

UNICOI SPRING CAMP RESORT PAST NEWSLETTERS

Take a walk down memory lane and read some history as it happened and was documented down through the years. If you have any of the missing issues and would like to lend them to the Office, we will copy them, return them to you and add them to this archive.

Many thanks to these owners who answered the call for back issues:
**Georgette Samaritan; Vicki Voshall; Carl and Sybil Simpkins;
Katherine Hutson; Mr. and Mrs. James Branan; Miriam Feeney;
Cleon and Gussie Eubanks**

Following are the issued contained in this document:

**November, 1989
June, 1992
March, 1993
April, 1996
July, 1996
September, 1996
September, 1997
January, 1998
April, 1998
November, 1998
March, 1999
July, 1999
November, 1999
March, 2000
May, 2000
August, 2000
November, 2000
March, 2001,
May, 2001
November, 2001
April, 2002
July, 2002
November, 2002
March, 2003
July, 2003
November, 2003**

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UNICOI SPRINGS CAMP RESORT NEWSLETTER
27 NOVEMBER 1989

Dear Owner: This Newsletter provides an update on the status of your Resort. As indicated by the astericks above, we are a FIVE STAR Resort. Enclosed is a copy of the 1990 maintenance fee breakdown and your statement for payment.

COMMENT ON AMENDMENTS TO THE DECLARATION OF COVENANTS: As currently written, amendments require a "2/3 majority vote" for passage. Two recent proposals revealed the confusion and misunderstanding that exists along with the impractical reality of being able to conduct timely and/or orderly business. Since all eligible Owner/Members (O/M's) receive an annual Unicoi Springs Camp Resort Newsletter detailing suggested/proposed amendments along with other information, the Board of Directors have unanimously voted to interpret a 'NO RESPONSE' as a vote that concurs with the Board's recommendation. Of the two amendments recently proposed at the 16 September 1989 annual meeting of the Unicoi Springs Owners Association, 282 O/M's voted for passage with 31 voting against. This clearly meets the 2/3rd passage criteria if we compare it with any other practical voting forms with which we are familiar (e.g. elections, etc.). For your information, approximately 11 percent (313 of 2824) of the eligible O/M's cared enough to express themselves in this instance. Likewise, only 23% of the total O/M's cast a vote. Your vote voices your input and concern for the continuing viability of 'your' Resort.

AMENDMENT: The proposed amendment to Article 11, Section 3 of the Declaration of Covenants, Conditions and Restrictions that would limit an O/M to use a campsite within Unicoi Springs for a maximum of 14 days out of any thirty (30) day period will be administratively enforced during the next year to apply to a calendar month (e.g. a maximum of 14 days out of any calendar month [30 day] period). There is no record whereby the 31st day in any calendar month has caused a reservation/usage problem. If it arises, it will be handled uniformly by the administrative staff. No O/M's may occupy the same site for more than 14 days out of any 30 day (calendar month) period.

MAINTENANCE FEES FOR 1990: The Owners Association is scheduled to assume total responsibility for the Resort from Tollgate Properties during September 1990. The Board of Directors is taking appropriate steps to insure that sufficient funds (Reserves) are on hand to meet financial obligations. Therefore they have determined that the maintenance fees for next year must be increased to \$200.00 to cover operational costs and to provide \$35.00 exclusively for reserve funds. The reserves must be secured to care for future capital expenditures and purchase/lease trailers to replace those now owned by Tollgate Properties. The trailers now located on sites belong to Tollgate Properties and from which we, the Owners Association, do not receive any return. Tollgate is currently scheduled to remove ten (10) trailers each year.

DELINQUENT MAINTENANCE FEES: One hundred seventy six (176) of our owners are delinquent on payment of maintenance fees. Delinquent owners cannot use the Resort for any purpose. Please contact the office staff to discuss payment of an alternate method of payment.

DELINQUENT MAINTENANCE FEE LATE SERVICE CHARGES: Beginning with the payment of maintenance fees for 1990, the following late service charges will be added to the basic \$200.00 annual maintenance fee:

A. If paid in full (by check or cash) and received by 31 January 1990, no late service charges apply and no denial of resort use.

B. If payment in full is received on or after 1 February 1990 and before 1 April 1990, a late service charge of \$10.00 will be added to the basic \$200.00 annual maintenance fee.

C. If payment in full is received on or after 1 April 1990 and before 1 June 1990, a late service charge of \$20.00 will be added to the basic \$200.00 annual maintenance fee.

D. If payment in full is not received before 1 July 1990, a late service charge of \$40.00 will be added to the basic \$200.00 annual maintenance fee.

NOTES:

(1). In all cases for items B, C & D above, use of the Resort will be denied after 31 January 1990 until full payment is received.

(2). If payment is made using a credit card (e.g. Visa, MC, etc.) a surcharge of \$10.00 (5% of the basic \$200.00 annual maintenance fee) will be automatically added to your account. This is necessary for your Resort to realize full use of assessed maintenance fees.

(3). Payment not received by 31 January 1990 are considered delinquent and subject to turnover to a collection agency whose fee shall be in addition to the late service charges shown above.

BROKEN/DAMAGED ASPHALT: The problems causing the broken asphalt will be corrected and the asphalt repaired and/or replaced after all construction is completed. Further damage can be expected during construction, due to the movement of heavy equipment and water run off from construction sites.

SITE CONSTRUCTION: Tollgate is now building the remaining 40+ campsites. They should be ready by the start of the spring camping season.

TRAILER STORAGE AREA: An additional trailer storage area is under construction. If you are interested in storing your rig, call the administrative office and have your name put on the list. A trailer washing facility is in the planning stages.

(over)

11/27/89

CABLE TELEVISION: For those Owners that have not been to the Resort for some time, we now have twelve channels of cable television to each site. Bring enough cable (about 25 ft) to hook to the electric/water post and to your rig. The rentals are equipped with external cable, so bring your internal cable along with your TV's. Coast to Coast visitors are being charged \$1.00 a day for cable hook up to help defray the cost of the system. This income will be diverted to the Reserve Funds Account.

COUNTRY STORE: The Country Store has closed. The Board is considering several possibilities for the best use of the facility. Do you have any suggestions?

FISHING: The Georgia Game and Fish Commission has provided bream and catfish to stock our lake and will provide bass, early next year.

TREES: Our pine trees are infected with beetles and are being removed as necessary. Blight is also in the dogwoods and they are being removed when required. The other hardwoods and greenery are thriving. Our Resort is still beautiful and will remain so.

OFFICE HOURS: Effective 19 November 1989, the office hours will be open from 8:30 AM to 7:00 PM, seven days a week. Security will be provided until 1:00 AM on weekends and until 11:00 PM on weekdays. The Security Officer will not make reservations, but will assist with the check-in process.

OFFICE STAFF: Mr. Don Mueller is the Resort Operations Manager. Grace Brannon is no longer at Unicoi Springs. She is now at Mountain Lakes Resort. Cindy Sellers has been appointed interim Resort Manager.

CANCELLATION OF RESERVATIONS: A 72 hour notice is required to cancel reservations for sites or rentals. If a 72 hour notice is not given, a \$10.00 assessment will be levied for sites and a \$25.00 assessment for rentals. The assessment will not be levied if an emergency precluded the use of the Resort.

SEWAGE HOSE COLLAR: A sewage collar or appropriate adapter is required when attaching the sewage hose. This eliminates the offensive odor that can result from an improper hook-up. A \$10.00 penalty assessment will be levied if an appropriate sewage collar/adapter is not used.

OTHER ITEMS OF INTEREST: The ladies of Unicoi Springs are in the process of developing a recipe book to raise funds to purchase additional rocking chairs. They will need your help to sell the books. The Jacuzzi water problem has finally been diagnosed and repairs are underway (this should fix it). The Staff is looking for another place to build a shuffle board. The one we have is prone to wash out and can't be kept clean. The holey boards have been relocated next to the clubhouse porch, and they sure do get a workout.

COMMITTEE STAFFING: We need interested, involved and busy people to staff some very important committees. On your next visit (or by letter, memo, etc.), please take the time to express your interest. The resort needs your involvement and expertise. Develop a 'Core' group of O/M's, discuss organizational set-up, planning, projects, etc. Let's become a truly organized resort family.

COMMITTEES:

EXISTING	PROPOSED
Chapel	Chapel
Rules & Regulations	Rules & Regulations
Nominating	Nominating
Grounds	Maintenance & Grounds
----	Planning/Budget/Finance
----	Activities & Social
----	* Volunteer

* Membership in this committee does not prohibit membership in other committees, but is planned to identify specific skills of volunteer O/M's that can be utilized to perform tasks, undertakings, activities, etc., that the Resort would have to contract and pay for the services rendered. Monetary payment will not be a reward for volunteer efforts and accomplishments but a credit and recognition program is anticipated.

RECIPROCAL AGREEMENTS: Unicoi Springs has a reciprocal agreement with: Pride Resort, #588, Waynesville, N.C. and Clear Creek Resort, #317, Gatlinburg, TN. Although these resorts are within the 125 mile radius they can be visited under this agreement.

VISIT YOUR RESORT: If you haven't been using your Resort you have been missing a good time and a lot of fellowship. The Resort is open all winter and the campers that brave the cold, have a good time touring, playing games, doing craft's and using the fireplace in the clubhouse.

TRAILER STORAGE - Although space is limited, storage is still available for campers. Rates are \$30.00 per month or \$2.00 per day. Anyone wishing to keep their camper in storage should notify the office and reserve their space now.

UNICOI JACKETS - Orders are now being taken for Unicoi satin athletic jackets. Jackets are lined with heavy Kasha, with two color knit cuffs, waist band and collar. All jackets are kelley green with white trim, snap down front, with small logo on the front and a large logo printed across the back. Jackets are available in sizes small thru X-large at \$21.00 plus tax. Sizes larger than X-large are available for a slight additional charge. Supplies are limited. If interested see sign up sheet in Clubhouse or call the office.

PAST DUE MEMBERSHIP FEES - Several weeks ago, the resort employed the services of a collection agency, Monterey Financial Services, to assist us in pursuing past membership fees owed to the resort prior to 1992. We are very pleased to report that Monterey Financial has been quite successful and we have been very happy with their results to date. Collection efforts will continue to be diligently pursued on all delinquent accounts.

JACUZZI - For many reasons we have found it necessary to close our Jacuzzi. We are anticipating the conversion of the existing Jacuzzi and building to a mens and ladies restroom facility, which we feel will better serve the swimming pool area.

YEAR-END AUDIT - The C.P.A firm has completed the audit of our 1991 operations. Anyone interested in reviewing the audit may pick up a copy at the front desk for \$1.00.

If you are interested in more details regarding the financial operations of the resort, you are encouraged to drop by. Ed will be glad to go over anything pertaining to the financial operations with you.

BEAUTIFICATION CAMP SITE AWARD - A contest for the best landscaped site will be awarded each 2nd Sunday of the month, for the next three months. July 12th, August 9th and September 13th respectively.

Members of the grounds committee will select the best landscaped site each month. You must be residing on that site during that weekend to win. The same site can not win more than once.

A dinner for two at one of Helen's better restaurants will be the prize each month. Best of luck!

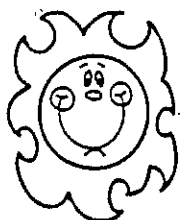
Many exciting events are planned for this summer. Don't forget your swim suits, fishing tackle, hiking shoes, sun screen and whatever it takes to make your vacation a fun time. See you soon!

*Don't forget
your landscaping
tools, and have a safe
drive to the resort.....*

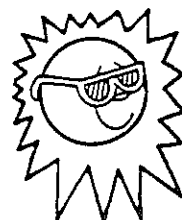


R. Bruce Stadler
Resort General Manager





March, 1993



SPRING IS HERE!!!

OLE MAN WINTER IS FINALLY MOVING OUT AND WE'RE LOOKING FOR THE CAMPERS TO MOVE IN. WE ARE LOOKING FORWARD TO A BUSY AND FUN FILLED SEASON. MAKE YOUR PLANS EARLY TO JOIN IN ON THE RESORTS ACTIVITIES AND UPCOMING EVENTS.

"NOTES FROM THE BOARD"

JUST TO LET ALL MEMBERS KNOW, THERE WILL BE NO GENERAL BOARD MEETING IN THE MONTH OF APRIL. GENERAL BOARD MEETINGS WILL RESUME IN MAY. THERE WILL HOWEVER, BE AN EXECUTIVE BOARD MEETING FOR APRIL FOR ANY BUSINESS CONCERNING THE RESORT.

ALL ITEMS COLLECTED IN LOST AND FOUND THAT ARE OVER 90 DAYS WILL BE SOLD THE DAY OF THE CRAFT FAIR MAY 15TH. THESE ITEMS WILL BE IN A BOOTH ON THE CLUBHOUSE PORCH. ALL PROCEEDS FROM THE SALES WILL GO TO THE GENERAL RESORT FUND. ANY QUESTIONS CONCERNING THESE ITEMS SHOULD BE DIRECTED TO JEAN BRAND, BOARD OF DIRECTORS SECRETARY.

PER THE BOARD OF DIRECTORS, WE PLACED 16 RENTAL UNITS UP FOR SALE AND WERE FORTUNATE ENOUGH TO HAVE SUCCESSFUL BIDS ON 10 UNITS. WE WILL REBID THE BALANCE ON 6 RENTAL CAMPERS. IF YOU ARE INTERESTED IN THE PURCHASE OF A RENTAL CAMPER, SUBMIT A SEALED BIT TO BUD CROSS C/O OF UNICOI SPRINGS. ALL BIDS MUST BE RECEIVED NO LATER THAN APRIL 10, 1993. SAME MINIMUM BIDS APPLY AS BEFORE.

THE RESORT FINANCIAL REPORT

AT THE MEETING ON FEBRUARY 13, 1993, YOUR BOARD OF DIRECTORS AGREED TO FREEZE FUNDS FOR ANY ADDITIONAL EXTRA PROJECTS UNTIL JUNE 15, 1993. ALL PROJECTS ALREADY FUNDED WILL BE COMPLETED. THE REASON FOR THIS WAS THAT PROJECTS WERE BEING UNDERTAKEN WHICH WERE NOT BUDGETED FOR 1993. IN JUNE, THE INCOME VERSUS DISBURSEMENTS WILL BE REVIEWED. AT THAT TIME, WITH INPUT FROM ALL COMMITTEES, THE BOARD WILL DECIDE WHICH PROJECTS CAN BE HANDLED IN 1993 AS WELL AS PROJECTS TO BE BUDGETED FOR 1994.

THE UNICOI SPRINGS CAMP RESORT IS IN GOOD FINANCIAL CONDITION AND IT IS EXPECTED THAT THE RESORT WILL CONTINUE TO OPERATE ON A SOUND FINANCIAL BASIS.

