

## A New Beginning...

Saturday, April 22nd, the day of our Grand Opening and show-off was magical. The weather was perfect, and so many of our owners stepped up to help cook, park, register and just plain welcome our guests.

This day epitomized what Unicoi Springs Camp Resort and our owners are all about. The Pitmasters fed everyone and the reviews on the meal are still coming in. The open air trolley we rented from VIP Southern Tours was a hit.

Beth Cruz, our Treasurer and member of 15 years, narrated informative and entertaining tours throughout the Resort. Owners and visitors thoroughly enjoyed the ride in the vintage trolley while be-

ing introduced to the many facets of our wonderful getaway. Thank you all for making this day perfect!

Mr. Ricard Lee of Acworth, GA was the happy winner of the combination LP/charcoal grill.

Tina and Rich, the members of the duo known as "Hear Now" provided great background music and entertainment for our day on the front lawn of the Clubhouse. The front porch was filled with their newest fans.

The best news is that a total of 38 new ownerships were sold, both to current owners and new.) The last of those ownerships was sold at our new price of \$5,000 the day after the sale ended and one of the earli-

er ownerships was purchased at the, then, current price of \$3500 so our new owner could use it immediately rather than wait for the April 22nd activation.

We welcome all of our new family members and look forward to creating many more beautiful Unicoi Springs memories!

If you would like to send an information package to a friend, family member or co-worker, just come to the Office and give us a list. We will send that package in your name

## A Tradition in Camping Since 1983

be a unique and thoughtful gift for anyone in your life. Its not too soon the get your orders in for the holidays.

The cost is \$30.00 each. The order forms are available in the Clubhouse and on line. Payment is requested by cash or check only because the order forms are held until a minimum of 10 are received to enable free shipping of these heavy items.

this is where a new and exciting journey begins. Watch and listen for more information to come!

and special times with the Resort.

You might even want to take advantage of ordering them through the Resort for your own use creating a walkway or garden piece at your own home.

Just make a note on the order requesting us not to install here at the Resort. We will notify you so that you can pick them up and take them home.

One or more of these bricks would

several changes to it before turning the Resort over to the owners, but, basically, we, as owners, have never had the opportunity to have a say so in its contents. Well, this is 2017 and we will now have a voice and

## A Gift of Love

Is there someone or a special event you would like to honor with a MEMORY BRICK?

Since this program began, 122 bricks have been purchased and placed in our Memory Garden in the courtyard between the Office and the Clubhouse. Benches and potted plants have been added to this area for those who would like to sit and reflect. This is a lovely way to remember friends and family who have passed or your history

## Unicoi Springs Covenants

Fun Fact... Did you know that our present covenants, the first and foremost operating document of this Resort was written by Chatham Properties, Inc. and Resorts, LTD back in 1983? They made



# The Springs Communicator

"An Official Publication of the Board of Directors"

## 2017 Annual Owners' Meeting

The Annual Owners Meeting is scheduled for September 16, 2017 at 1:00 p.m. in the Clubhouse.

During this meeting, the results of the election will be announced and our current board members will summa-

rize the past year and their participation in the events.

All ballots received by the deadline of 11:00 a.m. that morning will be verified, certified and tallied by the Election Committee. After the new board goes into closed

session following the meeting, they will post the new directors and areas of responsibility.

Make your plans to attend. There will be a drawing and door prizes!

### Inside this

Gentle Reminders	2
Craft Shows	2
Reservations 101	3
Thoughts to Ponder	3
New Beginning	4
Gift of Love	4
Covenants	4

## In Memoriam

Lloyd "Buddy" Adams  
E. T. Bryant  
Edwin Byrum  
Claire B. Kammerer  
Kimberly Y. Cristofanelli  
Scott Lynn  
Douglas McDaniel  
Walter Nichols, Sr.  
Zebb Vance Owens

*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.

Visit us on the web at  
[www.unicoisprings.com](http://www.unicoisprings.com)

## It's That Time Again...

As announced in the March, 2017 Springs Communicator, the terms of two board members are coming to an end this year.

Beth Cruz, has served since 2007 with a brief absence. Her duties included Executive Director, Treasurer, interim Secretary as well as numerous committees.

Bonnie Jordan's term is also coming to an end. Bonnie served one 3-year term as Executive Director, Secretary, Grounds, Planning Committee and also headed up the By-Laws Committee.

