

Maintenance Managers Monthly July Report 2009

14 July, 2009

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

To: Board Members

Work completed by Maintenance Personnel from dates 6-17-2009 thru
7-14-2009

Campers Moved:

- Moved 486 campers. This time last year we moved 429 campers.

Grounds:

- Installed rebuild kits for both multi-port valves at Lower Pool.
- Cleaned and maintained two pools every day.
- Replaced broken spigots at Site 25, 36.
- Finished new golf cart parking.
- Replaced the following site light bulbs or repaired lights at 131, 205, 157, 117, 118, 317, 318, 10, 15, 19, 283, and Bath House #2. Replaced Site light and entire post at Site 312, replaced site light photo eyes at Sites 205, 110.
- Rewired shorted out electrical box at Site 298.
- Filled dumpster in A-lot and had it hauled off by Waste Management.
- Removed dead rose bush at Lower Pool.
- Cut grass on leach fields.
- Replaced GFI receptacle at Site 5.
- Repaired rocking chair from Clubhouse porch.

- Installed two stands-up grills at Rentals 127, 122.
- Sprayed hornets nests and ants throughout the Park as needed.
- Put out handicap ramps as needed.
- Repaired cable on Site 309.
- Cut grass throughout the Park.
- Repaired picnic tables at Sites 6, 303, 122, 21.
- Replaced underground water cut off valve at Site 227.
- Checked electrical power at Sites 279, 126, 26, 60, 310, 262 and 314.
- Replaced 30 amp receptacles at Site 53, 307, and 11.
- Replaced 20 amp breaker at Site 10.
- Replaced picnic table at Site 122.
- Called TV Cable Company about weak signal in Area 6. They agreed it was their problem and are working on it.
- Closed Lower Pool Saturday the 20th of June due to fecal incident .
Cleaned, shocked and reopened on Sunday the 21st of June.
- Cut bushes through out the Park.
- Cleaned up E-lot after installing culvert.
- Power-washed 7 decks.
- Installed the salt water system and Vat alert system at the Upper Pool.
- Replaced rotten boards on Site 36.
- Cut down tree at Site 136.
- Sprayed lake for weeds.
- Replaced deck boards at Site 57.
- Built six picnic tables, Bobby Hough came up to the Maintenance Shop with permission, and cut out all the table parts. We then assembled tables. Thanks for the help, Bobby!.
- Cut utility post down for slide out at Site 312.
- Replaced rotten boards on decks 191, and 34.
- Checked cable at Site 31, 29, and 292.
- Filled in hole with crush and run at Site 149
- Cut out roots that were a tripping hazard at Site 182.
- Cleaned out fire pit at tent sites.

- Replaced rotten picnic table at Site 90.
- Repaired security camera at Lower Pool.
- Installed frost free faucet and new underground cut off at Site 211.
- Cut down tree at Site 178.
- Replaced some rotten deck boards at Site 65.
- Repaired electrical outlet at golf cart parking Site 47.
- Lowered deck that was too high at Site 292.
- Cut down tree at Site 14.
- Repaired lights on Bridge.

Buildings:

- Replaced commode seat Bath House #4, ladies side.
- Repaired broken screen upstairs Clubhouse.
- Replaced AC filters in Office.
- Repaired shower door Bath House #4.
- Painted water stain on ceiling in Maintenance Shop.
- Replaced leaking commode in Bath House #1.
- Replaced three 8' light fixtures in Bath House #1, ladies side.
- Installed a 4' hanging light for Puzzle Table in Clubhouse.
- Unclogged drinking water fountain in Clubhouse
- Relocated bulletin board in Clubhouse.
- Repaired leaking commode Bath House #2.
- Replaced missing knob for Bath House #1 light switch.
- Repaired leaking faucet in Activity Building.
- Repaired commode Bath House #1, ladies side.

Rentals:

- Repaired broken chair Rental 231.
- Replaced thermostat in Rental 150.
- Repaired bath tub spout at cabin 40.
- AC froze up in Rental 127 after thawing out seems to be working fine.

- Repaired leaking commode in Rental 196.
- Fixed out side light on Rental 196.
- Checked slide out and seal in Rental 22.
- Repaired blinds in Rental 22.
- Repaired blinds in Rental 283.
- Installed new towel rack in Rental 125.
- Repaired microwave in Rental 127. Bad heat sensor.
- Replaced leaky propane hose in Rental 150.
- Replaced faucet in Rental 127.
- Repaired commode in Rental 196.
- Replaced rotten boards at Rental 8 and caulked.
- Replaced security light at Rental 3.
- Repaired room divider Rental 64.
- Repaired leak under and around the tub in Rental 22.
- Repaired shower holder in Rental 35.

Activities:

- Installed new hasp on Activity Building gear locker.
- Built stage for 4th of July BBQ with electric.
- Bought down picnic tables and hay bales to Clubhouse for 4th of July BBQ.
- Put chicken wire around flowers in front of Clubhouse to protect them from being trampled during 4th of July BBQ.
- Cleaned up after 4th of July party.
- Install a new hoop, new nets and stiffened up the back boards at basketball court.
- Repaired end of pool table upstairs Clubhouse.

Equipment Maintenance:

- Took security truck in for service and two new tires.
- Replaced brake pads and drums on Golf Cart number 7.

Administration:

- Replaced a trailer plug and wire on damaged 5th wheel camper.
- Health Department did their surprise inspection on swimming pools, both passed inspection.
- Took quarterly drinking water samples and sent out for testing.
- Researched aerators/remediators for septic tanks just before pump stations. This will cut down on odor and create aerobic bacteria that will thrive in tank and leach field.

Planned work and purchases for up coming month:

- Repair sidewalks around Clubhouse.
- Build covered shelters by 3 fire rings.
- Install salt water systems at Lower Pool.
- Work on estimates to resurface Basketball Court.