ON MARCH 1, 1993, WE HAD TOTAL FUNDS ON HAND OF \$437,143.46 WITH \$146,217.53 IN THE RESERVE FOR REPLACEMENT ACCOUNT. THE BALANCE OF \$290,925.93 IS TO BE USED TO OPERATE THE RESORT. SO FAR, 1908 OWNERS HAVE PAID THEIR 1993 MAINTENANCE FEES. PAST DUE ACCOUNTS ARE NOW BEING HANDLED BY ONE PERSON IN THE RESORT OFFICE. SO, IF YOUR ACCOUNT IS NOT UP TO DATE, PLEASE CALL THE OFFICE TO WORK OUT ARRANGEMENTS FOR PAYMENT.





SPRING TIME GREETINGS FROM THE ACTIVITIES DEPARTMENT. I HAVE BEEN BUSY THIS WINTER MAKING PREPARATIONS FOR SPRING AND SUMMER EVENTS.

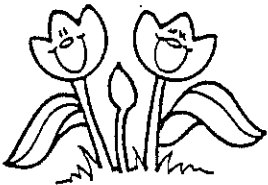
THE ACTIVITIES BUILDING WILL NOW BE UTILIZED AS A DINING ROOM FOR MEALS. ALSO, THIS AREA WILL BE USED FOR CRAFTS, CHILDREN ACTIVITIES, CARD PLAYING, GAMES ETC. A SCHEDULE OF PLANNED ACTIVITIES FOR THIS BUILDING WILL BE POSTED WEEKLY ON A BULLETIN BOARD NEAR THE DOOR OF THE DINING ROOM. YOU CAN HELP ME BY CHECKING THIS SCHEDULE ON A DAILY BASIS. ALSO, YOU WILL FIND THESE ACTIVITIES LISTED ON MY REGULAR WEEKLY SCHEDULE.

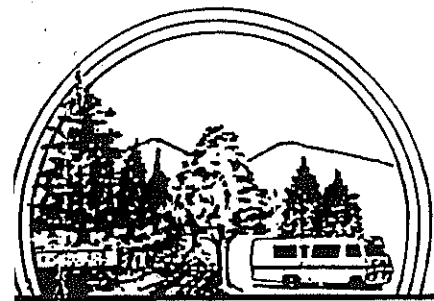
I APPRECIATE YOUR COMMENTS AND SUGGESTIONS. I AM IMPLEMENTING SOME OF THESE IDEAS IN MY SUMMER SCHEDULE. THE FRONT OFFICE HAS A COMMENT AND SUGGESTION FORM PERTAINING TO ACTIVITIES. IF YOU HAVE AN IDEA THAT YOU FEEL WOULD BE BENEFICIAL, PLEASE LET ME KNOW. FILL OUT THIS FORM, AND RETURN IT TO THE FRONT OFFICE.

SEVERAL OF YOU HAVE ASKED ABOUT FRIENDS, GROUPS, ETC. PERFORMING IN THE CLUBHOUSE. IF I DO NOT HAVE AN ACITIVITY PREVIOUSLY SCHEDULED AND MY MONTHLY BUDGET ALLOTMENT ALLOWS, I WILL TRY TO ACCOMMODATE THESE REQUESTS.

SPECIAL UPCOMING EVENTS :

- APRIL 3RD - 5:30 - HAMBURGER & HOTDOG COOKOUT
7:30 - SQUARE DANCE GROUP IN CLUBHOUSE
- APRIL 10TH - EASTER ACTIVITIES - CHECK SCHEDULE WHEN YOU ARRIVE FOR DETAILED EVENTS. BRING PLASTIC EGGS OR EGGS TO BOIL AND COLOR. WE WILL HAVE AN EGG HUNT SATURDAY AFTERNOON.
6:00 - HAMBURGER & HOTDOG COOKOUT
- APRIL 11TH - 10:00 - CHAPEL SERVICES
12:30 - EASTER MEAL - ACTIVITIES BUILDING EACH FAMILY BRING TWO DISHES OF FOOD. TEA AND PAPER PRODUCTS PROVIDED.
- APRIL 17TH - 10:00 - FLEA MARKET - SELL YARD SALE TYPE ITEMS AT YOUR SITE.
2:00-4:00 - UNICOI SPRINGS LAKE FISHING TOURNAMENT. PRIZES FOR VARIOUS CATEGORIES.
- MAY 9TH - HAPPY MOTHER'S DAY - FREE ICE CREAM FOR MOTHER'S 1 - SCOOP
- MAY 15TH - HOMECOMING WEEKEND !!!
10:00 - 4:00 CRAFT FAIR - CLUBHOUSE
CRAFT ITEMS SOLD IN CLUBHOUSE - FLEA MARKET ITEMS SOLD AT SITES.
12:30 - ACTIVITIES DEPARTMENT WILL SELL HOTDOGS AND HAMBURGERS





UNICOI SPRINGS

CAMP RESORT

THIRD QUARTER - AUGUST 1995

LETTER FROM THE BOARD

THE RESORT HAS A NEW PARK COORDINATOR. HER NAME IS CAROLYN CROWE. IF YOU HAVE NOT MET CAROLYN YET, PLEASE TRY TO DO SO ON YOUR NEXT VISIT TO THE RESORT. WE ARE PROUD TO HAVE CAROLYN ABOARD.

THIS HAS BEEN AN INTERESTING YEAR FOR ALL OF US. THE RESORT HAS BEEN IN THE PROCESS OF IMPROVING OUR SEWAGE SYSTEM AND WE HAVE MADE SOME REPAIRS TO OUR BUILDINGS. WE APOLOGIZE FOR THE INCONVENIENCE DURING THE CONSTRUCTION STAGE OF THE SEWAGE SYSTEM, BUT WE FEEL THAT WHEN THE SYSTEM IS COMPLETED IT WILL BE WORTH IT.

ALL OWNERS WHO HAVE THEIR MOTORHOMES AND TRAILERS IN STORAGE ARE REMINDED TO KEEP YOUR ELECTRIC AND/OR MANUAL JACKS IN GOOD OPERATING CONDITION, IF YOU WANT RESORT PERSONNEL TO PULL YOUR R.V. ON AND OFF SITE.

IT IS ELECTION TIME AGAIN. I URGE EACH AND EVERY OWNER THAT IS IN GOOD STANDING TO VOTE. V.W.

UPDATE FROM.....CHAPEL NEWS: THE LORD HAS BEEN DOING MANY GOOD THINGS IN THE CHAPEL. ATTENDANCE , SO FAR, THIS YEAR HAS BEEN 4,065. OUR 2ND AND 4TH SATURDAY (OF EVERY MONTH) SINGINGS HAVE BEEN WONDERFUL. OFFERINGS HAVE ALLOWED US TO INSTALL A NEW HEATING AND AC SYSTEM, HAVE THE CARPETS CLEANED AND PLANT NEW FLOWERS AND SHRUBS. THE MONTHLY SUPPORT TO THE J.JETT PRISON MINISTRY HAS BEEN INCREASED TO \$50.00. WE HAD A GOOD ATTENDANCE WITH AN ESTIMATED 350 PEOPLE FOR HOMECOMING THIS YEAR. MEMORIAL DAY WAS A "SPECIAL DAY" FOR ALL OUR VETERANS, THE SERVICE ENDED WITH "GOD BLESS THE USA". ALL CAMPERS ARE INVITED TO SUNDAY SERVICES TO 10 O'CLOCK. OUR SCHEDULES FOR SPEAKERS AND SINGERS CAN BE FOUND ON THE CLUBHOUSE CHAPEL BOARD. IN CLOSING, I WANT TO THANK THE CHAPEL COMMITTEE AND ALL OUR VOLUNTEERS FOR THEIR HELP AND SUPPORT. PLEASE CONTINUE TO PRAY THAT THIS YEAR WILL BRING IN THE "GREATEST HARVEST" FOR THE LORD.

YOURS IN CHRIST

PAUL BRAMLETTE, CHAIRMAN

USCR CHAPEL COMMITTEE (404)973-2350

UPDATE FROM..... ACTIVITIES. HIGHLIGHTS FROM OUR SCHEDULE FOR THE BALANCE OF THE YEAR:

- 8-5 JUNIOR OLYMPIC
- 8-11 SOCK HOP
- 8-11 CARNIVAL
- 9-2 LABOR DAY WEEKEND DANCE
- 9-9 ANNUAL MEETING
12PM DINNER. COVERED DISH, MEAT WILL BE PROVIDED
8PM DANCE
- 9-23 TALENT SHOW
- 10-14 CRAFTS SHOW AND SELL
COUNTRY WESTERN DANCE
- 10-28 HALLOWEEN COSTUME PARTY AND DANCE
- 11-11 THANKSGIVING DINNER
- 12-9 CHRISTMAS DINNER/PARTY
- 12-30 NEW YEAR'S EVE PARTY
- EVERY FRIDAY NIGHT - COVERED DISH DINNER/5:30 PM
PLEASE CALL FOR MORE INFORMATION
- WE HAVE A NEW ACTIVITIES DIRECTOR, TRACEY BLACKWELL. TRACEY IS VERY ENTHUSIASTIC AND LOOKING FORWARD TO MEETING EVERY ONE AND HEARING YOUR IDEAS. COME VISIT AND SAY HELLO.

FOR ALL OUR FISHERMEN/WOMEN...WE HAVE TOO MANY FISH IN THE LAKE. PEOPLE THAT ARE CATCHING THE EATABLE FISH ARE THROWING THEM BACK AND KEEPING THE CARP. BACKWARDS! THE CARP ARE ALGAE EATERS AND WE NEED ALL WHO HOOK THEM TO PLEASE THROW THEM BACK.. BUT DUE TO THE LARGE AMOUNT OF FISH IN THE LAKE, THE TROUT ARE NOT GROWING. SO...START FISHING AND KEEP THE TROUT.

UPDATE FROM.....BUILDING COMMITTEE: DURING THE PAST FEW MONTHS WE HAVE REINFORCED THE POSTS AT THE FRONT ENTRANCE. INSTIGATED A TERMITE AND PEST CONTROL CONTRACT FOR ALL USOA BUILDINGS AND RENTAL TRAILERS. REPLACED ALL THE BAD SIDING ON THE CLUBHOUSE AND ALL BATHHOUSES. WE HAVE INSTALLED A COMMERCIAL SIZE GAS RANGE/GRILL IN THE KITCHEN. STILL IN THE PLANNING STAGE - WE HOPE TO ENLARGE THE GUARD HOUSE FOR USE AS A CHECK IN/CHECKOUT BASE.

A NOTE FROM THE FRONT DESK.....HELLO! TO ALL YOU OWNERS AT UNICOI SPRINGS. I WOULD LIKE TO TAKE THE TIME TO SAY "THANK YOU" TO ALL OF YOU WHO HAVE BEEN SO PATIENT AND UNDERSTANDING WHILE WE WERE UNDERSTAFFED. I AM PROUD TO ANNOUNCE WE ARE CURRENTLY FULLY STAFFED IN THE FRONT OFFICE. I HOPE ALL OF YOU AS OWNERS WILL WELCOME AND WORK WITH OUR NEW EMPLOYEES TO MAKE IT AN ENJOYABLE WORK ENVIRONMENT FOR THEM. THANK YOU, LYNN BRITTAIN.

UPDATES FROM.....THE GROUNDS COMMITTEE: GOOD NEWS...FOR ALL OF YOU THAT HAVE ENDURED THE MUD, THE DUST, THE MOUNDS OF DIRT....THE 1ST PHASE OF OUR NEW SEWAGE SYSTEM IS NEARING COMPLETION. AT A COST OF APPROX. \$117,000.00 OUR NEW "PLUMBING" SHOULD BE UP AND RUNNING THE WEEK OF 7-29-95, THE 2ND PHASE, AT A COST OF APPROX. \$177,000.00 WILL BE BEGINNING CONSTRUCTION IN AUGUST, BUT THIS PHASE SHOULD NOT INCONVENIENCE PEOPLE DUE TO THE FACT THAT THE PIPES, FOR THE FIRST PART, WILL BE LAID ON THE BACK SIDE OF THE LAKE BELOW ALL SITES. OUR PUTT PUTT WILL BE GETTING A FACELIFT AUGUST 7/8. WORK WILL BEGIN IN THE NEAR FUTURE ON THE REPAIRS NEEDED TO OPEN THE LOWER TENNIS COURT. AND, DURING THE 1ST WEEKS OF AUGUST THE ASPHAFT ROADS WILL BE REPAIRED.

FROM THE MAINTENANCE DEPARTMENT...THE HEAT HAS DEFINITELY TAKEN ITS TOLL ON GROUNDS WORK. BUT WE LOOK FORWARD TO COOLER, DRIER DAYS SOON. ALSO, FINDING DEPENDABLE WORKERS IN THIS AREA HAS BEEN DIFFICULT. WE THANK THOSE THAT HAVE VOLUNTEERED TO HELP US WITH WEED EATING, PRUNING, POOL MAINTENANCE, MOVING OF TRAILERS, PAINTING AND ALL THE OTHER GREAT HELP YOU HAVE GIVEN. EVEN PICKING UP A PIECE OF TRASH WHEN YOU SEE IT IS A BIG HELP. WE ARE GLAD TO HAVE ROBBIE BACK PART TIME TO HELP WITH RENTAL MAINTENANCE. CAMPER MOVING HAS BEEN SLOW, BUT WE ARE BEING AS CAREFUL AS WE POSSIBLY CAN BE WITH YOUR PROPERTY. THANK YOU FOR YOUR SUPPORT. GENE AND KEITH.

REMINDER
PLEASE COME TO THE FRONT OFFICE AND GET A PARKING PERMIT BEFORE PARKING IN A EMPTY SITE. NEXT TIME IT MAY BE YOU WHOSE RESERVED SITE HAS AN UNIDENTIFIED VEHICLE ON IT.

UPDATES FROM.....THE RULES COMMITTEE: THE RULES COMMITTEE MET ON JULY 22,1995 AND CONCLUDED THAT WE ALREADY HAVE GOOD RULES, WE JUST NEED TO START FOLLOWING THEM AND ENFORCING THEM.

SOME THAT HAVE BEEN FORGOTTEN ARE:

1. PETS MUST BE WALKED IN THE PET WALKS ONLY. 2. PLEASE LEAN UP AFTER YOUR PETS. 3. NO PETS ARE TO BE TIED UP OUTSIDE WHEN OWNERS ARE AWAY. 5. IF A RESERVATION IS NOT CANCELED BEFORE 48 HOURS, THE OWNERS WILL BE CHARGED. (EXCEPT IN AN EMERGENCY). 6. CHILDREN AGE 15 AND UNDER MUST ABIDE BY THE CURFEW FROM 10PM TO 7AM, UNLESS IN THE COMPANY OF A PARENT OR A RESPONSIBLE ADULT. 7. CHECK IN/CHECK OUT: ALL OWNERS ARE REMINDED THAT THEY MUST CHECK IN AND CHECK OUT. THOSE OWNERS WHO HAVE CONFIRMED RESERVATIONS FOR A SPECIFIC SITE MAY COME ON THROUGH THE GATE AND GO TO THEIR SITE AND SET UP, BUT MUST RETURN IMMEDIATELY THEREAFTER TO THE OFFICE AND SIGN IN. V.H.

