



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 our condolences. Please help us recognize anyone whose names may have been inadvertently omitted.

James D. Allison
Earl P. Barber
Albert E. Ewaskiew
William Fulghum
Paul Gaines
Lillian Headrick
Donald Jordan
Fred Morris
Jimmie Lee Murphy
Carlton Stephens
George White
Sue Zachry

You will be missed..

2009 Annual Owners' Meeting Set

Mark your calendar and make your reservation. This year's meeting will be held on September 19, 2009 at

11:00 a.m. in the Clubhouse. The outcome of the recent election of Board members will be announced; unveiling

of long range plans and reports by each of the Board members will highlight this Annual Meeting.

"Meet the Candidates"

The candidates for the current election will be presenting a short five minute speech to all who attend this open meeting for owners scheduled for August 22, 2009 at 11:00 a.m. in the Clubhouse. The purpose of this meeting is solely to meet the candidates in person. No other business will be conducted. Each resume has been included in this newsletter. The terms of Aileen Connor, Lee Roy Brantley and Doug Waters are ending this year, leaving three vacancies to be filled.

Aileen Connor and Doug

Waters have chosen to seek re-election giving you a total of 9 candidates to choose from.

Serving on the Board is volunteerism to the extreme and a way to make a difference to continue the legacy of Unicoi Springs for now and the future. Educating yourself about the needs of the Resort and voting for a Board best suited to meet those needs is just as important.

Make every effort to attend this meeting. Before you vote, try to meet the candidates. Enclosed in this news-

letter is the Official Notice, Ballot, Certification Form and copies of the applications submitted by each of the candidates. Be sure to read both sides.

Every owner in good standing has both the right to use these tools and the responsibility to vote.

At the very least, read the resumes before you vote, and by all means VOTE. Don't let someone else make a decision that will impact your experience here at Unicoi Springs.

Finance Committee Members Selected

Mark Carter and Frank Goforth answered the call for volunteers to serve on the Finance Committee. Beth Griner, Treasurer and Wesley Copelan, Secretary of the Board of Directors will comprise this newly formed committee whose purpose is to focus on goals to best benefit owners and give those recommendations and research to the Board

for consideration.

Mark and Frank have each committed to two years of service toward this effort in which they will assist in planning of projected budgets, procuring competitive interest rates, recommendations of any and all increases in fees and will also assist in some auditing situations. We appreciate this commitment by two more owners who stepped up

for the benefit of the Resort and their fellow owners.

Their first meeting, held on June 18, 2009, lasted for four hours. Beth Griner explained her responsibilities and expectations relative to the financial future and security of Unicoi Springs.

Visit us on the web at
www.unicoisprings.com

Gentle Reminders

♦No food or drinks are allowed in the pool areas, however pure, unflavored water in plastic bottles will be allowed. A ruling mandated by the White County Health Department could result in closing of the pools if not adhered to.

♦Any child under the age of 15 must be accompanied by an adult at the swimming pool as indicated in the Rules and Regulations and stated on signage at the pools.

♦For hygienic reasons and by mandate of the White County Health Department, infants and toddlers must wear protective swim pants before being brought into the pools.

♦If you bring a second vehicle or have a guest who needs to park during a visit to you, a temporary parking pass must be obtained from the Office or Security to assure that someone does not park on a reserved site. (These passes are valid until 9:00 a.m. the following morning. Do not wait until noon or later to renew them.)

The repercussions of unauthorized parking range from slight inconvenience to extreme stress for an owner who has traveled for hours unable to pull into their reserved space while the owner of the unauthorized vehicle is hunted down to remove it. As with all procedures and rulings, the domino effect comes into play when they are not followed. According to the Rules and Regulations, unauthorized vehicle parking may be charged the maximum fine.

♦As a courtesy to other owners who may have a valid need for an extra parking space, please do not use extra parking if

your vehicle can fit on the site you are reserving. The B-Lot has been converted to public parking without a permit.

