

Winter Projects and Improvements

This year's "honey do" list for the Resort includes some great new upgrades and improvements.

14 sites in Area 3 will receive new 50 amp electric, site lights, decks and pad extension. The majority of them will have new decks and handrails. Some will have patio extensions and parking areas. Some will have a new wall on the hookup side. The sites involved will be Sites 119 through 134 with the exception of Sites 123 and Site 124.

The tent camping area will receive a facelift as well. Currently, there are two sets of steps going up to the tent parking area. These will be replaced with one new 6' wide set and a ramp for ease of rolling coolers and supplies down to the tents.

Just completed are some wonderful changes to the Horseshoe area. A brand new set of well lighted stairs and a picnic table sitting on fresh gravel should bring out some competitive tournaments once again. Check it out!

Erosion control in Area 6 is an on-going major undertaking for the new season. Sloping of the land and necessary tree removal will make the campsites in this area more appealing to the eye.. Research on options and feasibility for an upgrade to the putt putt golf course is underway as well.

So, go ahead....get excited about the 2013 camping season, it's not too soon!

Temporary Winter Storage

Once again, by popular demand, the Resort will be offering a way for owners not already in permanent storage to leave their campers and/or their golf carts here just for the winter.

Effective November 1, 2012 winter RV storage will be available at \$32.50 per month for campers with no electric availability. Golf carts will be stored for \$10.00 per month

with no electric. The location will be determined by the Maintenance Manager. This determination will be based on work projects on-going in the winter months.

In addition to the RV storage fee, there is a \$15.00 fee each time maintenance has to hook to your camper to move it into storage and back out at the end of the storage period.

The campers and golf carts must be removed from Winter Temporary Storage by March 1, 2013, without exception.

The rising price of fuel makes these options financially attractive and logistically convenient to returning owners.

Do You Realize...

...that Unicoi Springs will be celebrating it's 30th anniversary in 2013? The 7-Day Super Sale was the first event commemorating this occasion. What better way to celebrate than to add to our family! 34 memberships were sold during this sale. Brand new owners,

friends and family members and some owners who wanted to have more time available for themselves took advantage of the celebration price of \$1600.00 which included the first half of the 2013 maintenance fees paid.

Got any ideas for other ways to celebrate this momentous occasion? Contact the Activity Committee with your ideas and also if you care to volunteer next year.

Help Us Help You...

If any of your contact information has changed or you have added more telephone numbers, please fill out this form, cut it out and send it in with your maintenance fee payment. Having the correct contact and emergency contact information is crucial to assisting you in any number of situations.

Information Update Form	
<small>(This information will remain a confidential part of your file.)</small>	
Owner Name (s) _____	U# _____
Mailing Address _____ _____	
Telephone (s):	Home: _____ Cell: _____ Cell: _____ E-Mail Address: _____ Emergency Contact: _____



The Springs Communicator

"An Official Publication of the Board of Directors"

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Time Flies...

...when you are having fun!

Seems like we were just welcoming you back for the 2012 season and now the clock is ticking as we count down to the final day of camping on January 2, 2013 at noon.

Our 30th Anniversary Season will open on

March 1, 2013.

Many regular owners to the Park have winterized, packed up and moved on for this year.

Effective November 13th, Areas 2, 3, 4 and 6 are closed for the remainder of the season. Area 1 (Site 1-45) and Area 5 (Sites 225 - 274) are open for reserva-

tions. This early shut down will enable the commencement of winter improvement projects before the weather becomes inclement and, more importantly, will result in a substantial cost savings to the Resort.

Election Results and New Responsibilities

On September 22nd at 1:00 p.m., the 2012 Annual Owners Meeting commenced in the Clubhouse. We appreciate the commitment and community spirit of those who stepped up to volunteer their time and effort to run for the Board.

Sincere appreciation is also extended to the volunteers who manned the Election Committee and counted the votes.

The new Board of Directors and their duties are as follows: Kathy Davis - President, Buildings; Arlon Maddox, Vice President,

Owner Relations, Rules and Regulations and Covenants and By Laws; Beth Griner, Treasurer; David Stover, Secretary and Activities; Gary Bryan, Equipment and Kitchen Expansion; Ricky Carter, Grounds and Covenants and By-Laws; Marvin Hill, Activities.

Following are the final tallies of the certified ballots submitted and counted:

Steve Henson - 221
Huel Pass - 251
David White - 344
W.R. Harber - 352

Ricky Carter, 393
Gary Bryan - 418
David Stover - 544

Many thanks to Aileen Connor who served faithfully from 2004-2012 and also to Doug Waters who served from 2007-2012.

Remember that these owners are giving up precious time here at the Park with their friends and families to make Unicoi Springs Camp Resort a positive experience in your life.

In Memoriam

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

James Ballard
Peter Chavannes
William Derrick
Helen Huggins
Robert Huggins
Dan Jacobs
Benny F. McCleskey
Harold Norton
Ed Ramsay
Howard Rasmussen
Patricial Rasmussen
Esther W. Stanley
E. K. Waters

Always in our hearts...

Gentle Reminders

♦Reservations are made daily from 9:00 - 4:00 p.m. Only those persons named on the deed may make or change a reservation. Only immediate relatives (parents and children at least 21 years of age) may use an owner's time with a letter of authorization.

♦Don't forget that referring a friend or family member to the Resort can bring you a substantial reward if they buy an ownership. \$300.00 OR one year's paid maintenance fee OR a 2-year paid membership in Coast

to Coast.