EVERYONE PLEASE READ OVER YOUR RULES AND REGULATIONS. THEY ARE FOR THE GOOD OF THE PARK AND ALL OWNERS.

HELLO FROM HOUSEKEEPING!!!

OUR JOB CERTAINLY HAS BECOME INTERESTING. WE HAVE TAKEN ON NEW RESPONSIBILITIES AND WE ARE SO BUSY. WE APPRECIATE EVERYONES HELP. THE NEW ADDITIONS TO THE OFFICE STAFF HAVE MADE A POSITIVE DIFFERENCE - THEY ARE ALL "WINNERS" IN OUR BOOK.

THANKS FOR ALL YOUR HELP.

PAM, LOREE AND GAIL

TO ALL OUR MEMBERS:

MY NAME IS CAROL CROWE AND I WOULD LIKE TO TAKE A MOMENT TO SAY HELLO AND THANK YOU. I'M YOUR NEW PARK COORDINATOR AND I DON'T KNOW WHEN I'VE HAD A MORE INTERESTING AND FUN 3 MONTHS EVER. TO ALL THOSE WHO I'VE MET, HI AGAIN, AND TO THOSE I HAVEN'T MET, WHERE ARE YOU? HOPE TO MEET YOU SOON. HOPE YOU HAVE HAD A GREAT SUMMER SO FAR.

NOTE: THE FRONT DESK AND MYSELF WOULD LIKE TO ASK ALL OWNERS WHO HAVE THEIR TRAILERS IN STORAGE TO PLEASE COME IN TO THE OFFICE TO SIGN OUT. IT WOULD REALLY HELP US. THANK YOU.



Newsletter

Hi folks,

It's great to be back. Kay Beacham, our new Recreation Director, hails from Cornelia, Georgia. She has a Masters Degree in Recreational Administration, a winning personality, and some wonderful ideas. The next time you're in the resort please try to get to know her. Of course, you'll have to move fast to catch up to her, she is always flitting from one activity to another. She has been trying to create activities to satisfy all ages, however, any suggestions and volunteers would be greatly appreciated.

Cheryl Cubeta, Park Coordinator

From the Board:

We apologize for any inconvenience you might experience during the installation of the new sewage system, but when it's completed it'll be worth it, because Area 6 will finally be opened.

New Office Hours-Beginning May 1, 1996, the new office hours will be as follows:

Saturday through Thursday 8:00 a.m. to 6:00 p.m. Fridays 8:00 a.m. to 8:00 p.m.

Reservations will be taken from 9:00 a.m. until 6:00 p.m. daily except Sunday when reservations will only be taken from 9:00 a.m. to 4:00 p.m.

Check Ins and Checkouts will be handled at the Security Office daily from 12:00 noon to 8:00 p.m. during the peak season.

Do not forget to sign out of the resort when your stay is up, especially if your RV is in storage. A sign out sheet will be at the Security Office and also on the counter at the front desk.

Reminder - Children under the age of 14 must abide by a curfew from 10:00 a.m. until 7:00 a.m. unless they are accompanied by a responsible adult.

The resort has a limited number of Undivided Interests to sell. If you are interested in purchasing one of these Undivided Interests, please contact the resort management.

This is your resort, please use it as often as you can.

Vernon Walters, President

Committee News

* * * * *

Nominating-

Any owner interested in applying to run for the Board of Directors, please request an application through the Unicoi Springs Camp Resort front office. there will be two (2) positions

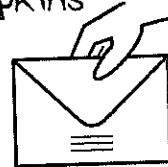
up for election in September. Any owner wishing to apply through the Nominating Committee should file their Application/Resume no later than June 29, 1996. Please place the Application/Resumes in a sealed envelope and address it to the chair person of the Nominating Committee, Unicoi Springs Camp Resort, Post Office Box 1105, Helen, Georgia 30504. July 6th is set to be the day for interviews.

Any owner seeking nomination through the Nominating Committee must:

1. Be an owner in good standing;
2. Be willing to attend all Board meetings.
3. Only one member per family accepted.
4. List hobbies and activities.
5. Be sincerely interested in the objectives and goals for Unicoi Springs Camp Resort.
6. List qualifications and business background.



Carl Simpkins



Committee News...

Buildings-

Winter's icy blast has gone and we survived. Summer moved right in with waves of radiating heat, but Spring seems to have just passed us by.

All is well with the buildings and the committee here at the park, however we had some leaks in our clubhouse and the Board elected to have a new roof installed. We shopped around for different types, like metal and fiberglass, and found that the metal had a very long life at a very high cost. We decided on fiberglass shingles. The job has been completed and the clubhouse, breezeway, and activities building are all sporting a new roof.

I think you will be pleased with our new security building. It is 11'5" square and looks great. The security people are quite pleased to have more room as well as heat and air-conditioning.

All the other buildings are in great shape and we have some long range plans for a teen building.

Take care and see you soon,



Tom Partain,
Chairman

Rules-

Just a new reminder about a few old rules:

1. No owner is allowed in the office after it is closed.
2. Owners must sign their guests in on the day of the guest's arrival and owners are responsible for the conduct and actions of the guest.
3. No owner may borrow time from another owner in order to stay longer than the 14 days per month allowed.
4. No bicycle riding after dark.
5. No one may make or cancel reservations for another owner. You must do it yourself.

The original rules of this resort will be enforced.



Madgaline Pitts
Chairperson

Grounds-

Phase I of the sewer system that takes care of area 5 has been completed and the cost was \$117,404.60. Phase II has been started and we have paid \$116,146.03 as of March 8, 1996, with a balance due of \$61,825.35. The total paid so far has been \$233,550.63. When Phase II is completed, the contractors will continue on to Phase III and finish out the project.

The roads throughout the resort, other than area 6, have been spot sealed and will be completed after the sewer project is done. The sealed spots were sticky to walk on and the contractor put sand on them. You still have to be careful where you walk, the rocks used with the sealer can be tricky to navigate.

We have purchased a Bobcat with a back hoe attachment and a new golf cart.

As you vacate your site, please pick up all trash and let the front office know if anything is in need of repair. If you would like to help beautify the park, bring your favorite flowers or bushes to plant on your favorite site. Remember, there is no guarantee that you will be able to get that site every time you come, but others will be able to enjoy what you have planted.

Bring your fishing tackle, bait, and a desire to relax. The lake is well stocked with sneaky, hungry fish that will challenge your fishing ability. They've had all winter to find wonderful hiding places. Please do not catch the rather large carp that we have put in the lake, they are there to keep the lake grass to a minimum. Also, please remember, there is absolutely no boating on or swimming in the lake. It would be a tremendous liability to the resort, which would be passed on to you.

We are in the process of repairing the playground, which was ruined when the sewer line was installed and we are also trying to fix-up the putt-putt course. The wall on the lower tennis court has collapsed and the maintenance personnel are going to attempt to fix it.

Volunteers on any grounds projects are appreciated. A special "thanks" to those who have volunteered in the past. See you at the park.....



Ken Monsrud,
Chairman

Committee News

* * * * *

Elections-

Accompanying this Newsletter, you will find a Notice of Annual Meeting, Certification Form, Ballot, Proxy, and Resumes for Applicants to the Board of Directors for 1996, a Ballot envelope and a return mail envelope. Please try and attend the Annual Meeting, but if you cannot, cast your Ballot and return to the resort before September 14, 1996.

The Ballot box will be on the counter in the front office at the Resort for your convenience. Please bring your Ballot with you when you come between now and September 14th, and drop it in.



Charles Toney

Chapel-

The Chapel is sponsoring a Back to School weekend on August 10th and 11th for all youths ages 5 through 18. All children 12 and under must be accompanied by a parent for all services and activities. On Saturday August 10th, from 5 - 7 p.m., there will be a hotdog cookout at the pavillion near the upper pool. Those of you that play a musical instrument, please feel free to bring it; we'll have a sing along. A marshmallow roast will also be held and ice cream will be served. There is no charge for the cookout. A chapel singing will follow at 7:00 p.m.

On Sunday, August 11th, chapel service will be held at 10:00 a.m. and will be conducted by the youth.

Paul Bramlett



Committee News cont'd.....

Buildings-

All buildings are in good condition. We would like to remind you to please strive to keep them that way. When damage is done to a building or rental, someone must pay for it. Please treat them as your own; try and protect them. If you see someone doing any damage to a building or rental, please report it to the office.



Tom Partain,
Chairman

JUST A NOTE !!



The Security Building is now being used for owner RV site check ins between the hours of 12:00 noon to 8:00 p.m. weekly. Just drive up to the window, check in, and go on to your site. If you have a rental, please check in at the front office. If it's after hours and the office is closed then go to the Security Building. We hope this will be more efficient. See you soon.....

FROM THE BOARD-

Thank you for your support of the past year. Please come meet the candidates on August 10th, following the general Board Meeting. Please exercise your rights and vote.

Just a note of correction for the previous Newsletter. The curfew rule for children is: children under the age of 16 must abide by a curfew from 10:00 p.m. until 7:00 a.m., unless accompanied by a responsible adult. Skateboards, roller skates, and roller blades are not allowed in the resort.



Vernon Walters,
President

ACTIVITIES, ACTIVITIES, ACTIVITIES.....



Hello everyone !!!!

What a 4th of July we had, huh? Some activities were here in the resort and some were in the City. The day ended with a bang-up fireworks display in Helen.

Now I need your suggestions for the remainder of the season. My days off are Monday and Tuesday, but I'm usually somewhere around the Resort every day. Don't forget, there is a box on the corner of my desk and someone in the office will give you a piece of paper on which to write your suggestions and then put them in the box.

Needed... *Volunteers, Volunteers, Volunteers.....* does that tell you anything ??? Some of the activities planned include, but are not limited to: morning hikes, breakfasts, and other fun things for our early, early risers. Phone a couple of days before you come and we'll let you know the upcoming fun that is planned. This way, you'll have a better idea of what materials, clothing, craft supplies, etc., to bring for maximum activity participation during your stay.

If there is an activity you've *always* done during the summer, or on special weekends, and I don't have it planned, please remember that I have *not always* been here so I need your input. Thanks.....

Kay



Newsletter

1996 Board Election Results.....

At the September Owners' meeting, the Chairman of the Elections Committee, Charles Toney, announced that a total of 908 ballots were cast. He felt that it might be the highest number cast to date. The election results are as follows:

John Foust, Sr.	652*	John Thompson	471
Dale Galloway	479*	"Bill" Morgan	216

*(these two candidates are the new Board members)

Results for the professional management addendum, were: 455 yes votes357 no votes

Mr. Toney made the following recommendation to the board of directors:

If we have a vacancy come open on the board, the candidate with the third highest votes should be placed to fill that vacancy.

Your present board members are: Charlie Manning, - President; Fran Owens,- Vice President; Madgaline Pitts, - Secretary/ Treasurer, ; Tom Partain; John Foust; Ken Monsrud; Dale Galloway

<<<<<<<< Committees >>>>>>>

If you have any questions, comments, or suggestions please contact the Chairperson or members of the appropriate committees.

BUILDINGS - Dale Galloway - Chairman * Carl Simpkins - Co-Chairman * Joe Bishop * John Reeves * Henry Smith * Buddy Buddy Owen * Jack Tilley * Floyd Clack

Grounds-John Foust - Chairman * Earl Gaskins - Co Chairman * John Mooney * William Foster * Mary L. Edwards * Paul Bramlette *Bobby Fowler

ACTIVITY-Tom Partain - Chairperson * Jean Brand - Co-Chairperson * Carolyn Anderegg * Laurie Spiess * Katherine Sweat Ethel Foster* Lorraine Trefethen* Carol Webeking

FINANCE- Magdaline B. Pitts- - Chairperson * Jim Talmadge - Co-Chairperson *Wyman West

* Don Nardelli * Howard Harris * Raymond Garnade

Flowers Flowers Flowers

Wouldn't it be wonderful to see hundreds of flowers throughout the resort next summer. Well, here's your chance to

help make that a reality. Simply purchase one or more packages of seeds of your favorite flower and either drop them off at the front desk the next time you're here, or mail them to us. We'll plant them in the spring and by summer your Resort will abound with beautiful flowers.

John Foust,
Chairman, Grounds Committee

SUGGESTIONS.....COMMENTS.....IDEAS.....QUESTIONS

If you have any suggestions, comments, ideas, or questions please let me know by:

1. Calling me at 770-941-3113 and leave a message,
2. Write to me at 3973 Evans Drive, Lithia Springs, Ga. 30057,
3. Feed the hungry suggestion box located in the clubhouse

My job, which I dearly love, is to act as a "go-between" owners and the Board. You tell me your concerns, I present them to the Board, we talk about it and try to act on it. Whatever the outcome, I'll get back with you, so don't forget to put your name and phone number on any suggestions, comments, ideas, or questions....

Fran Owens, Owner Relations

Activity Highlights for November and December

At 5:30 every Friday night during November & December potluck dinners are scheduled. Call ahead and find out what's on the menu. Come early and join us in the Activity Building.

In November, we'll be holding our Thanksgiving celebration on the 9th. The resort supplies the turkey & dressing, you supply the veggies & dessert. Everything will be yummy, so don't be late. If you can't stay for the night, come on up for the day.

Dinner's at

1:00 p.m. **** During this month, I've scheduled a few early evening "fun & munchies" activities like charades &

snacks, cocoa & tall tales by the fire, banana splits, and s'mores. Have an early supper & join us at 5:30 p.m. in the Clubhouse.

for lots of fun !!!!! **** At 3:30p.m. on Saturday the 23rd we're going to have a Turkey Shoot-- it's for ages 13 and over and it consists of shooting a basketball from various spots for points-- meet at the upper basketball court....

"First Place" will be a large frozen turkey.

In December, the Resort's Christmas celebration is scheduled for the 14th at 1:00 p.m. (call for more details) and at 3:30 p.m. there will be songs and stories by the fire.... Please try to join us. *** We're going to learn to ballroom dance, so put on your dancing shoes, grab your partner, and be here at 2:00 p.m. on Saturday, the 7th.**** There's a "fashion show" scheduled for the 20th at 7:00 p.m.--you might find it quite a knee slapper.

Please remember, I always need volunteers. If there's an activity you would like to see added to the calendar, let me know.

Kay Beacham, Activities Director

A Note from Maintenance.....

When preparing to leave your site, please put the sewer caps back on so your neighbors won't be offended.

This will help keep leaves and debris from falling into the sewers, which might cause a back-up somewhere down the line. Also, as you unplug your R.V., don't forget to flip the site breaker off and close the lid.

Thanks for all your help.

Jesse Ferguson, Maintenance Supervisor

Seasonal Rental Rates

A new rule was passed at the Owners Annual Meeting: beginning November 4th, a minimum stay of two days is required for all rental trailers during the year. The winter rates for a minimum stay will be \$33.00 and each day thereafter will be \$15.00.

The summer rates for a minimum stay will be \$50.00 and each day thereafter will be \$25.00. The off-season runs

9/96

from November 4th thru March 31, 1997 and the peak-season runs from April 1st through approximately November 1, 1997

Important Notice: The resort will be closed from January 19th thru March 14, 1997. Will reopen March 15, 1997 due to a leak in the water holding tank; per article II section III of covenants and by -laws.