Our sincere appreciation to these two ladies for giving their time and talents serving on the Board.

Three applicants have stepped up for the opening positions: Kathy Davis, a former Board President, Treasurer, Executive Direc-

tor and by-laws committee member; Mary Hill, who has volunteered to help out with our recent Grand Opening and Halloween events and Doug Jackson, who is always on hand to volunteer when needed.

According to Article III, Section 8 of the By-Laws, the Board will select those to be nominated from the applications received. Those applications, certification forms and ballots are enclosed with your newsletter.

Complete instructions and a self-addressed envelope are provided for your convenience in returning your votes to the Resort. Ballots must be submitted by 11:00 a.m. on September 16, 2017. Remember, you have a vote for each ownership in your

name.

By the time you receive this newsletter, the applicants for the Board have been introduced to attending owners at the "Meet the Candidates" meeting on August 5<sup>th</sup> at 10:00 a.m. In the Clubhouse.

Each candidate was given about five minutes to tell about themselves and why they would like to serve on the Board. The purpose of this meeting was strictly to meet the candidates. No other business was transacted.

Pay close attention to the instructions so that your vote (s) will count. Be sure not to include any payments or important correspondence in your ballot envelope as these will not be opened until September 16, 2017.

## Gentle Reminders

●Use of the Activity Building by an owner for a private event may be reserved no sooner than 7 days in advance. The building is open on a first-come, first-served basis unless there is a planned and scheduled resort activity for the benefit of all owners. There is no charge for the use of the building, but you are asked to clean the facility according to a list posted on the bulletin board.

●Upon entering the Resort prior to 5:00 p.m., if you, as an owner, do not have your gate card with you, please come inside the Office, identify yourself and request that the gate be lifted and/or purchase another gate card. If your guest is arriving, please instruct them to park at the Stop sign, come to the Office to verify that they are expected and request a guest pass, a parking spot and directions to the owner they are visiting. The Security

Office is on duty after 5:00 p.m. until 8:00 a.m. the next morning and will be managing the gate during these hours. These procedures are in place for your security and protection.

●When you leave the Resort, all personal belongings and equipment are to be taken with you. The exceptions are golf carts and rv's contracted in permanent storage or rv's in temporary storage. Golf cart trailers, storage trailers, vehicles and any other equipment must leave the Resort when you do pursuant to Rules and Regulations, Item C- Vehicles, Section 3, Page 6.

●Please understand that if you have a camper in storage and need to work on it personally or have someone come in to work on it, that work cannot be done in the storage area.

## Craft Shows/Yard Sales Now Open to Public

We tried something new this summer by advertising our craft show and yard sale in local papers and social media. Announcements on social media and newspaper advertising invited the public to attend, shop and buy lunch.

Our owner/vendors were set up inside and around the Clubhouse so that the entire event was centralized. Visitors were given VIP badges to identify them as non-owners and special guests.

The event was scheduled from 9:00 a.m. until 4:00 p.m. and vendors were requested to keep their tables/booths/diplays up until the end to take advantage of all visitors and possible sales. Signs and balloons were posted on the highway and at the entrance. We had a nice turnout and feel this could be the beginning of a

new tradition with many more shoppers and visitors to our beautiful resort. This is yet another way that Unicoi Springs Camp Resort will be more recognized in the community and introduced to tourists traveling through our area.

The next and largest show of the season is the Fall Craft Show and Yard Sale. If you are interested in participating, there will be a \$10.00 non-refundable fee to enable us to purchase more advertising, entertainment and offer lunch for sale.

Due to space restrictions, there is a limit of one table per person in the Clubhouse, on the porch, picnic tables next to the lower pool, picnic tables next to the Activity Building and the picnic tables under the playground pavilion. If you have your own canopy or table, you may set up

Arrangements must be made to have the camper pulled out on a site for no longer than two days if you will not be occupying it.

If you are trying to sell your camper or looking to buy one in storage, the same procedure applies. The cost of storing a camper here in the Resort includes the safety and security of all campers in that area. Allowing anyone in that area for these reasons compromises the other owners, their campers and places undue liability on the Resort.

Compare this to any rental property you contract for. Would you want the landlord to allow anyone to look through your belongings in a storage building or invite a stranger to walk through your residence because they are interested in the property?

on the Clubhouse lawn (as long as the canopy is not staked).

Space is limited, so if you are interested, be sure to sign up, state your location preference and pre-pay your fee to secure your space. We ask that if you signed up and have changed your mind, that you let us know so that the space can be available for someone else.

