

Maintenance Managers

April 2010 Report

April 13, 2010

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

To: Board Members

Work completed by Maintenance Personnel from 3/13/2010 thru 04/13/2010.

Campers Moved:

- Moved 231 campers. This time last year we moved 226 campers.

Grounds:

- Replaced broken security camera covering Playground. Camera was still under warranty.
- Cleaned mud and seeded Site 115 after water leak in road.
- Poured concrete in Area 2 for pad extensions, and cuts made in the road to run new electric 20 yards of concrete total. Installed gravel on all hook-up side of sites. Repaired all decks as needed. Moved 3 Rentals back on Sites 58, 66, 67 hard piped all sewage. Checked all electrical connections and cable TV to be working. Planted 5 Leyland cypress, one cherry tree, one dogwood 5 yellow bells and one lilac. Mulched, seeded and power wash the road.
- Cut and split fire wood and distributed throughout Campground as we had time.
- Checked cable TV at Sites, 124, 237, 268, and 16.
- Cut limbs on Site 205, trimmed bushes and trees 300 section, trimmed bushes in Area 4.
- Pushed brush back in H-lot to prepare for seeding.
- Built five picnic tables. Thanks to Bobby Hough and Doug Waters for their help.
- Blow off leaves, Area 1,6, and 4.
- Replaced the following site light bulbs, Bath House 5 walkway. Site light 209, 32, 255, and 49.
- Moved sewer back on Site 52.
- Put two new dog bag dispensers on dam, both were broken.
- Replaced spray hose at fish cleaning station.
- Checked power on Site 7, 310, and 205.

- Installed retaining wall and asphalt, at new storm drain by Entrance.
- Replaced water spigot Rental 231.
- Installed 150ft of french drain, two loads of gravel behind Sites 232, 234, and 236 to take care of standing water..
- Added monthly enzymes to septic tanks.
- Dewinterized Upper Pool and started cleaning for season.
- Installed frost free faucet Site 135.
- Cut 3 trees down Site 135 and pulled out of woods.
- Repaired broken water line Site 21.
- Repaired boards at slide, on Playground.
- Removed old gate pedestals and installed 3 new pedestals and wired for new exit gates.
- Repaired broken site glass at upper well.
- Repaired fence at upper well.
- Replaced GFI Site 3.
- Replaced old picnic table Site 277.
- Replaced old pool filter, pump and chlorine system at Lower Pool with new salt system. Also started working on running new water line to water fall.
- Put down 3 loads of crush and run in storage lots.
- Cut grass once.
- Replaced guide wires on log exit gates with chain.
- Repaired water line leak Site 137.
- Repaired see-saw at Playground.
- Cut down dead tree Site 24.
- Repaired electrical power at Golf Cart Sites 23 and 24.

Buildings:

- Repaired leaking commode Bath House 1.
- Cleaned grease trap at Activities Building Kitchen.
- Repaired table lamp for Puzzle Table Clubhouse.
- Repaired urinal, Bath House 1.
- Installed two ADA commodes in Bath House 4.
- Repaired continuously running urinal Bath House 3.
- Repaired shower Bath House 3.

Rentals:

- Replaced hot water tank element in Cabin 39.
- Filled propane as needed in all Rentals.
- Repaired sewage backwash valve Rental 283.
- Put new thermostat on hot water tank Rental 250.

- Checked power and breakers at Rental 8.
- Cleaned coils on ac unit and oiled shaft Rental 135.
- Repaired water line at water pump 231.
- Installed new thermostat, repaired trim, and kitchen draw in Rental 64.
- Repaired sliding glass door Rental 221.

Activities:

- No Report

Equipment Maintenance:

- Replaced two broken hydraulic hose on Kubota.
- UTV 265 was not pulling, sent out to Swineharts for repair. They picked it up and brought it back and replaced torque-converter, all under warranty.

Administration:

- Finished Area 2 upgrade, reopened Area 2 on April 5th.
- Had annual propane training for all maintenance personnel by Blossman Gas.
- Tim Copp attended 2-day Certified Pool Operator class.
- Both pool decks need to be repaired. We have a bid on Upper Pool from last year. This year we have noticed a lot of concrete flaking at Lower Pool also.