

Maintenance Managers

Monthly April Report 2009

10 April, 2009

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

To: Board Members

Work completed by Maintenance personnel from dates 3-14-2009 thru
4-10-2009

Campers Moved:

- Moved 226 campers. This time last year we moved 221 campers.

Grounds:

- Repaired or replaced bulbs at the following site lights. 273, 241, 140, 141, 5, 252, 78, 216, 218, 220, 222, 174, 179, 178, 177, 175, and fire ring lake side.
- Continued to vacuum and pick up leaves through out the Park.
- Moved stop sign in front of Clubhouse.
- Lower Pool - pulled out DE filters cleaned and reinstalled, installed new multiport valve gaskets on both valves, cleaned and test ran heat saver pump, and pool heater, both checked out ok.
- Installed 40ft of culvert behind covered golf cart storage. Cleaned out area for more storage, put down gravel, and rip rap around culvert.
- Cut and split fire wood twice, distributed through out the Park as needed.
- Put chemicals in Upper Pool to remove iron stains from walls and bottom of pool. Stains developed after having to drain pool to install new main drain covers to be in compliance with the "Virginia Grahame Baker Pool and Spa Safety Act"
- Replaced 3 boards on picnic table at Clubhouse and painted them.

- Added enzymes to all septic tanks.
- Picked up fallen limbs through out Park after thunder storm.
- Cut up fallen tree at Site 279.
- Replaced broken underground water cut off at Site 203.
- Sewage grinder pump at lift station A2, starter armature went bad. Had midway electric pull out pump, repair pump, and reinstall.
- Built 2 new picnic tables.
- Trimmed bushes at Rental 22.
- Took down fence at tennis court to start work on retainer wall.
- Ordered roll back dumpster and filled with debris from winter projects that was stored in A-Lot.
- Cleaned both pools as needed.
- Weeded front entrance and put down pine straw.
- Put out new picnic tables at the following sites: 261, 259, 248, 236, 234, 13, and 19.
- Cut grass where needed once.
- Worked on sewage clog in 200 section. Took 1 ½ days until we got it unstopped. Snaked and jetted lines from several locations and directions.
- Sprayed for weeds throughout the Park.
- Replaced 30 amp breaker at Site 237.
- Repaired 120 volt GFI outlet Site 15.
- Replaced 120 volt GFI outlet Site 218.
- Replaced bulb in security light by Site 4.
- Replaced flood light bulbs over Activity Building steps.
- Cut dead pine tree that was hit by lighting behind Site 110.
- Trimmed bushes around the Clubhouse and picked up brush.

Buildings:

- Finished remodeling Lower Pool bathrooms. New epoxy floor, prepped and painted existing walls, installed benches, new counter tops, grab bars, new low flow water conservation commodes and boxed in plumbing. Painted fence and front of building, installed lattice next to outside shower to keep out leaves, and new exterior doors.
- Repaired supply valve leak in Bath House 2, ladies' side.

- Repaired shower stall door Bath House 1, ladies side.
- Repaired leaking shower in Bath House 2.
- Cleaned out gutters over Guard House and golf cart storage.
- Repaired sticking door ladies room Clubhouse.
- Repaired leaking spigot in Bath House 5.
- Installed a pull handle on shower door Bath House 1.
- Replaced faucet in Bath House 5, men's side.
- Replaced two 8ft bulbs in Bath House 1, ladies' side.

Rentals:

- Repaired blind in Rental 135.
- Replaced Co2 detector in Rental 221.
- Replaced CD player in Rental 150.
- Fixed water leak on city water hook up Rental 150.
- Check and filled all rentals with propane as needed, three times.
- Resealed roof seams on Rental 135 and 150 where we believe the leaks were coming from.
- Cleaned out sewer connection Rental 22.
- Repaired blinds in Rental 135.
- Repaired AC fan in Rental 135.
- Installed 90 degree water elbows on rental water inlets.
- Replaced hot water tank element in Rental 22.
- Repaired radio in Rental 3.

Activities:

- No report

Equipment Maintenance:

- Repaired battery post in golf cart #5.
- Check batteries on all golf carts. Added water as needed.
- Service truck, replaced transmission filter and modulator. Gas pump and vacuum pump.
- Serviced 350 dump truck, changed oil and filter, fuel filter and spark plugs.
- Replaced battery in new F-350. Old battery was still under warranty.
- Serviced Hustler riding mower.
- Kubota tractor would not start. Found loose ignition wire and replaced.

Administration:

- Scott Boyd attended the Georgia Association of Water Professionals, 2009 Industrial Conference & Expo to obtain enough continuing education points to maintain his Class 4 water license.
- Estimated material and obtained bids for proposed temp storage with electric in C-lot.
- Completed monthly reports and work schedules.
- Completed and sent out monthly water report to EPD.

Planned work and purchases for up coming month:

- Repair sidewalks around Clubhouse.
- Plant grass in front of Clubhouse.
- Open both pools.
- Build covered shelters by fire rings.
- Replace tennis court retaining wall.
- Install salt water systems at both pools.
- Install Vac-alert system at Upper Pool.
- Install culvert in H-lot.
- Work on estimates to resurface basketball court.