



The Springs Communicator

“An Official Publication of the Board of Directors”

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In Memoriam

To the family and friends of these owners, we send sincere and heartfelt condolences. Please help us recognize anyone whose name has been inadvertently omitted.

Edward L. Botts
 John Bradley
 Thomas L. Dickerson
 James Hilburn
 Hugh Johnson
 Harvey Paschal
 James E. Robinson
 John White
 You will be missed..

CALENDAR CHANGE

The original date submitted for the 2009 Calendar of Special Events Easter Egg Hunt has been changed from April 4th to Saturday, April 11th. Visit us on the web at www.unicoisprings.com

Treasurer's Report

We are proud to report that our Operating Expenses for 2008 were only \$7,008 more than budgeted. Our Income was \$77,511 more than budgeted. We remain cautiously optimistic that 2009 will remain strong even during the economic crises we all face. The extra income derived from added storage, more members paying maintenance fees, and extra interest on two CD's that renewed in December. The few expenses that went over were Grounds, Salaries, and Legal. We hired another full-time housekeeper and most of the legal was delinquent account litigation. We are proud of our management staff for a job well done.

Although, our budget for 2008 was \$138,174 in Capital

Improvements for the purchase of 8 Springdale rental trailers, we had funds to spend an additional \$51,163 as follows:

- \$21,705 on Storage Lot H
- \$10,834 for electrical upgrades and site improvements
- \$ 2,399 for nine televisions for the new rentals
- \$13,217 for the Severe Weather Siren System
- \$ 1,749 for an ice machine for the Activity Building
- \$ 1,259 one new computer

This information is available in the Office in the form of a Monthly Cash Summary Report. The Board reviewed the long-range plans at the January meeting to acknowledge the accomplishments

from 2005 to 2008. We are planning and preparing a plan of action for the short term goals as well as the long term goals and direction of the resort for the much needed capital improvements which include continuing site upgrades, bathhouses, and replacement items such as a tractor, golf carts, clubhouse roof, and paving, just to name a few. You will see more of this plan of action over the course of the year and at the Annual Owners Meeting. The Board wants the owners to be able to see the direction we are headed, and give any other suggestions to help improve planning and communications with the owners.

Formation of Finance Committee

In a continuing effort to keep the lines of communications open with the owners, the Board and current Treasurer have decided to re-establish the formation of a Finance Committee. The criteria for this Finance Committee is as follows:

- 2 Board Members (must be officers, Treasurer required)
- 3 Owners (selected thru a interview process by the serving Board members)
- Must commit to 4 or 5

meetings per year called by the Treasurer

- Must commit to 2 years of service
- Must attend Annual Owners Meeting
- Assist with procuring interest rates
- Assist with some auditing
- Assist with recommendations of any and all increases of fees
- Have no direct contact with our Business Manager on Finance issues
- Help planning of projected

budget.

Anyone interested in serving on this committee should contact the Office or Beth Griner by April 15th. You will need to turn in a resume' for the interview. The Treasurer will then schedule interviews to begin the selection process. The Board will give final approval of the selected committee.

Gentle Reminders

◆Parking spaces in front of the Laundry are strictly for persons using the Laundry for their convenience. The spaces in front of the Lower Pool are specified for short term parking for people using the pool or Clubhouse. Please do not leave your car there when you are leaving the Resort for the day.

◆If you need additional parking for your vehicle, additional public parking is now available in the B Lot near the Upper Pool. If you want to park in a vacant site near yours, a 24-hour pass must be issued by the Office.

◆The cost of an ownership is \$3,000 which includes the current year's maintenance fee. This might be the year that your friends or family members will decide to join you here at the Resort. If you refer a new owner, you will receive a \$100 referral fee. Check with the Office for further information.

◆Campers in storage are required to have current ad valorem taxes paid. These taxes are to be paid in the county of residence of the owner. Proof of payment should be displayed in the camper or kept in the owner's file in the Office.

◆Should your address and/or telephone number change, please make the Office aware so that your records can be updated. There are numerous instances when a simple phone call to you can save both parties time, effort and even

money. So drop a note, send an email or pick up the telephone and keep us informed.

