

## Sale of Surplus Equipment

The following equipment is being offered to our owners via sealed bid with a deadline of Monday, January 19, 2015: One (1) 1988 Chevrolet Panel Truck with diesel engine. Starting bid \$1,000; One (1) Gas Wood Chipper. Starting bid \$500; One (1) Woods S500 Back Hoe Attachment. Starting bid \$500; One (1) 1998 Club Car Electric Golf Cart #7. Starting bid \$200; (1) 1998 Club Car Electric Golf Cart #8. Starting bid \$200.

### IMPORTANT INSTRUCTIONS

All bids must be in TWO sealed envelopes

clearly marked that it is a bid for said items. Upon receipt, bid envelopes will be marked with date received. Bids will be opened in the regular board meeting. Bids and bidders will be stated to members and recorded in minutes. High bid will get property. If two equal bids, earliest post-marked date will win bid.

All items shall be removed within 7 days of bid winner notification. Failure to remove property within 14 days will result in forfeiture of item to next highest bidder.

All sales are "As Is", final; no warranties

or insurances shall be on said property. All bidders, buyers will be solely responsible for any required tags, titles, insurances and other needs once USCR has signed over. This shall be verified by signatures on form. Ownership will be transferred and paid for, in full, before leaving USCR property.

All owners will have first choice to bid. If there are no bids, property can be offered to general public and staff. Equipment is available for inspection now. Check with the Office.

The campers and golf carts must be removed from Winter Temporary Storage by March 1, 2015, without exception.

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

## 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, 2014 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 ongoing 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.

## Winter Projects

Our annual rebuild, repair and overall deep cleaning spruce up of the Park will soon be underway. The larger projects for this year will be the upgrade of 10 sites in Area 3, fondly referred to as "Lace Curtains". New sewer and water connections will be installed at the rear of each site. Beau-

tiful concrete patios will replace the old wooden decks. Drainage issues will be addressed as well. Ten to twelve brand new wooden decks will be built throughout the Park replacing those with the most critical issues. As you know, your two-month absence from the resort is an extremely

busy and productive time for the Maintenance Department, allowing them the space and uninterrupted time to bring out the heavy equipment to beautify the park for your return.

## Gentle Reminders

◆Once the Resort closes for the winter, the Office will remain open from Monday through 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.

◆The Yahoo Discussion Group on the internet is created by and for the owners. This group, the discussions and

questions are not monitored by Unicoi Springs administration or Board of Directors. Should you have any issues or questions needing a response by the Resort, please address them to the Office or Board of Directors, through the Office.



# The Springs Communicator

"An Official Publication of the Board of Directors"

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The Resort will close on January 2, 2015 and reopen on March 1, 2015.

## 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.

George Adams  
Edward C. Cawthon  
Garland Cribbs  
Elizabeth Hockett  
Susie Pierce House  
Edward L. Terry

You are missed...

## Introducing Your 2014-2015 Board Members

The 2014-2015 Board of Directors was announced and introduced at the 31st Annual Owners Meeting on September 20, 2014 in the Clubhouse.

2,228 owners were eligible to vote. 807 certified ballots were counted. Following are the results of this election:

Beth Cruz - 661 votes  
W.R. Harber - 295 votes  
James Head - 49 votes  
Marvin Hill - 261 votes  
Bonnie Jordan - 328 votes

The Resort appreciates both

the commitment and community spirit of those who stepped up to volunteer their time and effort to run for the Board.

The volunteers who manned the Election Committee and counted the votes deserve a round of applause for the time, effort and dedication towards making the election process a success.

The new Board of Directors and their duties are as follows: David Stover- President; John Gaines - Vice President; Bonnie Jordan -

Secretary: Beth Cruz - Treasurer; Tommy Walker, Gary Bryan and Ricky Carter.

Many thanks to those who have served, continue to serve and our newest board member.

This Board wants to hear from you and work with you. Let's make the remainder of 2014 and all of the new 2015 camping season enjoyable and memorable for everyone.

## By Laws Committee

The important and crucial project of reviewing and updating the By Laws commenced four years ago. Thanks to a dedicated group of volunteers, it has regained momentum this year.

There has been an overwhelming response from our owners with regard to the re-writing of the By Laws.

Sneak Peek Drafts have been added to the Unicoi Springs website in the Document Library for your review. Each time changes and updates have been made, the new version has been posted in the Docu-

ment Library.

Seven open Preview Meetings have been held sharing the information and opening discussion to all who attend. The tone of these meetings is one of cooperation and education and have been a positive force in completing this task for the benefit of each and every owner.

Topics discussed and rewritten in the drafts are reimbursements for directors, removal of directors and officers and application requirements for those running for office, just to name a few. The most recent draft is on the website

and also available in the Clubhouse for your review. The final modifications and additions are being made and the document will be sent to our attorney for finalization.

The next step will be sending each owner a copy of the new recommended By Laws with a ballot and instructions on voting.

Please take the time to read this document, mark the ballot postcard and send it in. Your vote is of the utmost importance.

Unicoi Springs Camp Resort will be participating in the 40th annual Atlanta Camping and RV Show

January 23, 24 and 25, 2015 - Atlanta Exposition Center South

Our Show Special will be the sale of an ownership for \$1,750 for these three days only. A non-refundable \$500 deposit will be accepted with the remaining balance due in 60 days. Ownerships may be purchased at the show each of the three days or called into the Office on January 23rd only.

(The Office will be closed on January 24th and 25th.)

