial traveler, a person who loves outdoor adventures and nature. Wine is also appealing to the millennial traveler and with White County now having our seventh winery coming on board, we are poised to see even more visitors, not only from the millennials, but from all generations of travelers.

For the past 7 years, the cost of an ownership has been an amazing

## Permanent Storage Procedures

Each year, when the time come to winterize campers stored here for the winter, many owners request to go up to their camper to do this work. The procedure is to make a reservation and have the camper pulled out onto a site to do the work.

Yes, there is a moving fee because the exact same work is done to pull the camper out and return it whether you are staying in it or working on it so the \$30 on/off fee is charged.

For the safety of all 345 campers in storage, no work is allowed to be done in the storage lot. This proce-

## No RV Washing Until Further Notice

In November, the Georgia Department of Natural Resources put more than 50 Georgia counties on a Level 2 Drought Response restriction. Until further

\$3500.00. The yearly maintenance fee has held steady at \$410. Now that we are open year 'round, the nightly cost of camping has decreased from \$2.92 per night to \$2.44 per night (based on the annual maintenance fee divided by the number of available nights per ownership). The most common misconception about our pricing is that outsiders think we are charging \$3500.00 a year to camp in our beautiful resort. We love to see their reaction when we share the best news with them.

Now think about the cost of camping at the State Park less than ½ mile away from us:

Campsites with water and electric, some with sewer are \$42.00 to \$70.00 a night plus 15% tax. Primitive tent sites are \$25.00 to \$40.00 nightly plus 15% tax with a 2-night minimum. None of these sites have wi-fi, nor any of the other amenities we enjoy. Someone could conceivably spend nearly \$12,000 a year to camp at the bare minimum.

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Even though, this same issue arises and is addressed every year, there are still owners who claim that it is a new rule and that they have always done work on their camper while in storage. If, indeed, they have done

notice, washing of RV's will not be allowed. It is difficult for some owners to understand why this is being enforced when we are getting rain, but until we

After much consideration and reflection, the Board has decided to bring our pricing into the 21<sup>st</sup> century and in line with all that we offer. Effective April 23, 2017, the cost of an ownership will be raised to \$5,000.00.

In preparation of this price increase and because we want to show off our quarter million dollar facelift, we are planning a wonderful Grand Opening and Open House with food, entertainment and a one-day sale of 50 ownerships only at \$2500.00. If you are interested in volunteering in any capacity – giving golf cart or rental tours, cooking, serving, greeting, etc., please contact the office and sign up. See enclosed flyer for all the details. If you have any friends or family who would like to take advantage of this final price cut, pass on the information. Be sure to read the option to hold an ownership immediately at this price even though it cannot be used until April 22nd. If they buy, there is a \$50.00 referral fee for you.

this, it was without permission and the original request was to “check” on their camper. It has never been allowed and will not be in the future. Allowing anyone in the storage area to do anything other than remove a forgotten item or check on the condition of their camper is puts every camper stored in jeopardy of damage. Those who contract for storage are paying for more security than that for their camper; our insurance rates are based on this security and Unicoi Springs has no recourse if a camper is damaged due to everyone having unlimited access to the area.

receive official word of the ban being changed, we have to follow this edict.



# The Springs Communicator

“An Official Publication of the Board of Directors”

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## In Memoriam

George Bean  
Nancy Bruce  
Horace Buesse  
Claire Hammerer  
Jane Harvey  
Ray Miller  
James Patrick  
Steve Snell

*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.

### Corrections

The Memorial Day Celebration is Saturday, May 27th. Yes...we are honoring our veterans on both July 4<sup>th</sup> and Memorial Day. They can never be given enough appreciation for their service. Ladies Time Out Meetings are on the 3rd Tuesday of each month.

## Winter Projects Making the Resort Shine!

Regardless of the fact that the Resort is open year 'round now, the behind the scenes repairs, rebuilds and deep cleaning are still on the agenda. Added to the regular routine, the final three major projects of our facelift are nearing completion. The new playground with an added pavilion and special needs equipment (thanks to the USCR Ladies' Time Out fund raising efforts) and the brand new miniature golf course, designed by owners Jason Hanley and his family, are going to be welcome additions to our Resort. They will be enjoyed as much as the new volleyball court installed towards the end of last season.

If you love tennis, pickle ball, volley ball, fishing, walking or running, not to mention swimming, it's all here for you! If you prefer

the couch surfing events, there is now a beautiful 60" hi definition TV above the fireplace in the Clubhouse. The Maintenance staff has been joined by a group of owners in several of these projects.

To start with Jason Hanley, Abby Hanley and children designed the golf course. Jason's father, brother-in-law and our maintenance crew laid out the golf course and poured concrete for the new pavilion in the playground.

Vern Sterns, George Petty, Johnny Simmons, Ace Acevedo, Doug Jackson, Vern's brother-in-law and a friend framed in the pavilion and put up the trusses. Our Maintenance men wired lights and receptacles in the pavilion, installed TV cable, water and electric and added the tin roof. They also installed lights

around golf course while the simultaneously totally rebuilding and enlarging sites 271, 272, 273 and 274, tree removal and increasing the height capability of the entrance 6". Maintenance men also framed and poured an 8 x 8 pad for a small building that will possibly house outdoor movie equipment adding another dimension to the golf course.

There is a new addition to the Clubhouse many of you will enjoy. We now have a 60" tv above the fireplace. The Clubhouse was filled with Super Bowl fans in January.