◆If the first half of your maintenance fees have not been paid by now, interest of 1.5% will accrue each month on the unpaid balance. A second billing has been mailed to those owners who have not yet paid the first portion. If your payment did not reach the Office prior to February 1, 2009, you were charged this fee. If you feel that you should not have received the invoice because your check was mailed, check with your bank prior to calling the Resort. Payments are posted within a day of receipt. Reservations cannot be permitted if the maintenance fees are not current on every ownership in your name. The second half of the fees are due April 1, 2009. These fees are used to maintain all aspects of your Resort at the quality you have come to rely upon.

◆It is your responsibility to stay informed about the procedures, current Rules and Regulations. All of this information is available in the Office or found in the website Library with just a click or a question away. (The last page of the Rules and Regulations shows the effective date. Check yours to see if you need an update.

◆Now that the Resort is open for the season, Office hours have returned to a seven day 8 am to 5 pm schedule. The

doors will open and reservations will begin at 9:00 am every day. Reservations will end at 4:00 pm each day so the computers can back up. The only change in this schedule is holidays when reservations will only be taken from 9 until noon on designated days.

◆The Severe Weather Warning system installed last year is located on the hill next to the Maintenance Shop. It will be activated by the White County E-911 Center. You will become familiar with the alert tones through periodic testing which will occur on the first Wednesday of each month between 11 am and noon on CLEAR days. Make a note about this testing as a reminder.

◆In the event of a severe weather warning which necessitates the evacuation of members to a designated shelter, members are allowed, and encouraged, to bring their pet (s) with them to, and into, such designated shelter, provided said pet (s) are properly restrained by their owners, either in a carrier, are hand held or on a leash.

◆Check out the Unicoi Yahoo Group created and moderated by John Carver. This is a forum where you can share good news, pictures, locations, get well wishes and even buy and sell items. If you have questions about rules, procedures, etc., you can always contact a Board member and/or the Office directly to get the facts.



OWNER SPOTLIGHT



A true Renaissance man is the subject of our spotlight for this issue. Known for a constant twinkle in those friendly eyes that simultaneously makes you wonder what makes him so happy and what mischief he is planning next!

Grover Vickery would be the first to tell you how much he loves Unicoi Springs. He and his wife, Thelma of nearly 61 years have been owners since 1984 when they decided to change their ownership from Mountain Lakes to Unicoi Springs. His picture appears in the first brochure produced about Unicoi Springs.

Since that time, Grover's claim to fame has been his biscuit making and as back-up fried pie sous chef for the Fosters here at the Resort. His cooking talents have shined at numerous functions, fundraisers and cookouts both here and at his church. If you are fortunate enough to own a Uni-

coi Springs Cookbook, you will see some of his favorite recipes. Grover's 2-year stint in the Air Force, after 3 years in the Navy, was where he first became interested in cooking. While he was stationed in New York, the Air Force wanted to send him to the Waldorf Astoria for chef training, but he was at home on leave visiting Thelma, his then fiancé'. He did not want to cut that leave short so he turned them down. Thelma laughingly says "He blames me to this day!" Emeril Lagasse dodged a major bullet on that day!

Grover worked at Sinclair Refining for 22 years when he decided to become educated in Heating and Air Conditioning. The Rockdale County Board of Education benefited from his expertise for the next ten years before he retired. Thelma worked for Sears mail order department for nearly 40 years before she retired within a few weeks of Grover's retirement

when they were able to really get back into the joy of camping.

It did not take long for other owners to realize the many talents Grover possessed. Much of his camping time during the early years was spent repairing campers for his friends and as Carl Simpkins' right hand man in building Unicoi Springs from the ground up. Not only was Grover the first one to try out the new swimming pool, he was the first to lend a hand to anyone who needed it from cooking and cleaning to construction and repair. His reputation precedes him at Unicoi Springs and at his church where he sang in the choir.

Golf was his game until problem knees forced him to become a legendary pool hustler here at the Resort. Each person interviewed for this piece prefaced their memories by saying "he is a good friend"...can't think of a better way to end this story.

Activities Programs....It's Your Call.

Unicoi Springs' activities programs have been the cornerstone of our owner's camping experience from day one and 2009 will be no different.

