

# Maintenance Managers

## Monthly May Report 2009

5 May, 2009

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

To: Board Members

Work completed by Maintenance personnel from dates 4-11-2009 thru  
5-12-2009

### **Campers Moved:**

- Moved 343 campers. This time last year we moved 291 campers.

### **Grounds:**

- Repaired or replaced bulbs at the following Site light's. 153, 85, 230, 113, 115, 224, 187, 160, 140, 141, 253, 36, 309, 44, 177, 175, 222, 220, 314, street light by Clubhouse, bulb over Laundry room door, 2 bulbs in Activities building, and lights at entrance on Unicoi Sign.
- Repaired water spigot leak at Site 167.
- Fabricated new metal cover for sewage lift station by dam.
- Finished 150ft retaining wall by tennis court.
- Replaced spigot on Site 245.
- Worked extensively on lower and upper pools in preparation for May 15<sup>th</sup> opening. Upper pool deck is progressively getting worse it took about 80lb of concrete patch to make it safe to open. We patched, painted and re-stenciled as needed. Maintenance recommends professionally resurfacing pool deck this winter.
- Replaced main breaker at Site 53.
- Repaired sump pump under lower pool.

- Continued worked on culvert behind Laundry and new golf cart storage area.
- Removed deck at Site 21 and ground out tree stump. Built retaining walls, put down gravel for a temporaryr patio. Will pour permanent patio in the future when we have enough work for a whole truck load of concrete.
- Replaced broken deck boards at Site 2.
- Had ITR out to repair entrance gate, it was a bad motor controller.
- Replaced broken deck boards at Site 2.
- Replaced rotten deck bench boards at Cabin 41.
- Replace rotten picnic table boards at Cabin 39.
- Replaced broken deck bench boards at Site 230.
- Cut grass twice.
- Installed 11 new grills at Rentals.
- Removed fallen tree at Site 198.
- Repaired security camera at lower pool.
- Diverted water run off from garden away from Sites 211 and 213.
- Cleaned out all storm drains.
- Spot sprayed for weeds around pools, entrance and Clubhouse.
- Replaced 30 amp receptacle at Site 188.
- Put down new mulch at Clubhouse, and at upper pool.

**Buildings:**

- Tighten loose rail on Clubhouse porch.
- Removed attic fan covers in Clubhouse.
- Replaced missing water saver in Bath House #3.
- Repaired table lamp in Clubhouse.
- Repaired sticking lockset in Activities building.
- Replaced toilet seat ladies side Bath House 4.
- Planed down door in ladies room Clubhouse.

**Rentals:**

- Installed new seals in toilet at Rental #131.
- Repaired outside porch light at Rental #2.
- Replaced broken glass in refrigerator, Rental #127.
- Replaced back wash fitting at black water tank Rental #125.
- Tightened fitting on black water tank Rental #2.
- Caulked tub in Rental #2.
- Replaced kitchen sink in Rental #221.
- Repaired trim molding around door in Rental #127.
- Repaired leaking shower in Rental #64.
- Replaced flush valve on toilet Rental #2.

**Activities:**

- No report

**Equipment Maintenance:**

- Matt Boyd performed quarterly service on all Unicoi Springs golf carts.
- Installed new head light switch in guards golf cart.

**Administration:**

- Replaced stabilizer jack that was damaged while being moved.

**Planned work and purchases for upcoming month:**

- Repair sidewalks around Clubhouse.
- Plant grass in front of Clubhouse.
- Build covered shelters by 3 fire rings.
- Install salt water systems at both pools.
- Install Vac-alert system at upper pool.
- Install culvert in H-lot.
- Work on estimates to resurface basketball court.