There will be memberships available all the time please contact Joyce Tallman and she will put your name on a waiting list. Also should you want to cancel your name on waiting list please contact Joyce (Owner Services) 706-878-3873

Owners Album.....

Have you had your picture taken for the owner's album??? If not, see Pat Carver or Marnie Braswell; they've volunteered to be the resort's "official" photographers for the album. The next time you're here, ask for them. Please do not send professional pictures, for the sake of uniformity, they are all to be taken by our own in-house photographers, in front of the fireplace in the clubhouse. If you had your picture made a long time ago, you might want to have it updated. Don't forget to see Pat or Marnie the next time you're here!!!!!!!!!!!!!!



NEWSLETTER

SEPTEMBER 1997

The Annual Owners Meeting was held in the clubhouse on September 13, 1997 at 1:00 P.M. The new 1997/1998 Board members are: John Thompson - President, Fran Owens - Vice President, Bill Briscoe - Treasurer, Ruth West - Secretary, Robert Rich - Building, Dale Galloway - Rules, Marnie Braswell - Activities.

A MESSAGE FROM JOHN THOMPSON - PRESIDENT

To all members of Unicoi Springs Camp Resort, Thank you for the opportunity to serve as your president for the next year. I know there are many things that need to be done and no one person can do them alone. I value your friendship and need your input and support. Most of all the Board of Directors need your support as much as you need them. Lets work together to make this resort the best place for family fun and enjoyment.

For several years expenses have exceeded income and during the latter part of each year financial balances have been in the red. The anticipated expense for the last three months of 1997 will run at least \$50,000.00 per month. The resort will need to borrow money to operate the balance of 1997, and the treasurer was given permission to borrow the money against the \$100,000.00 CD in order to pay bills. It is evident, due to the shortfall of monies coming in, the resort will need to think of ways to increase revenues for 1998. As these discussions move through the Board and decisions are made, we will keep you informed.

Annual inventory of the resort property will be taken in early January 1998. Those willing to help, please let me know. This year (1998) the resort will be closed from January 5, 1998 through March 11, 1998 to do needed repairs and to save money on utility bills and operating expenses. Make your reservations for the week-end of March 12th - 15th, and lets have a full house on our reopening.

A MESSAGE FROM FRAN OWENS - VICE PRESIDENT, OWNER RELATIONS

Since I love the job, I kept it for another year. The telephone in the clubhouse will be moved to a quieter location. If you have suggestions please mail them to the resort to my attention. All items must include your name, address, phone number and U#.

A fun filled year is waiting for us, lets seize the day.

A MESSAGE FROM BILL BRISCOE - TREASURER

As your treasurer for the 1997-1998 fiscal year, with the help of the other members of the Board and the finance committee, I hope we can get the resort on a firm financial footing. At the present time all bills are current, and we have \$150,000.00 in CD's. These need to be kept for a natural disaster. We have a good resort and with the help of each of you, we will have a better resort. I will work for the interest of each member to the best of my ability.

FINANCE COMMITTEE: Wyman West, Dennis Bucannon, Madgaline Pitts, LeRoy Brantley.

9/97

A MESSAGE FROM ROBERT RICH - BUILDINGS

As of this time the Buildings Committee has not had a formal meeting. A letter to the members should be in the mail by Sept. 29th with the date of our first meeting. A quick informal meeting of the few members that were in the resort after the Board meeting on Sept. 19th, revealed several things, which will be discussed at the first meeting. A TIP OF THE HAT to Mr. Edwin Bryan for the fine job he did replacing the front steps of the clubhouse. I know his work will be greatly appreciated by the resort members. I would like to take this opportunity to commend our secretary on the excellent job she did with the minutes. This is the best I have seen since becoming a member of the resort.

BUILDINGS COMMITTEE: James Cass, Buddy Owens, John Reeves, Carl Simpkins, Jack Tilley, Vernon Walters, Bruce Woodlief.

A MESSAGE FROM MARNIE BRASWELL - ACTIVITIES

The following events have been scheduled:

October 18th - Craft Sale from 9:00 A.M. - 2:00 P.M.

October 25th - Halloween Party with a DJ at 8:00 P.M.

November 15th - Thanksgiving Dinner at 1:00 P.M. - The meat, dressing and drinks will be provided. Please bring One or Two covered dishes.

ACTIVITY COMMITTEE: Ethel Foster, Carolyn Anderegg, Laurie Spiess, Jeanette Ward, Katherine Sweat, Lorraine Trefethen, Carol WebeKing.

A MESSAGE FROM DALE GALLOWAY - RULES

Members will be appointed at the next meeting.

A MESSAGE FROM RUTH WEST - SECRETARY, GROUNDS

GROUNDS COMMITTEE: Paul Bramlett, Mary Edwards, William Foster, Bobby Fowler, John Mooney, Donnie Brown, Ronnie Brantley, Howard Brantley.

A MESSAGE FROM THE OFFICE

Enclosed is a Biographical Information form, please fill it out and return it to the office as soon as possible. We are in the process of updating our files and would greatly appreciate your cooperation by returning this form.

A MESSAGE FROM MAINTENANCE

To the members with storage campers, please be sure to check and maintain the proper tire pressure and that your batteries are charged.



NEWSLETTER

JANUARY 1998

A MESSAGE FROM JOHN THOMPSON - PRESIDENT

I would like to take this opportunity to thank each owner for their response in sending in the 1998 Maintenance fee in a timely manner. Although an increase of \$100.00 was added the amount of owners paying through January 1998 is about the same as received through January 1997 giving the resort additional dollars.

Presently all bills are paid, all taxes are paid, and all loans have been repaid. We need to thank our treasure Bill Briscoe, and the entire board of directors for good business management. We still have two C.D.'s in the safety deposit box at the White County Bank. One for \$100,000.00 plus interest, the other for \$50,000.00 plus interest. Hudson, Thomas and Company, P.C. certified public accountants has recently completed an audit of Unicoi Springs Owners Association, Inc. for years ending September 30, 1996 and September 30, 1997. They gave the resort an excellent report. Tim Thomas of Hudson, Thomas and Company made several suggestions for the future of our Resort. One that is outstanding and very important for long range success is to set up and to fund a Maintenance Reserve Account to be used for repairs an unexpected damage to roofs and buildings, paving, sewage and water. A copy of the audit will be placed on the bulletin board when the resort opens on March 12, 1998. Please read it.

Wyman West is currently working on the collection of delinquent Maintenance fees. Some have been collected and others to come.

Our treasurer, Bill Briscoe has successfully negotiated with White County Bank a 5% interest bearing account, payable to us each month on all the money deposited into the bank. This will add several thousands each year in interest for resort use. We have never before received interest on money deposited in the bank only on C.D.'s.

The resort will reopen on March 12, 1998. Make your reservations now. Let's fill all spots and enjoy a year of fun and fellowship.

An open meeting for all owners will be held on Saturday April 11, 1998. Please make plans to attend.

A MESSAGE FROM MARNIE BRASWELL - ACTIVITIES

I would like to take this opportunity to thank the Activity Committee for all there dedication and hard work. When you see them, please thank them also.

Unicoi Springs opens back up March 12, 1998. On March 13, 1998, we will have a covered dish supper.

On March 14, 1998, the Activities Committee is planning several things. A lost & found auction. An on site flea market. To finish off the evening, one of Ruth West groups will entertain.

Please look for weekly calanders again when you come to the park. We hope to keep this going again.

Other things to look forward to in 1998 are an Easter Egg Hunt on April 11, 1998. A Shrimp Luau on June 20, 1998.

Covered Dish every 2nd and 4th friday. More in the months to come. I look forward to seeing everyone March 12, 1998.

1/98

A MESSAGE FROM RUTH WEST - SECRETARY, GROUNDS

The grounds committee is formed and working. We are working with the maintenance staff to beautify areas in the park and to make it more appealing to owners and visitors alike. Whether you return to the park March 12 or later on in the year, we think you will be pleased with the results. Stephen Johnson, a member of the maintenance staff, is working closely with the committee. He has some great ideas and has presented computer image photographs of areas where he would recommend as priority areas for beautification. This plan would add color to the park. He is also developing site plans for suggested work that volunteers might like to do on sites.

Keeping in mind Stephen's suggestion, we are planning to set the first Friday in each month as a volunteer workday. Beginning April 1, 1998, you will be asked to volunteer your time to beautify sites, or whatever else might need to be done. If you are in the park on the first Friday of any month, plan to bring your work clothes and participate in this effort. You will hear more about this plan later. We have met with B.J. Whitfield and a list of items to be completed during the Winter shutdown has been done. One of the areas to receive attention will be the bank on the back side of the lake. The area adjacent to the site numbers 199 to 224 will be given priority. The playground area is going to receive attention on our volunteer workdays. Under long-range plans it is recommended that resurfacing begin and possibly completed in the next three to five years. Tennis court repairs will be looked at in the future, although some maintenance work will be done this winter. In the next couple of years we see a need to purchase a tractor, bush hog, scrape, etc. for use by our maintenance force. Members of the committee are: Ruth West, chairman; William Foster, Donnie Brown, John Mooney, Zelda Goodson and Bobbie Cunningham. If you have suggestions, comments, or questions, please feel free to contact any member of the committee.

A MESSAGE FROM BILL BRISCOE - TREASURER

I am happy to report to you we have paid back the money we borrowed in the amount of \$45,000.00 plus \$561.00 interest. We have paid all of our first of year obligations in addition all bills are current. We have earned interest from November 17, 1997 to January 15, 1998. Attached is Financial Statement for Investment Account you will notice we have a Balance of \$110,146.63 as of December 15, 1997. I have received another statement showing a Balance of \$244,919.96 as of January 15, 1998. I will do my best to see that no monies are wasted.



NEWSLETTER

APRIL 1998

A MESSAGE FROM JOHN THOMPSON - PRESIDENT

I would like to take this opportunity to thank B.J. and Joyce for a job well done during the time the park was closed, and to all employees who worked so very hard to make our resort clean and beautiful, many thanks.

To the owners who gave their time and skills enlarging the dining room and laundry, and the new front deck, I thank you and to the Board Of Directors who have worked many hours and traveled many miles at their own expense and worked hard with their committies to make this a great year. Most all coments from the open meeting were very positive many thanks. As you read this newsletter and the reports from committee chairpersons you will know what has taken place at Unicoi Springs these past few months. There is not a great deal more your President can add only hightlights of some work new paving lake side, cleaning rental trailers inside and out, painting club house bath houses and more new signs through out the park and landscaping, about 2200 members have paid the \$300.00 annual maintenance fee all loans have been paid in full all taxes insurance paving bill, and current bills paid as of April 10, 1998. The note on the cable TV is now paid in full as you know Unicoi Springs now collects interest on the money in the investment account as well as CD's we have. To date over \$5,000.00 interest has been received from the investment account plus C.D. interest earned annually, C.D. owned to date \$113,000.00 plus interest and \$57,000.00 plus interest, after all bills have been paid we have over \$300,000.00 in the investment account at the White County Bank.

There is still much to be done. Give us your support and suggestions to make your park the best it can be.

A MESSAGE FROM FRAN OWENS - VICE PRESIDENT, OWNER RELATIONS

We are forming a widow and widowers club here at the resort (also divorced males and females are welcomed to join.) Please send name, address, telephone number and U# to Fran Owens at 3973 Evans Drive Lithia Springs, Georgia 30122 you must be a member in good standing a nominal charge of \$24.00 per year will be charged for expenses incurred during the year while you are a member. Come join in the fun!

A MESSAGE FROM MARNIE BRASWELL - ACTIVITIES

I would like to thank the activities committee and all volunteers for everything, the food and new building especially at this time. Things to look forward to are Momorial Day Weekend cookout and street dance. Spring craft sale May 16, 1998, Square dance June 12, 1998, Luau June 20, 1998 other things to come later.



A MESSAGE FROM ROBERT RICH - BUILDINGS

I would like to take this opportunity to inform the Owners of Unicoi Springs Resort, of the progress being made on the project, which was undertaken by the Buildings and Activities Committee. This project included expanding the main room and laundry of the Activities Building and adding a rest room and storage area. This expansion is the result of hard work from volunteers who have donated their time, skills, efforts and materials to make this a very useable and functional part of the Resort. I am pleased with the actions of the Building and Activities committee, but more than that, I am please to see the unity displayed by these owners in making this project a success. I would like to thank each and everyone who has given in any way to this project. Also a new Washer has been added in the laundry, and we are now looking for another Dryer. So as you come in the Resort please come by and admire the newly renovated Activities Building and enjoy the great cooking of the Activities committee.

A SPRECIAL MESSAGE FROM YOUR BOARD OF DIRECTORS

As the time approaches for the consideration of candidates for the Board of Directors, we wanted to take this opportunity to urge any owner to consider placing their name in nomination for the two Board positions to be filled this year. Among the 2400+ paying owners, there are numerous professional and business backgrounds that would be very beneficial to the Resort as a board member. The board is charged with the responsibility of operating the Resort which now has an annual budget of over \$600,000.00. An application is enclosed with the newsletter and if you feel that you would like to be considered as a Director, please complete and mail in to the office marked "Board of Directors", to be received no later than June 19, 1998. Additional appliciations may be picked up at the office. The Board at the April meeting made some minor changes to the Director Election procedure to provide a more systematic and simplified process. The Board will coordinate the nomination process and mailing of annual meeting notices, ballots, etc. To insure that all current owners have access to all information concerning a candidate, each application will be photocopied and mailed along with the ballots. The August meeting will have an open session to "meet the candidates" as in the past. The Election Committee will verify and count ballots as in the past, with verification to begin the night before the Annual Meeting, and counting of the ballots to begin the morning of the meeting. ALL BALLOTS MUST BE VOTED BY 10:00 A.M. ON THAT DAY.

A MESSAGE FROM RUTH WEST - SECRETARY

I would like to thank the maintenance staff for the work they are doing to beautify the grounds.

NOVEMBER 1998

NEWSLETTER

A WORD FROM THE BOARD OF DIRECTORS

JOHN THOMPSON - PRESIDENT

WYMAN WEST - VICE PRESIDENT

BILL BRISCOE - TREASURE

RUTH WEST - SECRETARY

MARNIE BRASWELL- ACTIVITIES

ROBERT RICH - OWNER RELATIONS

DONALD PAGE - BUILDING

FROM THE PRESIDENTS CORNER - JOHN THOMPSON

It's hard to believe another year has gone by. In the past few weeks as the leaves have turned to their beautiful fall colors and the days have gotten shorter the office staff tells me the park has been full on this weekend in Oct. all but four sites were filled including the new section 6 up on the hill. It's been a busy summer and fall, and I would like to thank the Office staff, the Maintenance crew, and Housekeeping for a job well done this past year.

As we approach the new year the Board of Directors would like to thank the owners for their support during 1998 and ask for your continued support and confidence in 1999. I am happy to report as of this date all bills are paid we have no outstanding loans or expenses from previous years. There is enough funds on hand to pay the 1998 taxes & Insurance which is due in Jan. 1999. Our C.D's on hand in bank including earned interest total almost \$250,000.00.