## Memory Bricks Have a Home!

A corner of the Clubhouse courtyard, just to the left of the Front Office, is the new home of our initial group of bricks. As more bricks are purchased, they will be added. The finishing touches are still in the works, so keep watching; it will be lovely. If you are in-

terested in purchasing a brick, check the Website Library or the Clubhouse for an order form. The cost is \$30.00 (cash or checks only) and new orders are submitted in groups of ten to take advantage of the Free Shipping option.



### 2015 CALENDAR OF SPECIAL EVENTS

- April 4 **EASTER EGG HUNT** and games for children.
- May 17 **UNICOI SPRINGS HOMECOMING DINNER** in the Activity Building (Ham, Turkey, Tea, Lemonade and utensils provided.) Bring two side dishes to share.
- May 23 **MEMORIAL DAY** Veterans' Recognition. Evening Dance. COOK-OUT Tickets 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 6 **SUMMER CRAFT FAIR** and YARD SALE (9:00 a.m. - 2:00 p.m. ) Free tables in Clubhouse or set up at your campsite. Sign Up required so people will know where you are and what you have.
- July 4 **INDEPENDENCE DAY CELEBRATION.** Camper and Golf Cart Decoration Contests, Children's Parade and Evening Dance. COOKOUT Tickets 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.
- September 5 **LABOR DAY** COOKOUT Tickets required.
- September 19 **ANNUAL OWNERS' MEETING** in the Clubhouse at 1:00 p.m.
- October 10 **FALL CRAFT FAIR** and YARD SALE. (9:00 a.m. - 2:00 p.m.) Free tables in Clubhouse or set up at your campsite. Sign Up required so people will know where you are and what you have.
- October 24 **HALLOWEEN CELEBRATION.** 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 7 **THANKSGIVING DINNER** in the Clubhouse. 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](http://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!*

## Owner Involvement = Positive Boost in Morale

As you know, our Unicoi Springs Camp Resort is an owner-operated campground. The primary governing entity consists of a seven-member Board of Directors elected by the owners. The Board depends on communication with all owners and the staff to make decisions that affect us all. It truly does "take a village" to make that "village" a pleasant place to be.

We have been fortunate to have a core group of volunteers to assist with and create activities everyone enjoys. Our holiday celebrations and special events would not happen without their ideas, hard work and dedication.

There is a group of "green thumbed" owners who have always worked behind the scenes caring for existing plants and landscaping. A renewed interest has resulted in an actual Unicoi Springs Garden Club to assist in this effort. Watch for the dirt smudged, smiling faces walking

around with rakes and trowels, leaving a trail of pretty flowers and plants behind them to identify the "culprits". If you want to join in, just let them know.

In a continuing effort to keep the lines of communication open with the owners, the Board and current Treasurer have decided to re-establish the formation of a Finance Committee. We have a group of thoughtful, insightful owners who stepped up to this task of assisting our Treasurer with recommendations of any and all increases in fees and financial planning for the Resort which includes an Amenities Survey Study.

Another active, interactive and productive committee is our By Laws Committee. The fruits of their labor will be enjoyed by every owner when the final steps are completed. As mentioned in our story on Page 1, the rest is up to you for this to work. The

hours of intense study and discussion will mean nothing if you don't give your approval.

Aside from the official committees that have been formed, there are still those individuals who quietly donate their time and talents without fanfare. One gentleman, in particular, has built numerous sturdy and beautiful picnic tables just because he loves doing it and wants to "give back". This is the same kind of owner who will be seen helping another hook up their camper, fill a tire, bring food to a function or assist another owner, asking nothing in return.

It is important to remember that this is YOUR campground. Your responsibility as an owner is to share in the joy it brings, communicate to those trying to make a difference in a level of participation you feel most comfortable and at the end of the day, feel pride in those decisions.

## 2015 Maintenance Fees

At the October meeting each year the 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 18, 2014. They struggled with unprecedented rising operating costs, budget shortfalls and the financial landscape we all experience. Various proposals and estimates to fund our needs for 2015 were discussed and debated at length.

The decision to increase maintenance fees for the first time in six years was not taken lightly. This is a valid and reasonable business decision based on historical data from past years, current trends, a \$70,500 shortfall due to insurance increases and funding our designated 25% Vehicle and Camper Replacement Fund. This projected shortfall does not capture the serious need for continued capital improve-

ments necessary to upgrade and maintain our resort.

The new maintenance fee total is \$410 per ownership. This is a \$35 increase or less than .10 a day. Unlike other resorts across the country, you are not being charged a daily rate just to stay, nor are your guests paying a fee to bring their camper and stay on a site.

To help ease the burden of this increase we are offering the option of paying \$205.00 by January 1, 2015, and \$205.00 by April 1, 2015. 1.5% interest does not accrue until a portion of the balance is past due. If you feel the need to create your own smaller payment plan, interest is the only factor to keep in mind.

The past and present Board has done a great job finding ways to gain ancillary income to keep your fees down. The Treasurer and the Finance committee are in the process of reviewing and updating our long-range goals which include site upgrades, bath-

houses, paving and the Clubhouse roof. Also, the demand for new amenities have to be considered.

Your maintenance fees should pay for all operating expenses. We base the maintenance fees on 2,240 owners paying. We currently have 16 who have not paid at least 2014 fees. If we were to work the budget excluding the ancillary income, our maintenance fees would be significantly higher.

Unicoi Springs Camp Resort has remained financially sound since the 1990's and will continue to do so with prudent budgeting and owner input. We are fortunate to be rated in the top 14% of successful camp resorts in the country. Our owners have never received a surprise assessment to cover unexpected expenses, which is a method used by many other resorts.

The Board, the Treasurer, our managers and the Financial Committee are committed to continued financial security for our resort.