Over the years, the activity program has taken shape to bring as much, or as little involvement as each owner wishes. From nightly card games in the Clubhouse with pool tournaments happening simultaneously, to weekly potlucks and monthly outings of the Red Hat ladies and yearly holiday celebrations and Summer Day Camp brought to us by the Georgia Mountain Ministry for the children; there is something for everyone. Even those wanting the solitude of

a puzzle, quietly reading or surfing the internet on the porch or by the fireplace are enjoying the experience.

Obviously, the planned activities don't happen without work behind the scenes – scheduling, buying supplies and cooking.

This year, we will not be employing a Youth Activities Director. Even though the children are the focus of most our holiday events, this will continue, but we are asking for volunteers who may be interested in planning additional activities for them.

Doug Shaver will be heading up the

Activities Committee again this year.

There are many diehard volunteers who have donated endless hours and labor for the enjoyment of others.

We are fortunate to have so many willing and hardworking volunteers, but we always welcome more. If you want to give back, have some ideas of your own or just enjoy getting together to complete a project, let this be the year you step up and lend a hand. The monetary pay is non-existent, but the time and effort can be very satisfying to the soul with the extra bonus of meeting other owners.

Looking for Communicators Prior to 2004

In an on-going effort to preserve our Resort's historical archives, we are searching for copies of newsletters printed prior to the year 2004. If you have any in your files, we would like to

borrow them long enough to make a copy in the Office. They will then be saved in a format that can be put in our website Library and accessible to those owners who go on-line.

In addition, a hard-copy file will be available in the Office should anyone want to see it.

Now is the time...

to make preparations for the election of directors. The terms of Aileen Connor, Doug Waters and Lee Roy Brantley are due to expire this year. Any owner, in good standing, may apply to be nominated according to Article III, Section 7 of the By-Laws. The By-Laws outline the entire procedure for director elections and their duties, including the nomination process. The By-Laws are available on the website Library or in the Office.

The applications for nomination may be picked up at the Office. The applications

of those nominated will be considered the formal resume' and will be sent out to all current owners for their consideration. Completed applications will be due in to the Board by 8:00 am on June 19, 2009.

Serving on the Board of Directors is a selfless act of the highest caliber, putting the elected individuals both in the line of fire and at the heartbeat of the Resort. Those who have chosen to serve in this manner have sacrificed much of their time to make this Resort the five-

star experience we all share. Each new group strives to maintain and improve the procedures initiated by those before them. If you have a sincere desire to implement solutions rather than just talk about them; if you are willing to donate time away from your camping experience to listen, communicate and truly work for the good of Unicoi Springs, stop by the Office, pick up an application and make a difference.

Unicoi Springs Email Address to Change

Effective May 1, 2009, the Unicoi Springs email address will change from unicoisprings@alltel.net to unicoisprings@windstream.net.

Presently, mail will be accepted at both addresses, but in May, anything sent to the old address will bounce back to you.

To forego any future problems, it is suggested that you start using the new one now.

Unicoi Springs...Take A Bow!

In recognition of achievements in 2008, Coast to Coast, in affiliation with Woodall Publications has awarded Unicoi Springs Camp Resort a 4 Diamond "W" in Facilities and a 5 Diamond "W" in Recreations. Unicoi is one of 39 resorts who have attained this dis-

inction, placing them in the top 16% of the country's Coast to Coast system who are at this level of achievement.

In his letter accompanying the award, Bruce Hoster, President of Coast to Coast stated "Your investment in the physical development of your resort, per-

sonnel, recreation programs and maintenance is clearly reflected by these ratings. These ratings are not easy to attain – nor are they easy to keep." Thanks to all who make our Resort a model in the industry.

Winter Spruce Up and Rejuvenation

The bears may hibernate, the campers may go home to snuggle in from the cold, but the staff at the Resort uses this time of the year to repair, rebuild and make additions impossible to accomplish when the campground is inhabited.

