

Maintenance Managers Report, May 2010

May 17, 2010

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

To: Board Members

Work completed by maintenance personnel from 4/13/2010 thru 05/17/2010.

Campers Moved:

- Moved 314 campers. This time last year we moved 343 campers.

Grounds:

- Installed new sand filter, pump and chlorine salt generator at Lower Pool, also
- re-routed a new return line to water fall, old line had frozen and broke underneath pool deck over the winter.
- Cut dead pine at Site 24.
- Repaired or checked cable TV at the following Sites, 2,239,263,209,138, and 74.
- Replaced the following light bulbs, two at Bath House 5, two lights by dam, Front Office, two at Bath House 4 and three at Activities Building.
- Repaired the following Site lights, or replaced bulbs and starters at Sites 49,32,310,27,47,50,64,75,32,40,290,295,302,304,305,306,307,311,37,111,253, 8,23,69,275,278,284,292,273,272,266,299,182,35,36,226,228,248,249,266,167, 172,263,255,239,237,235,233,168,229,218,216,214,112.
- Repaired receptacles at golf cart storage Site 23 and 24.
- Cleaned both pools as needed.
- Cut shrubs in 300 section.
- Cut grass 3 times.
- Repaired water line under road at Site 20 and filled hole with concrete.
- Built small decorative retainer wall out of pressure treated at front of Lower Pool.
- Repaired seesaw on Playground.
- Filled 3 dumpsters with railroad ties from old retainer walls, and hauled out of Park.
- Re-aimed security camera at Playground.
- Cleaned mud off of Sites 278, 275, 280, and 224.

- Cleaned gutters on Activities Building and entrance way.
- Replaced electrical neutral bar in RV power box at Site 135 after improperly wired camper plugged into it and burnt up bar.
- Replaced broken sewer elbow Site 245.
- Sprayed weed killer through out the Park.
- Pressure washed decks at Upper and Lower Pools, and patched concrete as needed. Resurfacing both pool decks needs to be done.
- Rebuilt tennis court retaining wall by propane tank that fell over.
- Repaired decks at Site 9 and 121.
- Spread mulch at Lower Pool.
- Replaced 200 amp main breaker sewage lift station.
- Replaced frost free faucet Site 76.
- Formed and re-poured concrete on Site 60.
- Had midway electric come out to pull sewage grinder pump. Pump was pulling to amps and blowing breaker. Midway Electric repaired pump and reinstalled.
- Replace water spigot Site 194.
- Sprayed for poison ivy Sites 188,189,191,192,193,195.
- Trimmed tree limbs Site 261 and put out ant killer.
- Put in monthly enzymes in all septic tanks.
- Removed bushes from Site 272.
- Replaced underground water valve at Site 198, that was leaking.
- Built 5 new site light posts and installed them at Sites, 25,134,273,139 and 112.
- Repaired 7 warped deck boards at Upper Pool.
- Put down gravel at Lower Pool and Clubhouse.
- Prepared hole in the road and poured concrete Site 117.
- Power washed road by tennis court where mud had washed while building retainer wall.
- Built 10 new picnic tables.
- Poured concrete around dead man at tennis court retainer wall. Put up silt fence around wall.
- Worked on Front Entrance removing bushes, weeds, roots and stumps. Put down weed block paper and 30 bails of pine straw.
- Rebuilt Coast to Coast sign and put it back on the road.
- Moved golf cart trailers as needed to and from storage area.

Buildings:

- Repaired leaking commode tank, Bath House 3, Ladies side.
- Changed out lockset on Activities Closet in Clubhouse.
- Replaced light timer, in Bath House 5 men's side.
- Repaired water leak Bath House 3, Men's side shower.

- Repaired water leak Bath House 2, Ladies side sink.
- Fixed gutter on Bath House 2.
- Repaired leaking water fountain in Clubhouse.
- Repaired leaking sink in Laundry.

Rentals:

- Replaced clear sewage flush fitting that was leaking on Rental 66.
- Repaired sticking door at Rental 3.
- Repaired outside light on Rental 231.
- Repaired 3 kitchen chairs out of Cabin 39.
- Repaired DVD player in Rental 13.
- Replaced CO2 detector Rental 283.
- Repaired trim and replaced reading light in Rental 125.
- Replaced shower curtain Rental 8.
- Brought Rental 64 to shop, to repair water damage in left rear corner of camper. Removed two rotten wall panels in corner of camper and sub-flooring. Replaced rotten studs found leak caulked roof and outside corner. Replaced paneling and trim.
- Repaired broken recliners in Rental 231.
- Filled rentals with propane as needed.

Activities:

- Power washed shuffle board.
- Returned chairs to Activities Building after homecoming.

Equipment Maintenance:

- Replaced two broken hydraulic hoses on Kubota.
- Took Hustler mower to be serviced and deck belt aligned.
- Took F-250 to be serviced and brakes done.
- Purchased wing window for F350 dump bed from BK junk yard and replaced broken window..
- Installed windshield on UTV.
- Replaced 4 batteries in Golf Cart #2 and 2 batteries Golf Cart #6.

Administration:

- Maintained equipment preventive maintenance program.
- Took daily water samples and maintained paper work, as required by EPD.
- Work on material estimates for current upcoming maintenance projects.
- White County Health department inspected both large pools and wading pools, on 5/11/2010 all passed, and permits were issued for the season.