Additional events like this are a possibility to encourage our owners to spend more time here and to show non-owners just how much fun we have here at Unicoi Springs.

Remember...a casual conversation with a visitor could result in an ownership sale and an owner incentive for you.

## Reservations 101

This tutorial is for the benefit of our many new owners and to serve as a refresher for current owners. We often hear "I can never get the site that I want...what is the secret???"

There are no secrets and no one has more of an advantage than another. The procedures are simple. Your success depends on you.

Just as you would plan to book a flight, reserve a table at a special restaurant or make reservations for accommodations during peak season anywhere else, the same planning and forethought will secure a favorite site or rental here at Unicoi Springs.

Each owner has the right to make reservations as far ahead as 60 days. Non-emergency cancellations will be accepted as late as 24 hours in advance. Failure to cancel 24-hours in advance results in a one night rental fee or a \$50.00 fine for sites. (\*Shrinking down the length of time in a rental must occur a day ahead of time or you will be responsible for the entire stay.)

Two changes per reservation are allowed before the reservation must be forfeited. Once a reservation for a site has been made, even if it was cancelled, the same site may not be reserved again within 60 days.

When you are ready to make a reservation, please have the basic information ready, Your owner number (s); the size of your rv, including the number of slide-outs; your arrival and departure dates. (If you share an ownership with another owner, be aware of the shared owner number and the time frame you can use knowing that the sites reserved by anyone on the ownership affects all owners linked to that

## Thoughts to Ponder...

In the early years of Unicoi Springs Camp Resort when it was fresh and new, there was a waiting list to purchase an ownership and become a member.

For the past two years, a concentrated and on-going quarter million dollar

same ownership.

Remember...during a busy reservation time, the seconds you lose hunting for this information or having the Office find it can cost you the site you wanted to someone else who was prepared and ready to book.

If you are making reservations in person, numbers will be placed in the Clubhouse each morning at 8:00 a.m. You may take a number and return to your camper until 9:00 a.m. when the Office opens. The first phone call and the owner with #1 will be waited on first. Other phone calls and counter visits will be alternated in fairness.

Neither has priority over the other. Email reservation requests are addressed after the initial 9:00 a.m. counter and phone calls have been completed. The email request form is on [www.unicoisprings.com](http://www.unicoisprings.com). If you do not receive a confirmation or response from the Office within a day, call to make sure that your request arrived.

When you call for a reservation, your completed reservation information will be read back to you, noting the dates, the site and a confirmation number. Please listen and also jot down the information for yourself. When you arrive, you are given a check-in sheet to read and sign. Your signature is the final acceptance of the dates and site you reserved.

Once you have occupied a site, you may not change to another site without a \$50 fee unless that site is not functional for your camper. This rule was created some years ago to prevent people from reserving and tying up a site until they notice a "better" one is available, thus tying up two sites for others who may have wanted the origi-

nal site for the full time.

Only those persons named on the deed may make reservations. Immediate family members (parents and children 21 years of age) may stay with a Letter of Authorization signed by the owner. You can find this form in the Document Library on our website or pick them up in the Office.

To assist you in making reservations, the Resort has prepared a Reservations Calendar which shows the "60-day out" date of each calendar day. A map showing the sizes of the sites (not including your vehicle parking area). The reverse side of the map contains a detailed chart showing the size of the pad, the number of slide-outs and if there is additional overhang allowance beyond your back tires.

Since everyone has different needs and styles of campers, it is your responsibility to use these basic tools and personalize the information for your reservations. A fact sheet on all 21 rentals gives you complete information about them. Ultimately, you are choosing the site, so it would benefit you greatly to inform yourself about the sites you wish to reserve. These items are on the website and available in the Office.

The Office staff is always ready and willing to assist you in planning your schedule. The more you know, the better they can help you. Remember...knowledge and preparation are the keys to making successful reservations.

\*Check the special ruling on the cabins found on the back of the map or on the Rental Rates Sheet.

you immediate access as an owner and you have 90 days to pay the balance.

We have only a limited number of ownerships remaining before that waiting list is again created.

effort has resulted in rebuilding and refreshing our Resort—in essence, giving it a rebirth. We will always continue this effort on a daily basis, but the financial shot in the arm has hastened that effort.

Cost of an ownership is \$5,000. A \$1000 non-refundable deposit will give