The largest project in preparation for the 2009 camping season is the complete renovation of both the Men's and Women's restrooms in the Clubhouse. In addition to updating the look, extra work was completed to assure that they meet with the standards set by the ADA. This involved redesigning and moving the plumbing. Both the entrance doors and the stall doorways were enlarged to accommodate a wheelchair. The walls have been repainted and a beadboard chair railing added. Unicoi Springs is very fortunate that the maintenance staff consists of qualified craftsmen in a diverse variety of construction areas. The fact that they are completing the work rather than paying outside vendors to complete the work saves the Re-

sort untold expenditures.

The wood floors in the Clubhouse have been stripped and refinished. The chairs in the Clubhouse have been reupholstered and two new sofas will flank the fireplace. Both the Maintenance staff and the Housekeeping staff have spent many hours over the winter break on the Clubhouse alone. In addition to the traditional deep cleaning it gets, the construction cleanup was monumental.

A new 265-foot retaining wall has been built in Area 1 using pressure treated lumber and each site upgraded received landscaping to finish the look.

Another major construction effort has been the upgrade of Sites 70 through 77 with electric, pad extensions and retaining walls constructed of pressure treated lumber. Each of these sites also received frost-free yard hydrants, and new site lights. The usual deep cleaning of each and every building in the Resort has been completed by the hardworking Housekeeping staff in addition to stem to stern

breakdown and cleaning of every rental, all the while making notes for Maintenance who completed necessary repairs and upgrades of the rentals.

The Office staff continued making reservations for the first day of the new season as the last owner left on January 2nd. Essentially, the phones never stopped ringing this year.

It was "business as usual", minus the guests, as the Office continued billing, collecting and posting storage and maintenance payments and preparing the year end inventory. They also completed training on 4 new computers with "Point of Sale" software which will streamline the receivables, payables and over-the-counter transactions. Year end reports, modifying and/or creating new forms, maintenance of the Website, compiling the Spring newsletter, updating the Resort map to reflect the upgrades, shopping for and fully stocking the camp store has made the Winter fly by for the Office staff.

Golf Cart Liability

Any owner bringing a golf cart into the Resort is required to submit proof of liability insurance to the Office. Although some homeowner policies will cover your golf cart in other locations, many do not. However, individual coverage is usually less than \$100 yearly. Friendly Reminder post-

cards were mailed to any owner whose insurance coverage had previously expired or would expire in March, 2009. These reminders were sent as a service to the owners to assist them in preparing for their initial arrival so they can use their golf cart right away. Without current proof of liability insurance on

file, the golf cart can not be driven in the Resort. From this point on, reminders will be sent out each month for those whose coverage will expire the following month.

Temporary Storage and Utility Vehicle Storage Update

The 14-day Temporary Storage option has been a source of assistance and convenience to many owners, especially during the recent gasoline price hike.

However, to others, it has been a source of irritation as they feel that allowing the temporary storage of campers on actual campsites limits the availability to those designated sites.

In a recent meeting of the Board of Directors, this situation was discussed at length.

The Board has arrived at a solution which should be amenable to all owners with a bonus feature. Previously, the Temporary Storage sites were not available for 7 days prior to a major holiday and as long as 7 days after. Temporary storage spaces will now be available throughout the season, which

will be most helpful to those owners who found themselves scrambling for a place to leave their campers during these blocked times.

Temporary Storage will now be available in the Permanent Storage lots as designated by the Maintenance Manager. The cost will remain at \$3.00 per day for a maximum stay of 14 days. Electric will not be available. Every camper will have to be moved in and out of the Temporary Storage area by the Maintenance staff at a cost of \$20.00.

More good news for you is that the "B" lot, previously used for Permanent Storage will now be available for public vehicle parking. This lot is located behind the Upper Pool. Opening this additional parking will alleviate many

of the overflow parking problems we experience during the busy part of the season.

There will now be a charge for storage of your utility trailers. The cost will be a minimum of \$10.00 from one day to two weeks with a maximum charge of \$20.00 monthly. Coast to Coast guests will also be charged for trailer storage during their stays.

You will still leave the trailers in the Trailer/Dolly Drop Off area at the end of the Chapel parking lot and Maintenance will move it to the Trailer Storage Area behind Site 121; however, you may move it there yourself, if you prefer. Please make sure that your owner number appears on the tongue of the trailer.