♦Parking spaces in front of the Laundry are strictly for persons using the Laundry for their convenience.

♦Those owners in Permanent Storage may now wash their campers once a year. There is no charge; however, a red bucket from the Office is required. You will be requested to sign the bucket in and out of the Green Book. According to a White County ordinance, water usage is allowed Mondays, Wednesdays and Saturdays. These are the only designated and allowed days to wash. Only those owners in Permanent Storage may wash their campers here at the Resort.

♦If your camper is in Permanent Storage, you need to periodically check the condition of your camper for leaks, mold or mildew, etc. It is your responsibility to keep your camper in proper working order so that the Maintenance staff can move it in and out of storage and site as requested without delay due to mechanical problems. This is another instance of a situation effecting other owners in a domino effect.

♦The posted speed limit within the Resort is 10 miles per hour. For your own safety and that of other owners, please use care in not exceeding this speed limit. Stop signs are now located at crucial intersections throughout the Resort for the safety of all owners. Bicycles should also observe and stop.

♦Should your address and/or telephone number change, please make the Office aware so that your records can be up-

dated and you will receive all pertinent correspondence from the Resort, including the newsletter. Adding a cell phone number can be especially invaluable if you need to be reached while traveling.

♦Please review the Pet Rules which state that pets are not allowed in common public areas, all pets must be on a leash, not to exceed 6' in length and each owner is responsible for cleaning up after their pet, even in pet walk areas. The Resort provides bags for this purpose.

♦From now until October 1st, the cost of an ownership is \$2812.50 which includes the current year's maintenance fee, all closing costs and a Warranty Deed with Rights of Survivorship. On October 1st, the price returns to \$3,000 and the maintenance fee will be paid through 2010. If you refer a new owner, you will receive a \$100 referral fee. Check with the Office for further information

♦Moving day is hectic for both owners and the Maintenance Staff. You can be assured that the Maintenance Staff has a set of procedures in place for the orderly and expedient moving of campers. Please refrain from calling the Office to notify Maintenance that you are ready or stopping them to let them know as this does slow down the process.

♦Quiet time is to be observed in the Park from 11:00 p.m. until 7:00 a.m.

♦No alcoholic beverages are allowed in Park buildings or other public areas of the Park.

Unicoisprings.com

For those of you who go on-line, the Unicoi Springs website is your source of information when you are away from the Resort.

All the tools for making informed decisions regarding reservations are there: a full color map of the park showing sizes, slide-outs, shade, bath houses and fire rings. For more details on each site, the Condensed Site detail chart can be accessed in the Library.

The Library has grown during the past few years and now includes not only the most current newsletters, but issues dating back to 1989 thanks to the cooperation of several owners answering the call

for back issues. This is truly a historical archive of our Resort.

The Library also features the most current Rules and Regulations, the Covenants and the By Laws. You will also find Board Meeting Minutes, Maintenance Manager Monthly Reports and various documents designed to assist owners. All of the documents are in PDF format so that they can be easily accessed and printed if desired.

The website is also the place to check for upcoming activities to help make your plans. An animated yearly Activity Calendar gives an overview of the major plans for the year. The weekly schedule

contains final details as they are decided.

Owners can email the Office with reservation requests; however they are not made until you receive a confirmation.

If you are looking for Unicoi themed items from mugs to clocks, just click on the sweatshirt on the homepage.

Our website is the easiest way to share information about the Resort with your friends. A complete brochure package can now be downloaded saving both time and postage.

If you have not yet visited our website, be sure to check it out and use the tools provided for you.

“There’s Nothing To Do Around Here!”