The billiard tables have been recovered by an outside vendor with the help of

## Unicoi Springs at the RV Shows

This year, Unicoi Springs was represented at the Georgia RV & Camper Show at the Cobb Galleria Centre in Marietta, GA on January 20, 21 and 22, 2017 and one week later at the Atlanta Camping & RV Show at the Atlanta Exposition Center South: January

27, 28 and 29, 2017.

Many thanks to David and Diane Stover, Thurman and Kathy Carpenter, Maureen and "Ace" Acevedo, Doug Jackson, Jeannie and Danny Maddox, George and Vicki Petty and Tommy Walker who attended one or both of the shows, setup

the booths and repacked everything for the trip home. Our group met lots of good people, and talked 'till they were blue in the face about how great Unicoi Springs is.

## Gentle Reminders

●The first portion of the 2017 maintenance fees was due January 1st. The second portion is due April 1<sup>st</sup>. If the first portion has not yet been paid, you will not be allowed to make reservations.

All maintenance fees must be current as of May 1<sup>st</sup>. If they are not, normal collection procedures will be initiated, including, but not limited to, placing a lien on your property. Any equipment you have stored here in RV storage or golf cart storage may not be removed if there are past due balances on your account. Please keep our costs

down by paying your maintenance fees in a timely manner.

●Immediate family members (children at least 21 years of age and parents) may come and camp without the owner if the owner makes the reservation and sends a Letter of Authorization each time they come to camp.

●Packages for owners will no longer be picked up from the post office. If you are expecting a package, it is your responsibility to track it and pick it up if it ends up at the post office.

●Golf carts parked in the wrong numbered spot will be levied a fine of \$20.00.

●The first Chapel service will take place on the Sunday before Easter.

●Check the Calendar of Special Events for Homecoming, Easter, Memorial Day, Bible School, the Summer and Fall Yard Sales and Craft Shows and the Halloween Celebration.

## New Campers and Rental Increase

Each year, since 2015, we have been replacing our older rentals with brand spanking new units. They have been very popular and the first to be reserved by our owners. The fact that they have so many sleeping spaces (queen bed, couch, table that makes a bed and 5 additional bunkbeds in a bedroom with their own tv) has made them very desirable. The option of an additional outdoor kitchen is also unique and fun.

This year, 3 more older campers have been replaced with some great new additions. All of the rentals have one or more tv's. One of the new ones, Rental #3, has a tv in the living room that can swivel around to be watched from the comfort of the bedroom behind it. That same rental has comfy queen size bunk beds at the other end. Also featured in this one is a dvd player, an mp3 player, a radio and is blue tooth enabled.

Rental #221, another new addition, has two queen size bedrooms and a fireplace.

Many of our rentals have radios and dvd players as well. The fact that we now have wi-fi throughout the park gives our owners many options for entertainment with their own technology.

For more than 10 years, our rental rates have been \$50 nightly for the travel trailers and \$60 during the week for the cabins. The cabins were \$70 on Friday and Saturday unless you booked 7 nights or more, then the \$60 nightly rate prevailed.

Effective, March 15<sup>th</sup>, the nightly rates will increase by \$10.00 in all scenarios. This is a small increase for the additional benefits our rentals afford owners and their guests.

To give you a comparison and show how reasonable our prices are, right next door, at the Unicoi State Park:

1-bedroom barrel cabins \$109 - \$229 plus 15% tax with a 2-night minimum, no wi-fi

2-bedroom barrel cabins \$129- \$259 plus 15% tax with a 2-night minimum, no wi-fi

Lodge rooms are \$89 - \$199 nightly plus 15% tax with a 7-day cancellation requirement.

## USCR Time Out Ladies' Silent Auction

The USCR Ladies' Time Out group will host their 2nd Silent Auction, on July 4th weekend 2017. Proceeds from the auction will benefit any additional specialty equipment needed for our resort. Donations of handcrafted or interesting and unique items from Unicoi members will be greatly appreciated. Auction items will be received up to the day of the auction. Please watch your activity sheets for more detailed information concerning the Silent Auction.

The first year in the life of our ladies Time Out group has been such a joy to be a part of! We have so many talented and knowledgeable ladies that come throughout the year. We meet the 3rd Tuesday of each month, from 1:30-3:00 p.m. in the Activities Building for fellow-

ship, games, tea, snacks and a brief meeting agenda.

In our first year we have been privileged to participate with the following local benefits: Circle of Hope, USCR Cookbook, Smithgall Humane Society, USCR Silent Auction, Ronald McDonald House and White County Head Start. As you see it has been a busy year and the ladies of Time Out are thankful for the opportunity to help make a difference in each of the benefits listed. We will be participating again this year by providing needed items for the following local benefits: Circle of Hope, Battered Women's Shelter, White County Head Start and tabs for the Ronald McDonald House. Thank you in advance for your help and participation with donations and don't

forget to save and bring your soda can tabs!

Time Out ordered an additional 200 cookbooks which are on the way. These may be purchased and picked up in the Resort Office for \$10.00 each. You may also, order by phone, by calling the Resort office, if you desire to have them shipped it will be an additional \$3.50 each book to ship. If you do not have a cookbook yet, be sure to pick up a copy soon, as they go fast!

We look forward to having you join us in our 2017 Time Out meetings! Please watch for further details on future events that you can join or be involved in!