On that good note the budget for 1999 is lower (due to note & cable TV being paid off) and the board has set the 1999 Maintenance Fee at \$250.00 for each U number - A savings to owners of some \$120,000.00. With good management overall the Board feels that Unicoi Springs Camp Resort and owners alike can rise to the occasion and have a great year in 1999.

The Board of Directors decided to close the Resort from Jan. 7th to March 4th again this year to do some of the Maintenance and clean up that is necessary for a good looking & clean resort.

We are sorry for any inconvenience this may cause anyone but feel this time is needed to ~~Steam Clean and Pressure Wash Rental units, Bath houses, Club house and other~~ buildings, plus repairs and ground maintenance. We hope to see you on March 4, 1999 reopening. Reservations can be made for March 4, 1999 on Jan. 4, 1999 beginning at 9:00 o'clock AM by phone or in person.

11/98

VICE PRESIDENT - WYMAN WEST

We have made good progress in collecting the 1998 Maintenance Fees. As of October 15, there were only 75 owners that owed only 1998 fees.

We continue to have ownership's deeded to the Resort for the delinquent fees and other reasons. There are now 24 ownership's for sale and 11 more that we hope to have the title cleared within 30 days, making a total of 35.

In an effort to sell these ownership's, the Board has reduced the price to \$1,500 which includes the 1999 Maintenance Fees. As part of our marketing plan, we solicit the help of all owners in selling these ownership's. For each ownership sold by an owner, we will issue that owner a check for \$100, when payment is received from the purchaser. To qualify for this incentive, you must, (1) personally bring the purchaser to the office and the purchaser must acknowledge that you were responsible for their purchasing the ownership, and (2) your maintenance fees must be current.

It is the hope of your Board that many owners will take advantage of this incentive and help us get these ownership's sold. This will result in considerable income for the Resort.

In the coming months we plan to produce a color brochure about the Resort. These will be available to owners, and will be distributed throughout the mountain area. We will also be using other reasonably priced means of advertising.

We will keep you advised of our progress.

TREASURE - BILL BRISCOE

Thanks to each of you for your vote and confidence to elect me for another three year term. The Board had enough confidence in me to elect me your Treasure for another year. I will do my best to see that none of our money is wasted.

We have had a good year Financially, All bills are paid up to date. We have aside enough money to pay 1998 insurance on buildings, the property taxes and advalorem taxes on the trailers. All notes have been paid including the note to Unicoi Cable. In August of 1998 we purchased a CD for \$80,000.00 to purchase new trailers. In addition we have a CD for \$100,000.00 as of Oct. 3, 1998 this CD is worth \$119,040.53 and a CD for \$50,600.00 as of Oct. 31, 1998 this CD is worth \$59,876.00 our investment account balance as of Sept. 30, 1998 is \$175,890.32, we earned interest on this account for \$12,273.56 from Sept. 17, 1997 to Aug. 31, 1998. Listed below is a summary of our Income and Expenditures from Sept. 17, 1997 to Aug. 31, 1998.

Bank Balance 9/17/97	\$22,514.40
Total Income 9/17/97 - 8/31/98	<u>\$933,970.63</u>
Total Income and Bank Balance	\$956,485.03
Less	
Expenses 9/17/98 - 8/31/98	<u>\$667,419.38</u>
Bank Balance White Co. Bank 8/31/98	\$289,065.65
Credit Card Balance White Co. Bank 8/31/98	<u>\$4,723.05</u>
Total Bank Balance White Co. Bank 8/31/98	\$293,788.70

1/90

Listed below is our projected budget for period Jan.1. 1999 to Dec. 31. 1999.

Maintenance Fee Income	\$550,000.00
Other Income	<u>\$190,000.00</u>
Total Income	\$740,000.00
Estimated Expenses	<u>\$668,000.00</u>
Balance Remaining	\$ 72,000.00

We were able to lower the Maintenance Fee to \$250.00 per membership for the year 1999. I realize this is not as some of you would like. However with the cost of all items we use increasing steadily all these years. I don't think we can expect the Maintenance Fees to be \$200.00 again. If we maintain the park as it is now. Again Thank You for the support during Election and for last year.

ACTIVITIES - MARNIE BRASWELL

We will have something on New Years Eve and a New Years Day dinner. Come get your black eye peas and greens so you will be rich and lucky in 1999. I would like to take this opportunity to thank the activities committee for everything they have done this year. If you don't know, please go look at the activities building for one thing. They have also done a lot of cooking and entertaining.

BUILDING - DONALD PAGE

- Building Committee
- Carl Simpkins
- Forrest Rice
- Joseph Gillette
- Jerry Lowery
- Grover Vickery
- Floyd Clack
- Jack Tilley

AMENDMENT TO RULES AND REGULATIONS OF UNICOI SPRINGS CAMP RESORT

This Amendment to the Rules and Regulations of Unicoi Springs Camp resort is made this 19th day of October 1998.

WITNESSETH:

WHEREAS, Article VII, Section 2 of the Declaration of Covenants, Conditions and Restrictions for Unicoi Springs Camp Resort provides that the power to establish, amend and repeal rules and regulations governing the use of Unicoi Springs Camp Resort shall rest with the Board Of Directors of Unicoi Springs Owners Association, Inc.; and

WHEREAS, Article II, Section 3 and said Declaration specifically provides that the season of use shall be designated in the rules and regulations of the Unicoi Springs Owners Association, Inc., and that such designated season may be changed by amendment of the rules and regulations, provided the season of use not be reduced to a period less than March 15 through December 31 without prior written consent of a majority of owners; and

WHEREAS, it appears that it is beneficial and necessary to cease operation of Unicoi Springs Camp Resort for a period of time extending from January 7, 1999 to March 4, 1999 to ~~perform certain maintenance and repairs~~ within the common areas and campsite areas of Unicoi Springs Camp Resort;

NOW, THEREFORE, the Board of Directors of Unicoi Springs Owners Association, Inc. d/b/a Unicoi Springs Camp Resort, in accordance with Article VII, Section 2 of the Declaration of Covenants, Conditions and Restrictions for Unicoi Springs

[Handwritten signature]

Camp resort, does hereby amend the terms of Rules and Regulations for Unicoi Springs Camp Resort as follows:

1.

Unicoi Springs Camp Resort shall be closed for camping for a period of time extending from January 7, 1999 to March 4, 1999.

2.

The Board of Directors of Unicoi Springs Owners Association, Inc. d/b/a Unicoi Springs Camp Resort shall have the authority and discretion to close Unicoi Springs Camp Resort in future years from January 1 to March 15 of any year should the Board of Directors deem such action beneficial or necessary to effectuate repairs and maintenance on the grounds of Unicoi Springs Camp Resort.

IN WITNESS WHEREOF, the undersigned Board of Directors has caused this Amendment to be duly executed the day and year first above written.

Ruth D. West
Attested By;
Secretary

BOARD OF DIRECTORS OF UNICOI SPRINGS OWNERS ASSOCIATION

John J. Thompson
President

Weyman J. West
Vice President

Bill Deane
Director

Donald A. Gay
Director

Director

NEWSLETTER

MARCH 1999

JOHN THOMPSON, PRESIDENT

Notice on April 24, 1999 there will be a open meeting at 10:30 AM in the club house. Just a few words to let you know how beautiful the resort looks again this year.

Rental trailers have been steamed cleaned inside and out they look almost new. Bath houses have been cleaned and painted where needed. Several damaged concrete sites have been leveled and new concrete poured, some trees have been removed new landscaping in progress.

As you enter the park we call your attention to the much wider entrance and ask all campers who enter to keep to the right so other cars and traffic can pass you on the left. You will also notice wider lanes in front of the clubhouse and playground, give special notice to the playground and its new look and especially take pride in your clubhouse its a beautiful place to enjoy.

Special thanks go out to B.J. and the maintenance crew to housekeeping and to Joyce and the office staff all have worked hard during the closing. The new computer system works good. We are grateful also to one of our members Zesta White who helped get the system in and going. Thanks Zesta

At this time we can report our finances are in good shape all bills paid and we still have \$250,000.00 in C.D's drawing interest at White County Bank. I hope every owner will visit the resort at least once during 1999 to see the improvements and enjoy the camp ground. Again thanks to all employees and all volunteers who worked so hard during the past year. We have a beautiful resort lets keep it that way, do your part.

5/99

WYMAN T WEST, VICE PRESIDENT

We are making progress in handling of delinquent maintenance fees. Many of these owners are deeding their ownership back to the Resort rather than force us to take legal action to collect. As of March 1, 1999, 2059 owners have paid their 1999 fees and only 57 still owe 1998 only.

After over a year, and being turned down by five local attorneys, we finally have retained the very competent Atlanta law firm of Weissman, Nowack, Curry & Wilco to represent the Resort. This firm was recommended by our auditors, and a significant part of their practice is representing owner's associations similar to ours. They have represented Skylake for a number of years. They will be handling our foreclosures as well as representing the Resort in all legal matters.

We are making progress in selling the ownerships on hand. We have sold 15 recently, most of which have been sold to non-owners. We currently have on hand 34 for sale and call your attention to the \$100 incentive for owners who sell an ownership. REMEMBER to qualify for this incentive you must (1) either bring the prospect to the office, or (2) have the prospect give the staff your name on their initial visit to the office. You cannot call a month after they have purchased and say that you were responsible for the sale. There is also an incentive for the staff, so if someone just comes in for information about the Resort, the staff member will also be trying to make the sale. This can work well for us and would be better than spending our money on other expensive advertising. Remember the price \$1500 which includes the 1999 maintenance fee, attorney fees for title, and recording cost.

Our brochure is still in process. We needed to wait until Spring to get some additional pictures in the Resort.

Your suggestions and comments are always appreciated. We want to express our sincere appreciation to Zesta White for his assistance in upgrading our computer system. Zesta has considerable expertise in the computer field, and the Resort realized a considerable savings from his willingness to help. You should see a noticeable difference in the time required to make a reservation.

BILL BRISCOE, TREASURE

We finished 1998 in good financial condition. Our property taxes of \$11,642.32 for 1998 are paid. Ad Valorem taxes on trailers of \$2,926.25 have been paid. We purchased a dump trailer in the amount of \$2,514.50. Upgrading and getting computers ready for the year 2000 \$6,470.00 Purchased four new fire proof filing cabinets in the amount of \$7,000.00

At the present time we have all bills paid through February 28, 1999.

3/99

We were able to reduce our maintenance fees to \$250.00 per membership for year 1999. If we are to operate the campground as we are doing now, Don't expect maintenance fees to go to \$200.00 per year again.

FINANCIAL STATEMENT EXPENSES 9/1/1998 THRU 2/26/1999

9/1/98	check no	1025 Operations	\$46,000.00
		1026 Payroll	\$15,000.00
		Transfer to C/D for new trailers	\$80,000.00
10/1/98	check no	1027 Payroll	\$25,000.00
10/1/98		1028 Operations	\$25,000.00
10/14/98		credit card charges	\$ 340.00
10/16/98		deposit correction	\$ 75.00
11/4/98	check no	1029 Operations	\$23,000.00
		1030 Payroll	\$25,000.00
11/23/98		credit card charges	\$ 25.00
12/2/98	check no	1031 Payroll	\$ 5,000.00
		1032 Operations	\$47,000.00
12/7/98		returned check from owner	\$ 20.00
12/15/98		returned check from owner	\$ 28.75
1/4/99		returned check from owner	\$ 500.00
1/4/99	check no	1033 Payroll	\$25,000.00
		1034 Operations	\$25,000.00
		1035 Void	
1/19/99		1036 Operations	\$26,000.00
1/27/99		1037 Operations	\$41,000.00
		1038 Payroll	\$17,000.00
1/31/99		credit card processing	\$ 11.51
2/26/99		credit card processing	\$ 20.80
TOTAL			\$426,021.06

3/99

RUTH WEST, SECRETARY

As you return to the resort following the winter closing, you can expect to see quite a few improvements. Our maintenance force have been busy at work repairing and landscaping the grounds.

When you come into the entrance you will notice a widened entrance that has been worked on to help the slippery surface. Curbs have been built near the playground and parking near the pool widened. A number of holes in the roadways have been patched or will be shortly.

The children will have freshly painted playground equipment and a re-sanded playground.

The pump stations have been vented; all rentals units thoroughly washed and deep cleaned; ten pads have been poured and repaired; trees have been removed and landscaping done in several areas. The path to the horseshoe pits has been renovated and site number 4 made into a pull-through.

Area 6 is almost completely ready. There is still a little work to do on the water pressure. This will be completed soon.

I want to commend the maintenance staff for doing a good job. I have talked with Steve and he will be willing to work with any of you should you wish to help with landscaping or donated plants or shrubs. He also tells me "the beaver in under control".

The members of the grounds committee are: William Foster, Donnie Brown, Marty Owens, Howard & Ronnie Brantley, Charlie Powers, Gene Aderhold, Barbara Cunningham, Zelda Goodson and Ruth West. At any time that you have suggestions, please feel free to talk with any of us.

DONALD PAGE, BUILDINGS

The Building Committee reports that the club-house has been meticulously cleaned by the House Staff; the floors refinished to a fine finish; and new gas heaters installed. All buildings have been inspected and found to be in good condition. However, some termite or "borer" damage has been detected, and B.J. Whitfield is working on this problem. He is also in the process of getting replacement bottoms for some front porch rockers.

5/99

MARNIE BRASWELL, ACTIVITIES

I want to welcome everyone back from our winter break and give a few upcoming activities.

On April 3rd there will be an Easter Egg Hunt at 2:00 PM for our young people. At 8:00 PM, there will be a Bunny Hop. Our favorite DJ Randy, will play everyone's favorite music.

The Spring Craft Fair will be on Saturday, May 15th. Anyone who would like to participate, look for sign up sheet on the Activity Board in the clubhouse.

Again this year, we will have covered dish suppers on the 2nd and 4th Fridays. Bring your favorite dish and join in.

Anyone who would like to help with activities for the children, please contact either Ethel Foster, Carolyn Anderegg or myself. We would love to have anyone who might be interested.

For any other activities that might be going on, always check in the office when you check in. We will try to have a weekly calendar again this year.

I hope everyone has a good year and we will try to have enough things to do for you.

A SPECIAL MESSAGE FROM YOUR BOARD OF DIRECTORS DIRECTOR ELECTION INFORMATION

The Board wanted every owner to have the opportunity to offer themselves as a Candidate for the two Director positions to be filled this year. An application is enclosed and if you feel that you would like to be considered as a Director, please complete and mail into the office marked "Board of Directors", to be received no later than June 15, 1999. Additional applications may be picked up in the office. The August meeting will have an open session to meet the Candidates as in the past.