This is not a comment you will hear from any Unicoi Springs owner or guest. The schedule of activities commenced shortly after the Park opened. The Red Hatters have already enjoyed some lovely luncheons together. Covered Dish Suppers and a Covered Dish Brunch; a great BBQ cookout for Memorial Day and the Sunday night Snacks in the Clubhouse and the three times weekly Ice Cream Socials have necessitated some serious calorie deficitting cardio around here! Fortunately, the daily Walk Away the Pounds, the morning Water Aerobics and the Line Dancing classes fill the bill. If you are not enjoying your Summer, its your own fault. Now, DROP and give us twenty!

Our first craft fair was held on June 6th in the Clubhouse. Some beautiful handmade items were on display and for sale. The July 4th celebration was fun for everyone beginning with crafts and games for the children, a paintball booth, the traditional parade around the Resort featuring our veterans, gaily decorated golf carts, bikes and pets followed by a great hotdog cookout. A “no

excuses needed” ice cream social fit right into the packed schedule. The day ended with fun and entertainment on the outdoor stage with “Party with Marty” who provided music for the street dance.

Summer Day Camp began June 1st and will continue through the month of July. The Georgia Mountain Ministries volunteers are back again with this popular and enjoyable program for our young people ages 4-12. They have also planned some special family nights in the Clubhouse for all to enjoy.

Reservations for Labor Day have been the focus for the past few weeks and plans are underway for some good times and good food.

Our Halloween Celebration will actually take place on October 31st this year, so plan accordingly. This is one of our favorite holidays at the Resort. If you have not experienced this old fashioned, neighborhood type of Halloween, you will want to bring your family and enjoy this holiday the way it used to be, complete with safe “trick or treating”, pumpkin carving, a cos-

tume contest, games and prizes for the kids, a hayride and a dance.

Our Thanksgiving Dinner will take place on November 14th this year - a time to reconnect, give thanks and enjoy some of the best cooking this side of the Mason-Dixon line!

All this good stuff doesn’t happen by chance. A lot of behind the scenes planning and elbow grease make it happen...from making the decision to ordering the supplies, the cooking to the weekly documentation of the events. Check the Weekly Activity Schedule for times and details.

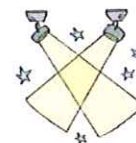
If you have some ideas for new events or want to share your talents, contact Doug Shaver, who has resumed his duties as Activities Director.

If you need something added to the Weekly Activity Schedule, contact the coordinator no later than Thursday evening prior to the following week.

Don't forget to sign up for the Fall Craft Show on October 10th !



OWNER SPOTLIGHT



A quiet country gentleman with a mind like a steel trap finds himself in our Spotlight this issue.

As the longest serving director in the history of the Resort, he devoted nearly ten years of his camping time to the Board of Directors with the single-minded goal of bringing Unicoi Springs out of the “red” and back to the excellent financial standing it enjoys today. Much of his free time was spent examining every aspect of the finances, acting as liaison with our law firm from Atlanta, and sharing his expertise of title work, always with the benefit of both owners and the staff foremost in his intention.

Wyman West and his wife, Jeanne just celebrated their 50th wedding anniversary last September. They met on the school bus and began talking because they shared the same birthday. They

have one daughter and two grandchildren. Both families live just across the pasture from each other on the farm where Wyman was born and raised. Except for a few years during their early married life, Wyman has lived in the same home his entire life. Jeanne’s lovely flower garden is a source of joy for them.

His career in Finances spans more than 38 years beginning by preparing payroll for Georgia Kaolin to a 30-year tenure with Farm Credit where he retired as Senior Vice President. His “retirement” was spent managing the Crumpton Report for Forest and Land Services in Warrenton for 8 years. During this time, Jeanne was an accountant at Robins Air Force Base and later employed by the Chamber of Commerce in Sandersville.

Never one to let grass grow under his feet, unless he has planted it, Wyman is up at the crack of dawn and on his tractor working in his garden, mending fences, tending to the cattle and thoroughly enjoying their farm.

Wyman is yet another Unicoi owner with musical talent. He loves gospel music and played the keyboard for a singing group for many years. These days, Wyman enjoys getting together with a guitar playing friend just to make music. He has been active in church, teaching Adult Sunday School for 25 years and serving as deacon for 30 years.

