

Maintenance Managers Report, July 2010

July 13, 2010

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

To: Board Members

Work completed by Maintenance Personnel from 6/16/2010 thru 07/13/2010.

RV Units Moved:

- Moved 432 RV units. This time last year we moved 486 campers.

Grounds:

- Cut grass twice throughout the Park and leach fields once.
- Repaired or replaced the following Site lights: 117, 152, 189, 243, 122, 124, 123, 196, 197, 275, 253, 60, 305, 298, 299, 74, 252, 239, 139, 315, 152, 76, 255, and 186.
- Repaired or checked cable TV at the following Sites: 211, 301, 244, 269, 20, 271, 262, 34, 136, and 123
- Check electrical power at the following Sites: 2, 149, 53, 308, 200, 133, 132, 119, 38, 120, 119, 316, 315, 184, 310, 205, 184, 197, and 22.
- Installed a 30 amp receptacle at Site 275.
- Replaced street lights at cardiac and two at the Playground.
- Replaced photo eyes on street lights at Site 110 and the dam.
- Sprayed for bees at Bath House #2 Site 214.
- Cleaned up limbs at Site 71.
- Repaired broken side walk light that was ran over by golf cart at Lower Pool.
- finished retaining wall at tennis court.
- Filled propane bottles as needed.
- Replaced 30 amp breaker Site 147.
- Blow leaves out of covered golf cart storage.
- Replaced a 30 amp breaker at Site 309.
- Repaired broken water line Site 189.
- Cut tree limbs at Site 68.
- Replaced entrance gate after being hit.

- Replaced breaker and receptacle at Site 116.
- Replaced 50 amp outlet Site 199.
- Replaced breaker and 30 amp outlet Site 203.
- Replaced power supply on salt system at Lower Pool. Parts and labor all under warranty.
- Repaired hand rail and bench Site 275.
- Replaced picnic table Site 71.
- Installed post caps on 6x6's at Gazebo Bridge.
- Replaced broken deck boards at Site 117.
- Replaced 30 amp breaker Site 127.
- Replaced 20 amp GFI at Site 77.
- Replaced picnic table Site 139.
- Sprayed for bees Site 256 and 196.
- Put down gravel on Site 152.
- Replaced picnic table at Site 143.
- Repaired Site light 70, it was hit by a car.
- Adjusted yard hydrant weep hole on Site 73.
- Fabricated new sand box and installed at Playground.
- Cleaned and maintained two pools every day.
- Worked on clogged skimmer at Lower Pool for two days. Had North Georgia Environmental bring out suction truck to unclog skimmer.
- Replaced broken hinges at two pool gates.
- Rebuilt pump house Well #2 building.
- Installed new signs at Pavilion and garden.
- Replaced 20 amp receptacle at Site 17.
- Repaired picnic table Site 312.

Buildings:

- Repaired broken door in Bath House #2.
- Planed down sticking door at Bath House #5.
- Secured loose commode Bath House #3.
- Repaired leaking faucet Bath House #2.
- Replaced all sink receptacles Bath House #1, Ladies side.
- Planed down storage room door Bath House #4.
- Replaced pool table light bulb upstairs Clubhouse.
- Replaced two light bulbs in Bath House #5.
- Repaired commode Bath House #1, Men's side.
- Reinforced lavatory counter top Men's side Bath House #1.
- Replace two bulbs in Laundry.

- Check out light timers in Bath House #1 and #5.
- Replaced commode handle in Clubhouse, Men's bathroom.
- Replaced thermostat in Bath House #2
- Replaced broken commode floor flange in Bath House #3, Women's side.

Rentals:

- Replaced bulbs on outside lights on Rental 13, 58, and 283.
- Replaced hand rail Site 150.
- Removed P-trap from sink in Rental 58, to remove lipstick case.
- Fixed broken table Rental 58.
- Repaired broken chair Rental 231.
- Filled rentals with propane as need.
- Repaired water hose leak at Rental 2.
- Sprayed for wasps at Cabin 40.
- Repaired shower rod in Cabin 40.
- Checked LP detector Site 196.
- Repaired lockset on Rental 13.
- Replaced hot water thermostat in Rental 167.
- Dug up two stumps and put down gravel at Rental 22.
- Repaired hot water heater in Rental 150 burned wires.
- Checked microwave in Rental 231 - ok.
- Replaced kitchen sink sprayer hose in Cabin 40, and bolts in rocking chair.
- Repaired sliding door Rental 135.
- Replaced broken table pedestal Rental 8.

Activities:

- Rebuilt Holey Boards.
- Replaced broken wire meshing at Holey Boards.
- White County Health Department came out for surprise inspection on pools and kitchen in Activity Building. All passed inspection.
- Set up and took down stage at Clubhouse for DJ.
- Moved tables from Activity Building to Clubhouse.
- Moved watermelons.

Equipment Maintenance:

- Checked and filled golf cart batteries, as needed.
- Welded trailer plug back on F-250.
- Took in F-250 for brake job.

- Replaced pump for dump bed on old F-350
- Replaced steering gear box, rear brakes, rotors, charged AC, and four rear tires on new F-350
- Changed out blades on Ferris mower.
- Replaced heat pump filters in Office and Maintenance.
- Replaced fuse for grinder pump Lift Station A.

Administration:

- Changed out motor in time clock at Maintenance Shop.
- Worked on estimates for winter projects.
- Picked up metal in Conyers, Georgia to repair damaged camper.
- Replaced damaged jack on camper.