July, 1999

Phone 706-878-2104
Fax 706-878-1804

A MESSAGE FROM YOUR BOARD OF DIRECTORS

Since we will have an open meeting on August 14, 1999 where each board member will be giving reports on their areas of responsibility, we will not send out a newsletter this quarter. However, we wanted to take this opportunity to let you know that all phases of operations of our park are good. Our financial condition is good, the collection of maintenance fees are good, many positive improvements have been made through the cooperation of your board and the various committees. The Activities, Grounds and Building committees have all worked hard on projects to beautify and enhance the park. We also want to express our appreciation to our staff for their dedication to their duties.

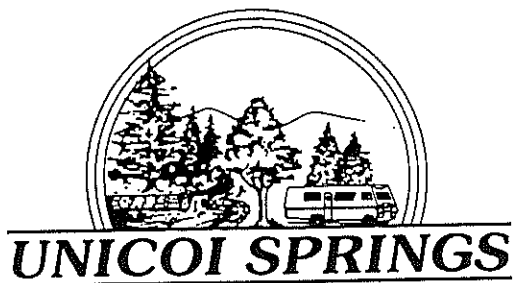
Most gratifying to your board is the fact that the attitude in the park has changed from negative to positive. This makes all our efforts worthwhile. We already have the best RV resort anywhere, but it can be even better.

We call your attention to the election information enclosed. As an owner you have the opportunity to vote for directors of your choice. We urge you to complete the ballot and mail it in. Last year only about one third of the owners voted.

Remember the meeting on August 14, 1999 at which there will be a time set aside to "meet the candidates". We hope to see you there.

Sincerely,


John Thompson
President



THE "SPRINGS" COMMUNICATOR

NOVEMBER 1999

We want to take this opportunity to thank each owner and employee for your support of the Board in making this another great year for Unicoi Springs. We still need to improve in many areas as we move into the New Millennium and the year 2000. Together with the right spirit and attitude we can do it.

As of now all bills are paid in full and we have enough money in the bank to operate the resort throughout the balance of 1999, including paying all taxes and insurance. Plans are underway to upgrade the entire electrical system over the new few years. We will start with sites 187 through 210 to be lengthened to accommodate larger campers, and have 30 and 50 amp service. Until such time as every site renovation has been complete, there will be a surcharge per day for use of the 50 amp service.

In early 2000 the Resort will purchase 10 new rental units with funds already set aside for that purpose. A number of owners have asked for the opportunity to purchase the old ones. We are offering these to owners on a bid basis, and bid forms may be picked up at the office or one will be mailed to you on request. The units will be available for inspection on January 3, 2000 and all bids must be received in the office by February 1, 2000. Bids will be opened at the February board meeting.

It has been suggested to furnish Unicoi Springs logo jackets to all owners who want them. The cost per jacket (colors green or white) is \$23.00 for sizes S, M, L, XL, and \$25.00 for size XXL and larger. Please contact office for details.

The Resort will open Sections 1, 2, and 6 during the winter season with all other areas closed from January 3, 2000 and reopen March 9, 2000.

The Board of Directors has set the 2000 maintenance fees at \$250.00 the same as 1999. A bill for the 2000 maintenance fees will be included in this mail out.

Several weeks ago we experienced extensive damage to the swimming pool near the clubhouse. Apparently there are springs underneath the pool and we now have what amounts to a "boat". Of course this has to be our first priority and we have begun the process of securing professional help to analyze the situation and make recommendations as to possible solutions to the problem.

A note about our finances: The uncertainty of the pool prevented the Board from finalizing the 2000 budget. Barring another catastrophe, we will have adequate funds to handle this from the 1999 cash. Depending on the costs, this could adversely affect some of the projects planned for 2000. The budget will be complete and available to the owners in early January. Our financial condition remains strong. We have negotiated a rate of 6 1/2% on our CD's which is a very good

1/99

rate. We urge you to ask for a copy of the monthly Cash Summary each month to keep you up to date on our finances. If you have any questions on the finances, just ask our Treasurer or any Board member. Our Auditor is beginning work on the 1998/1999 audit which will be available to you upon completion.

A number of small projects have been identified by the maintenance committee of owners and the maintenance staff. At this time Carl Simpkins and members of his committee are repairing a damaged section of the outside surface of the activities building. Several boards are being replaced and the building will be pressure washed and painted by early spring, cost will be minimal as the work is being done by the committee.

The bathhouse in area one has several logs along one wall that has to be replaced or repaired. Here also the cost will be less than \$500.00 and will be done by the committee or the maintenance staff. All buildings in the park have been inspected and other than minor repairs, are in excellent condition.

Ray Miller of Waycross Georgia has been appointed by the board to serve the remaining two years of Bill Briscoe's term. Ray and his wife Shirley have seven children and ten grandchildren, most of whom reside in the Waycross area. Both are retired and plan to spend as much time at the Springs as possible. After five years in the Marine Corps Ray received a BS degree from Mississippi State University and a ME on Education Specialist degree from the University of Georgia. During his year 36 year career in education he taught three years in Macon, served in administrative positions at Valdosta Tech, and Lanier Tech in Gainesville. Additionally, he was a director Federal Training Programs (MDTA) in the North Georgia area with the Georgia Department of Education for four years. Ray served as President of Okefenokee Technical Institute in Waycross for the twenty five years prior to retirement. His wife Shirley taught Practical Nursing at Okefenokee Tech for twenty five years and has degrees in Education, (Georgia Southern) a Masters in Counseling and Guidance from Valdosta State, BS in nursing from Valdosta State and a PH. D. in Psychology and higher education from Georgia State University. Both enjoy camping and being with the warm friendly people of Unicoi Springs.

Just a short note to remind everyone about upcoming events.

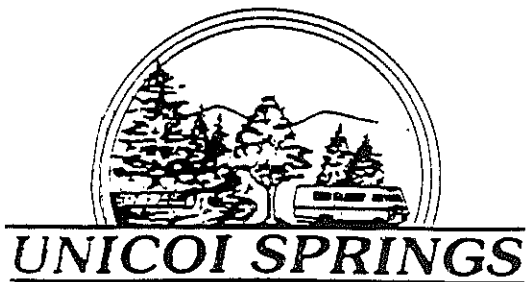
When you receive this, Halloween will be over. If you were not here; you missed a good time.

On November 13, Unicoi Springs will celebrate Thanksgiving at 1:00 PM. Bring two dishes to share and everything else will be furnished. Hope to see you all.

We will have New Years Eve again this year and a New Years Day Dinner. We will furnish Black Eye Peas and that Green Stuff once again. Bring two Dishes.

The activities committee is trying to put together a New Cookbook. Please send in a variety of your favorite recipes. Forms are available in the office or clubhouse. We need them by March 1, 2000

We would like to thank the Activities Committee and everyone that has helped or volunteered their time for everything they have done for activities. We would like to especially thank Ethel Foster and Marion Reeves for all the time they give and for all they do. Thank You!



THE "SPRINGS" COMMUNICATOR

MARCH 2000

Spring is almost here and this is always a special time at our beautiful resort with the blooming of the flowers and plants.

PROJECTS COMPLETED DURING WINTER

Again this year during the winter months we were able to complete several projects to enhance the park. Our maintenance staff has spent the last several weeks cleaning up after the ice storm, but we were thankful that we did not suffer any major damage, and the park really looks good. Our employee moral is high and we appreciate each one of them.

The 50 amp electrical service has been completed on sites 187-210. Many owners had requested 50 amp service due to the larger units that now require this service. To compensate for the additional power expense, owners using the 50 amps on these sites will be required to pay a \$2.00 per day service charge. If you are on one of these sites and use only the 30 amps, you will not be required to pay the service charge. The long range plan is to rewire a number of sites each year as we have electrical problems throughout the park.

Pads on a number of sites in Area # 4 have been lengthened.

A concrete retaining wall at the tennis courts has been completed so that repairs to the courts can now be made.

New walkways around the clubhouse were completed.

NEW RENTALS HAVE ARRIVED

The 10 new Terry rental units have been delivered from the factory and will be ready for reservations soon. They will be located on sites 121,122,125,126,127,129,132,135,136, and 197. All of the old rentals were sold by bids.

POOL CONTRACT LET.

The contract for the new swimming pool has been signed and work is scheduled to begin soon, with completion expected by mid June. We solicit your understanding for the inconvenience during this period. The parking area at the clubhouse will have to be utilized for the equipment.

3/2000

BY-LAWS OVERWHELMINGLY APPROVED

The Board wishes to express their appreciation to all the owners that sent in their ballots on the Restated By-Laws. 93% of those voting, voted in favor of the new By-Laws. They became effective on March 1, 2000

OPEN MEETING APRIL 15, 2000

Again this year the board will hold an open meeting for owners on April 15, 2000 beginning at 10 O'clock a.m. in the clubhouse.

DIRECTOR MILLER IN HOSPITAL

Ray Miller has been hospitalized in Florida for a serious staph infection in his hand and is facing several weeks of intensive treatment. Remember him in your prayers.

TONEY APPOINTED DIRECTOR

The Board of Directors at their meeting on March 13, 2000 appointed Charles Toney as a director to fill the unexpired term of Robert Rich. Charles has been an owner since 1984 and is vitally interested in the Resort. He has served a number of years as Chairman of the Election Committee and the Board welcomes his expertise in serving with them.

ACTIVITIES COMMITTEE IS "ACTIVE"

Upcoming events planned include:

Easter Egg Hunt April 22, 2000

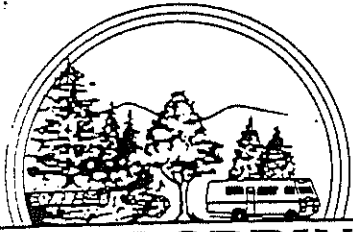
Craft Fair May 20, 2000

Entertainment by "Sweetwater" On Memorial Day Weekend Saturday Night May 27, 2000

Some may complain about activities on holidays. Sometimes it is impossible to have something going on every holiday weekend, but remember there are a lot more activities now than when we had a paid director. The Committee operates with volunteers and they solicit any owner's help in planning activities. If anyone would like a financial statement on the Activities see Marnie Braswell.

The Committee extends special thanks to Norman Padgett and the guys that recovered the pool table.

We hope everyone will have a great spring and summer at Unicoi Springs.



THE "SPRINGS" COMMUNICATOR

MAY 2000

In carrying out its commitment to keep you the owners informed, your Board of Directors produces this edition of the Communicator.

UPDATE ON SWIMMING POOL SITUATION

As stated in this last issue of the Communicator a contract was signed and work was to begin on a new pool. The contractor began work as promised, worked one day and suffered a heart attack. Due to his health condition he could not perform this work and asked to be released from the contract. The Board then made the decision to hire a local Contractor to remove the old pool, and seek advice from our engineering firm as to a possible alternate location of this pool due to underground springs found. After examining several sites the engineer recommended putting the pool back in the same location after construction of an adequate drainage system to take care of the underground springs. Work on this is almost complete and Aqua Design of Atlanta met with the Board on May 15, 2000. stating they would have us a bid within the week. They could begin work immediately with an approximate two months completion date. Improvements to the other pool has been completed and this pool is now open. The storage trailers near the pool are being moved to provide parking for those using the pool.

NEW PATIO AT ACTIVITIES BUILDING

A big thank you to those owners that constructed the new patio and landscaping in front of the activities building. A beautiful addition to our grounds.

THANKS FOR WORK AT CHAPEL

Thanks! Thanks! Thanks! for all those that had a part in helping plant the beautiful flowers around the Chapel on the 16th Of May .

WORK ON TENNIS COURT TO BE DONE

The Contractor has advised that he should be able to begin the resurfacing of the tennis courts by July.

ACTIVITIES PLANNED

A Barbecue Chicken supper will be served on May 27, 2000 at \$5.00 per plate.

A shrimp supper will be served on June 24, 2000. at \$6.00 per plate.

On July 1, 2000 there'll be hamburgers hot-dogs and DJ "J.B. JAM." On July 2, gospel music by Master Sound. Always check the Activities Board and weekly Activities sheet for other activities. There will be a summer day camp for kids again this year.

5/2000

FINANCIAL NOTES.

Financial Statements are available in the office. Although the Resort remains in excellent financial condition, there are still many owners that have not paid their 2000 Maintenance Fees. If you have not paid, please do so as our Budget is based on your payment.

OWNERSHIPS FOR SALE

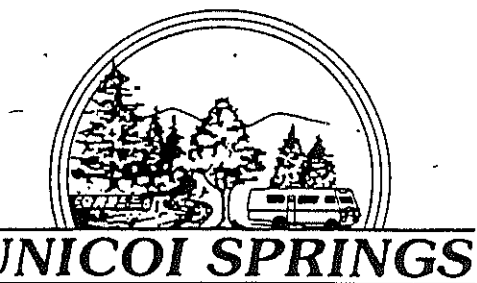
We now have 47 ownerships on hand for sale. Our Marketing Plan is being revised. Remember the \$100.00 incentive to owners that brings in a prospect that purchases an ownership. Call Joyce for further information on this.

NEW COMMITTEE CHAIRMEN NAMED

At the Board meeting on May 15, Charles Toney was named Chairman of the Grounds Committee and Ruth West was named Chairman of Owner Relations.

NOMINATIONS FOR DIRECTORS

It's time to receive nominations for three (3) directors to be elected at the annual meeting. The terms of Marnie Braswell, Ruth West and Charles Toney will expire. Marnie, Ruth and Charles have all chosen to run for re-election to the Board, however according to Article III Section 7 of the By-Laws, any owner in good standing may offer for election. Applications for candidates for the Board may be picked up at the office or one will be mailed to you on request. All completed applications must be forwarded to the Board to be received no later than 5:00 PM on June 7, 2000.



THE "SPRING'S" COMMUNICATOR

AUGUST 2000

NEW POOL ON SCHEDULE

The new swimming pool is really taking shape and is now about 65% completed. The contractors have kept their word in trying to have it in operation before the end of the summer. The new fencing will have to be in place before the pool can be opened, and Charles Toney and Ray Miller are working on this.

KIDDIE POOL AT POOL #2 CLOSED

Due to inadequate filtering, the kiddie pool located at Pool #2 up on the hill has been drained and will not be usable until a filtering system can be installed, which may mean that it will not be open for the remainder of the season. This is for the health and safety of the children and the Board hopes you understand.

CONGRATULATIONS TO KITCHEN CREW

Someone reported to the White County Health Department that we were serving food at the park without a permit. We received several suggestions from the health inspector, and after these corrections were made he came out and made an inspection of the kitchen facilities and awarded us a permit with a health score of 100. Congratulations are certainly in order to Ethel Foster and her associates who work so hard in preparing all those good meals. We urge you to check the activities sheet and sign up for the excellent food when you are at the park. All profits received are used to improve the Activities Building or other projects to beautify the park.

The new cookbooks will be arriving any day now, so please see Ethel or other members of the Activities Committee to get your order in.

The Activities Committee has planned a Halloween Party with a DJ, Thanksgiving Dinner, and "Sweetwater" to entertain us on New Year's Eve. Dates and times will be announced later.