During his 12 years as a Unicoi Springs owner, Wyman West’s accomplishments, for which he will take no personal credit, have returned the Resort to a solid financial condition, respected in the industry.

Do You Have a Golf Cart??

For the past two years, proof of liability insurance has been required before an owner may operate a golf court in the Resort. As a service to the owners, the Office will send a reminder a month before your liability expires so that your ability to use your golf cart will not be interrupted.

Many owners are under the impression that their homeowner's policy automatically covers their golf cart. This varies from policy to policy. Please ask your insurance company to include the following information on the documentation, which can even be submitted on their company letterhead: Owner Name, Description of Golf Cart, Effective Date of Coverage; Expiration Date of Coverage. If they choose to fax it to the Resort, that number is 706-878-1804.

The Board has decided to again issue stickers for display on the front por-

tion of the golf cart. The sticker is green and displays the expiration date of coverage. It is to be placed on the lower left hand side of the windshield on the driver's side of the golf cart. If there is no windshield, just place it on the lower left hand side of the cart. This, in addition to a yellow laminated tag with an owner number, must be displayed on all golf carts prior to driving in the Resort. If you do not yet have your sticker, please stop by the Office and pick it up.

Towing Apparatus Fee

If any towing apparatus is brought into the Resort, there will be a charge for storage. The cost will be \$1.00 per day not to exceed \$10.00 for a 14-day period or \$20.00 for a 30-day period. These dollies and trailers may be dropped off at the end of the Chapel parking lot. Maintenance will take them to the storage area behind Site

121. An owner may take his own towing device back there; however, if you need it brought back out prior to your departure, please contact the Office the day before you leave so it will be available when you want to leave. Your owner number must appear on the tongue for easy identification.

Golf Cart Storage

31 new storage spaces have been created for golf cart storage near the Laundry behind the covered golf cart storage shed. 21 of those sites are equipped with electric outlets. The cost of storing a golf cart is \$10 for non-electric spaces and \$15 per month for spaces where electric is available.

Juke Box for Sale by Sealed Bid

The jukebox, which has stood in the Clubhouse for many years, is being made available to interested owners by sealed bid. It is being sold "as is" and does need some repair.

Deadline for submitting bids is 11:00 am. On September 18, 2009. Bids should be enclosed in a separate envelope, clearly marked "Jukebox Bid". Do not enclose them in your Ballot

because they will not be date stamped. In the event of identical bids, the first received will win the bid. There is no minimum bid. Viewing of the jukebox will be by appointment with the Front Office. Removal of the purchased item must be within 10 days of final sale.

Submission of this article with your bid acknowledges your acceptance of the terms of this auction.

JUKEBOX BID FORM

Name _____

U# _____ Phone _____

Bid Amount \$ _____

Signature _____

Area 2 Targeted for Major Renovation and Upgrades

The Grounds committee has done a thorough evaluation of Sites 58 through 69 and Site 277. A list of upgrades and repairs has been prepared for implementation by the Maintenance Department as early as November 1st when Area 2 will close for the season. This monumental undertak-

ing includes upgrading water, electricity and sewer connections where necessary, increasing pad sizes and replacing or extending walls in this area.

When all is said and done, approximately 600' of wall will be completed. Bath House #2 will also receive some much needed attention.

When you return in the Spring, you will have even more desirable choices when making reservations. Watch the website for details on completion in the Monthly Maintenance Manager Reports.

Local Off-Site Storage of Campers

The recent closing of Happy Time RV in Cleveland has left some of our owners in a lurch while waiting for permanent storage here at the Resort.

North Georgia Environmental Services has obtained this facility and has offered to store campers for \$1.00 per day. If you are interested in taking advantage of

this opportunity, complete details and further information can be obtained by calling 706-219-1636.