♦Once the Resort closes for the winter, the Office will remain open from Monday to Friday from 8:00 a.m. until 5:00 p.m. daily. Reservations will be made according to the 60-day out scheduling and all business will be conducted as usual, however, visitors will be unable to drive through the park due to construction liability.

♦If you are leaving your camper in permanent or temporary storage, be sure to winterize and make provi-

sions for inclement weather before you leave for the winter.

♦If your camper is in permanent or temporary storage, please make sure that you secure all furnishings and belongings for the trip back to storage. Also, remember that it is your responsibility to make sure that you have sufficient air in your tires and that all batteries are charged. Any needed repairs should be completed so that the Maintenance staff can move your camper efficiently. They do not make repairs on campers.

2013 CALENDAR OF SPECIAL EVENTS

March 30	EASTER EGG HUNT and games for children.
May 19	UNICOI SPRINGS HOMECOMING DINNER (Ham, Turkey, Tea, Lemonade And utensils provided.) Bring two side dishes to share.
May 25	MEMORIAL DAY Activities with a Movie Under the Stars, Evening Dance. COOK-OUT (Grilled Chicken): Sign up required.
June	SUMMER DAY CAMP for children ages 4-12 , Monday through Friday from 9:30 a.m. to 11:30 a.m. in the Activity Building. Wednesday Family Night Programs.
June 29	SUMMER CRAFT FAIR and YARD SALE (9:00 a.m. - Noon) Sign Up Required.
June 29	INDEPENDENCE DAY CELEBRATION. Camper and Golf Cart Decoration Contests, Children's Parade and Evening Dance. COOKOUT (BBQ): Sign up required.
July	SUMMER DAY CAMP for children ages 4-12 , Monday through Friday from 9:30 a.m. to 11:30 a.m. in the Activity Building. Wednesday Family Night Programs.
August 31	LABOR DAY Activities including Movie Under the Stars COOKOUT (Chicken Halves) Sign up required.
September 21	ANNUAL OWNERS' MEETING in the Clubhouse at 1:00 p.m.
October 12	FALL CRAFT FAIR and YARD SALE. (9:00 a.m. - Noon) Sign Up Required.
October 26	HALLOWEEN CELEBRATION. The fun starts Friday evening. Saturday morning - Children's Activities. Camper, golf cart and post decorating, dog and people costume, pumpkin decorating (bring your own pumpkin) contests. "Trick or Treating". Dance Saturday evening. (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.)

As final details unfold, they will be posted on the website at www.unicoispings.com and appear on the weekly activity sheets. Volunteers are always welcome to make these events as enjoyable as possible—don't hesitate if you have ideas and want to help!

Maintenance Fees

Enclosed in this newsletter, you will find your maintenance fee invoice (s) for 2013. For the fifth year, maintenance fees will remain the same at \$375.00. Once again, the *split payment plan has been offered.

The first half of \$187.50 is due by January 1, 2013; the remaining balance of \$187.50 is due April 1, 2013. You may pay by mail or by phone. Unicoi Springs accepts all major credit and debit cards with the exception of American Express. As a cost saving measure, we encourage owners to pay by check .

*A \$2.00 handling fee will be assessed on any balance due if payment is received after March 31, 2013 in addition to a 1.5% interest charge on any past due balance at the first of each month.

Receiving these maintenance fees in a timely manner is crucial to the operation of the Resort and to you, as an owner. Timely receipt of the maintenance fees means that additional resources necessary for collection can, instead, be used for the improvement of the Resort which everyone can enjoy.

Our yearly operating budget is based upon this very important income and is necessary to maintain the Resort in the manner to which you have become accustomed.

As you know, reservations may not be made on any ownership linked with one having a past due balance of any kind i.e., maintenance fees, storage or fines. NOTE: Monthly storage invoices will be reinstated effective November, 2012.

If collection efforts become necessary, liens will be placed on properties. There will be an additional \$15.00 lien release fee once the fees are current. Should outside collection be retained, legal fees accumulate and credit ratings are adversely affected.

If you have any outstanding balances with the Resort, it is imperative that you contact the Office to discuss them to avoid the necessity of involving outside parties .

Should you decide to sell your ownership, the fees would have to be paid and liens released before the new owner can use it. The Unicoi Springs website has complete instructions on transferring or selling an ownership in the Document Library at www.unicoispings.com.

Changes in Board of Directors' Meetings

The first meeting of the newly elected Board of Directors was held on Saturday, October 20, 2012.

Among the many items discussed were changes to the traditional meetings.

Effective November, 2012, every meeting will be an open board meeting. Meetings have been changed from the third Friday of the month to the third Saturday of the month to encourage attendance and open communications between the Board and the owners.

Agendas will be posted at least seven days before the meeting. During the meetings, owners will have an opportunity to voice their opinions on items that are being discussed before a vote is taken on the items. Discussion will be limited to 2 minutes per owner.

In order to keep the meetings to a reasonable length, meeting procedures will be posted beforehand.

At the end of the meetings, the Board will accept comments

and questions on items not posted on the agenda.

The Board would like to thank those who have volunteered their time this year. "It really does take a village."

There are lots of things planned for the 30th Anniversary, so keep checking the website and activity sheets. This will be a year long celebration.

The Board's vision for this resort is fun, fellowship and camping leisure in a safe environment.