NEW MAINTENANCE MANAGER EMPLOYED

The Board at their meeting on July 14, 2000 has employed James Orr as Maintenance Manager for the Resort. James comes to us from the Gainesville, Florida area with an outstanding record in all phases of maintenance management. He holds a certificate of training from the Royal American Management Maintenance Training Center, is a certified pool operator from the National Swimming Pool Foundation and has various other certificates of training in the maintenance field. He will be responsible for the supervision and leadership of the entire maintenance and custodial staffs. We ask that you welcome James and offer him your support as he begins a difficult task.

The Board realizes that certain areas of the park are not as they should be, but for the past two months we have been struggling with a very difficult situation involving the maintenance and housekeeping personnel. This will improve soon, but we ask for your understanding and patience during the transition.

OTHER NEW PERSONNEL INCLUDE - Ken Thurmond as custodian to work with Marilyn Bellamy who has been named Lead Custodian. Ken has had ten years experience as a custodian with the Habersham County School System. Kathy Davis as receptionist. Kathy has been with us for several weeks now and we appreciate her dedication and pleasant personality.

8/2000

PROBLEMS WITH NEW RENTALS ADDRESSED

We have experienced two major problems with the new Terry rental trailers purchased from Camping Time RV. First, the showers leaked water onto the floor due to the way they were manufactured. This problem has hopefully been corrected by service personnel. The second problem was the odor caused by the black water tanks not draining properly due to a manufacturing defect acknowledged by Fleetwood. Fleetwood and Camping Time will be correcting this problem soon. We purchased the Terry trailers for two reasons, first they were the low bidder and secondly we had twenty 1993 and 1994 Terrys in the park that had not given us any problems. We might add that James Arp with Camping Time RV and an owner at the park has been very helpful in assisting us in getting these things corrected.

"BLUE LIGHT SPECIAL"

We now have approximately 35 ownerships on hand for sale. The Board has made the decision to offer these to "owners only" for \$1000 which will include the 2000 maintenance fee. This offer is being made on a first come first served basis for the period beginning August 15, 2000 and ending September 30, 2000. The ownership will be deeded only to a current owner. So that every owner will have an equal opportunity, the following procedure will be followed:

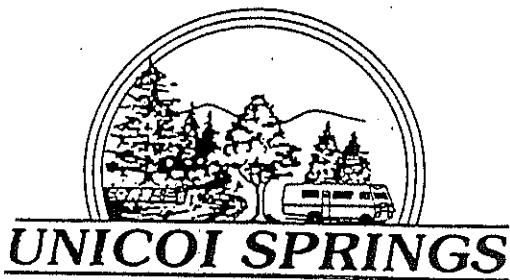
1. You must sign a Sales Agreement and deposit \$100 in earnest money for us to begin processing the title and deed.
2. If you are not personally at the Resort and want to purchase, you may call and request a Sales Agreement be mailed to you. The date and time of your call will be recorded on the list as if you were at the Resort in person. We would expect you to promptly return the Sales Agreement, along with the \$100 deposit. No calls will be accepted before 8:00 A.M. on August 15, 2000 or after 5:00 P.M. on September 30, 2000.
3. After receiving the Sales Agreement and deposit, you may use the ownership for up to 14 days while the paperwork is being processed which may take up to 60 days.

Please call Joyce Tallman for additional information on this. The sales price to non-owners will remain at \$1500, however after October 1, 2000 the \$1500 will include the 2001 maintenance fee.

ANNUAL MEETING SEPTEMBER 9, 2000

Please note that the annual meeting will convene at 1:00 P.M. on September 9 this year. We appreciate your confidence shown in the three candidates for the Board in allowing them to run without opposition. However, you still need to vote the ballot and mail it in or drop it in the Ballot box in the office by 11:00 A.M. on September 9. Since there are no opposing candidates, there will not be an open meeting in August, so make plans to attend the annual meeting to receive financial and other reports pertinent to the operation of the Resort.

We have a great Resort here and the Board covets your support as we strive to make it even better!!



THE "SPRINGS" COMMUNICATOR

NOVEMBER 2000

OCTOBER - BUSY MONTH

As usual this October has been a busy time here at the park. The good weather coupled with the unusually beautiful leaves this year brought many owners to the park, and we hope your stay was an enjoyable one.

ANNUAL MEETING HELD, OFFICERS ELECTED

The annual meeting of owners was held on September 9, 2000 and Marnie Braswell, Charles Toney and Ruth West were re-elected to the Board for three year terms. At the meeting, Don Page resigned from the Board for personal and health reasons and was awarded a plaque in appreciation for his service on the Board. Following the meeting, the Board elected the following officers, John Thompson. President; Ray Miller, Vice President; Ruth West, Secretary and Wyman West, Treasurer. The committee chairmen will be: Activities- Marnie Braswell; Buildings - Ray Miller; Grounds- Charles Toney; Owner Relations- Ruth West and Finance- Wyman West.

NEW POOL FOCAL POINT AT PARK

The beautiful new swimming pool has been completed along with a new fence and landscaping. It will be open next spring. The Board wishes to especially thank Ray Miller and Charles Toney for their untiring efforts on this project. Ray initially negotiated the contract for the designer pool, and Charles followed through with it's completion, including the fencing and landscaping. We also want to thank Clif Yancey (Marnie's son-in-law) for designing the landscaping and obtaining the plants through his company.

FINANCIAL NOTES- MAINTENANCE FEES SET

The Board, meeting on October 23, 2000 considered a tentative budget for the 2000-2001 year which will allow the maintenance fees to remain at \$250 for this year. Some major projects will be put on hold, but some much needed repairs will be completed as explained below. Our financial condition remains strong, and monthly cash flow statements may be obtained at the office. Our auditors have completed a reserve study and have determined that the Resort needs \$1,009,000 in reserve. We are half way there now with over \$516,000 in reserves and this was accomplished in the last four years.

PARK CLOSING -AREA TO REMAIN OPEN

The main park will close on January 3, 2001 and reopen on March 12, 2001. Due to request from a number of owners, the Board has made arrangements to leave Area 5, sites 225-274 open during this period. Some rental units will be moved to this area to accommodate those wishing to use rentals.

WINTER PROJECTS IN WORKS

1. We plan to continue the upgrading of our electrical system to 50 amps. The sites slated for completion this year are 135-166, 185 and 186. The Board wishes to thank Vivian Allen who graciously offered to obtain all of the supplies through his wholesale electrical company at his cost. This will enable us to double the number of sites for the same amount we spent last year.
2. Plans are to complete extensive paving of the approaches to sites throughout the park along with road repairs and the resurfacing of the road leading to Area 6.
3. Resurface and complete tennis court.
4. Paint clubhouse, activities building and pool house.
5. Complete renovations to miniature golf court.

11/2500

LP GAS PRICES TO FLUCTUATE

Due to the rising cost and uncertainty of future LP gas prices, the price charged to owners may fluctuate so that the Resort may maintain our margin of profit.

RENTAL RATES TO INCREASE

After careful consideration of the cost of operating the rental units including cleaning and supplies, the Board has increased the daily rental rate to \$30 per night year round. The \$40 one night minimum weekend rate was not changed. This will become effective January 1, 2001.

RULE CHANGE FOR STORAGE

Due to recent incidents of damage to units in storage by owners moving their own units, the Board felt it necessary to restrict the moving of RV's in storage to the experienced maintenance staff. This will include in and out of the storage area and from site to site. If you plan to arrive late and have not made reservations, please notify the office so that your unit can be placed on your site before the office closes.

PURCHASE OF NEW RENTAL UNITS

Several owners have asked about purchasing the old rental units when new ones are purchased. The Board is deferring the decision on replacing of the rentals until later due to budget restrictions. As soon as this decision is made, owners will be notified and allowed to bid on the old units.

UPCOMING ACTIVITIES

Don't forget the big Thanksgiving Dinner on November 11, the New Year's Eve party with entertainment by "Sweetwater" and then feast on those Black Eyed Peas and Turnips Greens on New Year's Day.

A big "thank you" to everyone who helped with the activities this past year.

We wish for everyone a great winter and Happy Holiday season, and look forward to seeing you next Spring!!



THE "SPRINGS" COMMUNICATOR

MARCH 2001

This edition of the "Communicator" is being prepared on the first day of Spring. The weather is still cold here in the mountains, but that will pass soon and the warm spring days should make you want to begin your camping season. Upon your arrival at the park, you will see a number of noticeable improvements that our staff has been able to accomplish in spite of the freeze problems and all the bad weather.

BUILDING IMPROVEMENTS

All of the park buildings including the bath houses have been repainted. A beautiful new pool table has been purchased for the clubhouse, and the balcony area has been extended to accommodate the old pool table, so that the kids under age 18 can have their own table. A big "Thank You" is in order for those owners that came up during the winter and completed the balcony extension.

All of the bathhouses and rentals have been thoroughly cleaned and we ask for your assistance in keeping them that way. The older rentals have been refurbished by adding new mattresses, microwaves, and new blinds where needed.

IMPROVEMENTS TO GROUNDS

You will notice a lot of paving throughout the park. The approaches to 42 sites that were badly broken have been replaced as well as broken areas in the roadways. On a number of sites in Area One, parking areas have been enlarged and paved. The parking area at the new pool has been extended and curbing has been installed along the front of the clubhouse and around the pool. The concrete at the holey board shed has been extended as well as the walkway in front of the laundry. Several site pads have been extended, and the roadway leading to Area 6 will be resurfaced. A contract has been awarded to completely replace the asphalt on the tennis court. We have continued to improve the electrical system by upgrading 34 more sites to new 50 amp service - sites 135 thru 166, 185 & 186.

BOARD EXPLAINS CLOSING OF PARK DUE TO FREEZE

As everyone knows we experienced the coldest December on record. Some days the temperature was in the single digits in the park, thus resulting in considerable damage to water valves and freezing of water lines. Many of the shut-off valves throughout the park apparently had never been closed, and when the staff attempted to close them they simply broke or were inoperative. As the pipes began to thaw, with so many breaks, the main water tank drained and ultimately the well was pumped dry. There was absolutely no water available in the park.

On the evening of January 1st we were advised by James Orr, Maintenance Manager, of the situation. He had already contacted a well company to inspect the well and it appeared that we would have to drill another one, which would have taken several weeks. Since it was obvious that the park could not operate without water, the Board made the unanimous decision to close the park on January 2nd, and advised those campers in the park that they would need to vacate until the situation could be rectified. Also those owners with reservations were called and advised that the park was closed, and that they would be notified by phone as soon as we could get the park reopened.

The staff worked almost four weeks replacing some 30 valves and numerous water lines. During that time the well recovered and the main tank was filled. The park reopened on February 5.

Some half dozen owners that were in the park when the freeze occurred became very disgruntled when asked to leave, and have since made accusations placing the blame on the staff and/or the Board for the problem. The Board takes exception to this. Granted, some actions could have been taken sooner if we had known the magnitude of this unprecedented freeze; but regardless, those owners should have been more understanding of the fact that the park could not operate without water. The water lines are PVC or plastic pipe, some only about a foot deep, and were not designed to withstand those kind of temperatures.

In repairing the water system, we are working on some design changes where various areas can be shut off, and we are attempting to map the main valves since there is no diagram available of the water system. The old concrete tank is in deplorable condition and can no longer be used. We are purchasing another 6000 gallon tank which will not only increase our capacity, but hopefully will maintain water pressure.

We furnish this explanation not only to inform the owners, but to let you know that the Board has not ignored this situation as some have accused. We hope to have the new tank installed and in operation by early summer. But we must keep in mind that the possibility still exist that we might have to drill another well if the severe drought continues.

WELCOME OUR NEW DIRECTOR

The Board at their meeting on January 12, 2001, voted unanimously to fill the vacant position on the Board by appointing Charles "Charlie" Smith of Greer, SC. Charlie is a native of Vermont, but has lived in South Carolina for many years. He retired as a manufacturing engineer with General Electric Co. after 38 years, and continues on contract with GE as a consultant. The Board felt that Charlie possesses the kind of qualities, experience, and background that would be beneficial to the Resort. Both he and his wife Marsha are very supportive of the park and are willing to help in any way they can. We ask that you join with us in welcoming Charlie to our Board.

3/2001

COAST TO COAST RATES PARK

We have been notified by Coast to Coast that the park has been inspected by their inspectors and we have again been awarded a Five Star rating for 2000. Please see letter on Bulletin Board.

FINANCIAL NOTES

The park remains in excellent financial condition. The collection of maintenance fees so far this year exceeds last year by \$10,000. We are continuing to make every effort to retrieve ownerships back from those delinquent owners. At the present time we have no ownerships on hand for sale and we have a long waiting list.

The 2001 Budget is available at the office. You may pick up a copy. The Budget shows the 2000 budgeted income & expenses and the actual income & expenses for 2000 as well as the 2001 Budget. The 2000 Operating expenses were under budget, The Capital Expenditures were over budget due to the cost of replacing the pool.

Our Auditors presented their audit to the Board on March 17, 2001. The Auditors were complimentary of the Board and staff for the positive trends over the last few years and found no discrepancy. The Audit is available in the office for inspection by any owner.

ACTIVITIES UPDATE

Don't forget the Craft Fair to be held on May 19, 2001.
Homecoming will be on May 20, 2001, make your plans to attend.
The Memorial Day weekend festivities will include "Sweetwater" performing on May 26, 2001.
The new shuffleboard court is in place, and everyone is excited about the new pool.

REMINDER TO PET OWNERS

Just a reminder to walk your pets in the designated areas or pick up after them. We have received several complaints about this, and would not want to have to fine anyone for violation of the rules.

OPEN MEETING APRIL 28, 2001

The Spring open meeting of owners will be held in the clubhouse on April 28, 2001 beginning at 10 o'clock A.M. At that time you will receive reports from the Board and explanations concerning the operations of the Resort.

BOARD SEEKS INPUT OF OWNERS ON WINTER CLOSING OF PARK

There has been much discussion the past several years concerning the closing of the park during winter months. The freeze this year has brought the issue to the forefront again. Some owners feel that the park should be closed, while others want it left open.

This Board wants to make decisions that are in the best interest of the majority of owners. Therefore, we want to give all owners the opportunity to express themselves on this matter.

Enclosed you will find a ballot for your vote, along with some pros and cons. It is very important that every owner express their opinion, so please mark the ballot and return it in the envelope provided to reach us by April 15, 2001.

72001

SHOULD THE PARK BE OPEN OR CLOSED DURING WINTER MONTHS

The Declarations, Article II, Section 3 as amended by number 4 on an amendment dated April 16, 1984, states that the designated season of operation of the park shall be from March 15 to December 31 each year. It also provides that this can be changed by the Rules as long as the season is not less than this period. Any lesser period would have to be approved by a majority of the owners.

WHY CLOSE:

All power, gas, and water to the entire park, except the office, could be shut-off, thus resulting in a monetary saving in the power and gas bill, and water lines could be drained to prevent freezing.

Various projects such as paving, electrical improvements, and water improvements could be completed without traffic in the park.

Allow the maintenance staff to devote full time to repairs to sites, removal of trees, etc. that would be difficult if the park is occupied. They would not have to spend time thawing frozen water at sites. The office staff assist the housekeepers with deep cleaning of all buildings and rentals.

Only a small number of owners utilize the park during winter. The average daily occupancy for January 2000 was 14, and February it was 16.

WHY LEAVE OPEN:

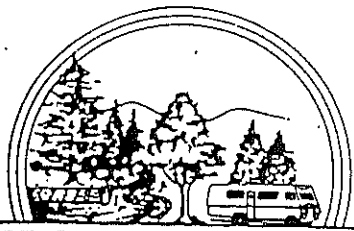
Some owners feel that their maintenance fee entitles them to camp year round. Some like to camp in winter, and want sites provided if they so desire.

A small number of owners with three or more ownerships "live" at the park and say they would have no place to go if the park were to be closed.

A few owners can camp only during winter months.

* * * * *

If the park were to be closed, the Board recommends that it be closed from January 3 to March 15 to allow those wishing to attend the New Year's activities the opportunity to do so. If the park is left open, only Area one would be utilized during the above period. The Board solicits your opinion on this important matter, so please tear off the Ballot below, mark the box that expresses your feelings, enter your U# and return to us in the envelope provided, to reach us by April 15, 2001. YOUR VOTE COUNTS! The Board will abide by the majority decision.



THE "SPRINGS" COMMUNICATOR

MAY 2001

The attendance at the open meeting on April 28th was smaller than usual, but those in attendance were given an opportunity to ask questions and express themselves on various issues. In this newsletter are several items that the Board wanted to make all owners aware of.

REPORT ON VOTE CONCERNING WINTER CLOSING OF THE PARK

A record number of owners cast their ballot indicating considerable interest in this issue. There were 1116 ballots received, with 681 voting to close the park from January 3 to March 15, and 366 voting for the park to remain open. There were 69 ballots that were disqualified for various reasons. The Board wants to thank Rubye Killebrew and Charles Davidson for their help in opening and counting the ballots.

NEW POOL REGULATIONS

The White County Health Department has issued a list of strict regulations for all public swimming pools in the county. They are charging a fee of \$100 per pool including the kiddie pools, and will inspect our pools before they can be opened. We had to install a telephone, new fence, and safety drain valve at the upper pool. We were in the process of installing a filter system on the kiddie pool, and the new tiles and painting of the pool has been completed. The Health Department specified the size lettering on the pool rules that must be posted. This resulted in a 4 x 6 sign that will be unsightly at the new pool area, but we had no choice. James advises that all will be completed and the pools inspected and opened by Memorial Day weekend.

BOARD CONCERNED WITH ENFORCEMENT OF RULES

The Board has received many comments concerning the enforcement of the rules during the day when a security officer is not present, especially during the summer months when there are a large number of children in the park. We have discussed this at length. One solution would be to have around the clock security from mid May to mid August. This would cost an additional \$8500 which is not included in our budget for this year. Unicoi Springs is a family park, so we ask the assistance of all parents and grandparents to be sure your children are familiar with the rules. We are attempting to provide activities for the kids of all ages such as their very own pool table, new TV, upgrading of the miniature golf course and shuffleboard courts. We solicit your suggestions and comments on this. Please address them in writing to Ruth West and leave at the park office or mail them in.

PARK OPERATING WITH FULL STAFF

After many months of ups and downs with our staffing, the park now has a full competent and experienced staff. From James, Jesse, Jerry, Mo, and Bill in maintenance, Marilyn, Rose, and Elaine in housekeeping, to Joyce, LaBrista, Vickie, and Kathy in the Office. If you have noted a strange voice answering the phone, it is that of Amy Johannsen. Amy came to us from Mountain Lakes and will be working part time this summer while LaBrista is out. LaBrista is expecting a baby boy in July.

In addition to her many duties as our Business Manager, Joyce Tallman was named supervisor of housekeeping in January of this year. We have received many favorable comments as to the cleanliness of the bath houses and rentals.

5/2001

ACTIVITIES UPDATE

The Craft Fair originally scheduled for May 19, 2001 was canceled and will be rescheduled this fall.

"Sweetwater" will be performing in the clubhouse on Saturday evening, May 26.

REMINDER OF 50 AMP SERVICE POLICY

All sites including #114 with 50 amp service will be accessed at \$2.00 per day for use of the 50 amp service. The check in sheet for these sites will have a notation as to whether the owner or guest desires to use the 50 amps, and the owner will initial their preference. Should you reserve one of these sites and do not use the 50 amps, you will not be charged. We hope that this honor system will work, however should an owner or guest decline this service and then found to be using it, as maintenance and security will be monitoring, they will be charged for the entire reservation on the site and be fined a minimum of \$25.00 for attempting to avoid paying the usage fee.

ELECTION OF DIRECTORS

It is time for us to start making preparations for our annual election of directors. The terms of Ray Miller and Charlie Smith will expire this year. Ray was appointed to the Board on August 31, 1999 to fill the unexpired term of Bill Briscoe, and Charlie was appointed on January 12, 2001 to fill the unexpired term of Don Page.

Both Ray and Charlie will offer for election to a full term on the Board.

Your attention is called to Article III, Sections 7 and 8 of the By - Laws that states that any owner in good standing may make application for nomination for election to the Board. Applications may be picked up at the office, or one will be mailed to you on request. The completed (typed) application must be received by the Board no later than June 15, 2001.



THE "SPRINGS" COMMUNICATOR

NOVEMBER 2001

As another camping season comes to a close, it has been a beautiful fall here at the park. The weather has been good and the leaves colorful. We have received many compliments on the overall condition of the park. The roses that were planted at the pool have been beautiful all summer and are still in bloom.

ANNUAL MEETING HELD SEPTEMBER 8

The annual meeting of owners convened at 1 o'clock on September 8, 2001. Annual reports were presented on all phases of the operations of the park, some of which will be highlighted in this newsletter. The election of directors results were given with Ray Miller being re-elected to the board along with Michael Arrington. We welcome Mike to the board. The board elected the following officers to serve for the 2001 - 2002 year: President John Thompson, Vice President Ray Miller, Secretary Ruth West and Treasurer Wyman West.

PROJECTS COMPLETED DURING YEAR

We were able to complete all planned projects during the year except the rebuilding of the miniature golf course which was delayed due to more urgent maintenance problems during the extremely busy summer. It is being worked on at this writing and will be operational next spring. The tennis court has finally been completed and is ready for use. The electrical upgrade, additional paving, painting of all buildings, repairs to #2 pool, installation of an additional 6000 gallon water tank, and upgrading of the rental units have all been completed.

NEW STORAGE AREA COMPLETED

As the waiting list for storage continued to grow, it became evident that something must be done. The Board made the decision to clear and gravel an area adjacent to the back storage lot that will accommodate 30 additional trailers at a cost of \$14,000. This cost will be recovered in less than two years from the additional storage fees. We will have over 200 units in storage.

NO INCREASE IN MAINTENANCE FEES FOR 2002

The Board unanimously felt that we need to "operate within our means" in 2002 and keep the maintenance fees at \$250.00. We feel that we will be able to operate the Resort and continue some improvement projects. However in order for us to do this, we must request that every owner pay their maintenance fees on time.

PARK TO CLOSE JANUARY 3 - MARCH 15, 2002

The Board ratified the decision of the majority of owners regarding the closing of the Resort from January 3 until March 15, 2002. That vote was 681 to close the park and 366 to keep it open.

ACTIVITIES UPDATE

Remember the New Year's Eve party and dance on December 31st with "Sweetwater" performing again this year and the big New Year's dinner on January 1st at 1:00 pm with Blackeyed Peas, Collards, Cornbread and all the trimmings. Everyone attending is to bring two covered dishes.

FINANCIAL NOTES

The Resort remains in excellent financial condition with all bills paid and a \$50,000 increase in cash on hand over last year. Our collection efforts by our attorneys and treasurer have been successful. We have obtained deeds to ownerships from delinquent owners, and have fulfilled the waiting list and now have several ownerships on hand for sale. If you are interested, or know someone who would like an ownership, please call Joyce. We know that our income will be reduced in 2002 due to the economic situation, especially the interest on our CD's. The 2002 Budget should be available to you in late January and we feel that funds will be available to complete the projects listed below.

PROJECTED WINTER PROJECTS

We must purchase two vehicles. The old 80's model truck is worn out and the security truck has plagued us with problems. Three of the golf carts are beyond repair. We plan to continue the upgrade of the electrical system to 50 AMPS. The sites slated for completion this year are Sites 110 - 118 in Area 3 and odd numbered Sites 225 - 273, and 272 and 274 in Area 5. This will bring our total of 50 AMP Sites to 88.

Plans are to resurface the road through Area 5 from the Al London trail across the dam to the entrance of the storage area. Several other areas where the asphalt is badly broken will be repaired. We want to further upgrade the layout of the water system.

Have a good winter and we hope to see you next Spring!



THE "SPRINGS" COMMUNICATOR

APRIL 2002

The Communicator is published by your Board of Directors as a means to keep owners informed.

PARK OPENS AFTER WINTER CLOSING

The park opened on schedule March 15 after a cold, wet winter that included two snows. Even so, it was obvious that the staff had been busy with many projects to upgrade and beautify the park. One of the most noticeable was the cleanliness of the entire area.

SOME IMPROVEMENTS COMPLETED WERE ----

A number of water lines were re-routed and valves installed to allow the water to be turned off in various separate areas and to provide increased pressure to Area 6.

An additional 36 sites were upgraded to 50 amps in Area 3 and Area 5, bringing our total of 50 amp sites to 88. All work was done by our staff. We want to again thank Vivian Allen for obtaining all materials at his wholesale cost.

Some 15 broken pads and decks were repaired. Tree limbs over all roads and pads throughout the park have been trimmed and removed.

A fence was installed along the roadway at the playground for the safety of our children. Also some of the playground equipment was relocated for safety reasons. The miniature golf course was completed except for the installation of part of the carpet which was delayed due to the cold wet weather.

The pads and decks in Area 1 were pressure washed along with a portion of Area 5. This will continue during the Spring.

The big project was the paving of the roadway through Area 5 including the entrance and exit driveways and parking areas at the swimming pool and by the tennis courts. Many broken areas throughout the park were repaired. The weather did not cooperate with us on this project, as asphalt cannot be laid if the temperature is below 40 degrees or wet from rain. The paving was still in process on opening day. We regret the inconvenience caused to some early arrivers, but we had the best contractor we ever had and he did a superb job.

The office staff were busy assisting the housekeepers with cleaning of buildings and rentals. They painted and redecorated the offices and had new carpet installed. A number of days were spent by a couple of the staff at the courthouse assembling data to be used in seeking legal action against our delinquencies.

OF FINANCIAL INTEREST ----

The year 2001 was one of the best ever financially for the park. Our operating expenses were again under budget allowing us to purchase some much needed assets. A copy of the budget showing income and expenses for 2001 as well as the 2002 budget is available at the office. Our reserves remain in excess of a half million dollars. Of course operating expenses continue to rise, some as much as 10 - 12%. When the Board held the maintenance fee at \$250, we made the plea in a previous newsletter for owners to pay their fees on time. At this writing, there are some 200 owners delinquent in the amount of \$47,000 that owe just the 2002 fees. To continue our strong financial condition, and avoid legal action, it is imperative that these fees be paid.

TAX INFORMATION ----

During 2001, the White County Tax Assessors performed a revaluation of real estate resulting in an increase on the Resort property. We appealed their values and were granted a hearing on January 8, 2002. Wyman West and John Thompson met with the assessors and negotiated a reduction of \$70,800 of their increase. Wyman West met with the Personal Property division on March 19, 2002 and negotiated a reduction of \$69,500 on the personal property values. The tax assessors value of the Resort real estate is now \$1,557,170. Our taxes still exceed \$15,000 per year. In February, we were notified by the White County Commission of an ordinance for a lodging tax imposed for businesses located outside of the incorporated areas of the County. On March 20, 2002 Wyman West met with the County Administration and obtained an exemption for the Resort of this tax.

4/2002

GOLF CART STORAGE

Several owners had requested us to consider a storage area for their golf carts. This area has been completed and is located just east of the maintenance shed. Electrical outlets have been installed for chargers. The storage fee for carts will be \$15.00 per month. There will be no daily rates available.

ACTIVITIES COMMITTEE

The Activities Committee would like to make you aware of the following special functions throughout the year.

May 18 - Yard sale at your camper.

May 19 - Homecoming Dinner - Turkey, Ham, tea & lemonade, and eating utensils furnished by Chapel. Bring 2 dishes.

May 25 - Memorial Day Dance with entertainment by Sweetwater.

July 4 - Camper Decoration Contest and Kids Parade.

July 6 - Independence Day Dance with DJ.

August 31 - Labor Day Dance with Sweetwater.

October 19 - Craft Fair in Clubhouse, \$5.00 for large table, \$2.50 for small table. Sausage biscuits, Fried pies for sale.

October 26 - Halloween Celebration - Morning kids activities, Trick-or-Treat, Costume contest and Dance.

November 16 - Thanksgiving Dinner. Turkey, Ham, Dressing, Tea & Lemonade and utensils furnished. Bring two dishes of your choice.

December 31 - New Year's Eve Dance with Sweetwater. Bring snacks

January 1, 2003 - New Year's Day Dinner with Blackeye peas, Collards, Cornbread, Tea, Lemonade & utensils will be provided. Bring two dishes of your choice.

The Activities Committee wants to thank everyone that helps them as this is strictly volunteer work. They are in dire need of volunteers for children's activities for Spring, Summer and Fall special activities.

MISCELLANEOUS INFO -----

--You are reminded of the law that requires the new type valves on all LP gas cylinders effective April 1, 2002. Our staff cannot dispense gas to any container after April 1 that does not have the new valve installed. The park does not have these valves and it will be the responsibility of the owner to have them installed before requesting gas.

--In the near future the Board will be reviewing our Rules and Regulations. We welcome your suggestions as to changes or additions. Please give them to us in writing by placing in an envelope marked "Rules", and send in to office by May 1, 2002.

--A large number of owners have computers. If you would like to receive information by email, please furnish the office with your email address.

OWNERSHIPS FOR SALE

We now have on hand 26 ownerships for sale. If you know of someone that might be interested, please have them contact Joyce in the office. Remember the \$100 incentive to owners that brings someone in that purchases an ownership.

INCREASE IN OFF - ON FEES

The Board has reassessed the cost of labor and equipment expenses related to the moving of units to and from storage, and feel that the fees should be increased. Effective April 1, 2002 the moving fees from storage to site and back to storage will be \$20.00. The fees for moving from site to site will remain at \$10.00

SPRING OPEN MEETING OF OWNERS

Our Spring owners meeting will be held on April 20, 2002 at 10:00 A.M. in the Clubhouse. You will receive reports from directors on all phases of the park operations and the Board will answer questions you might have.

4/2002

UPCOMING DIRECTORS ELECTION

The election of directors for this year is six months away, but we want to use the newsletter to advise you of the process. The terms of Wyman West and John Thompson will expire this year. While Wyman and John may seek re-election, your attention is called to Article III, Section 7 of the By- Laws that states that any owner in good standing may apply as a candidate for election. Applications may be picked up at the office or one will be mailed to you on request. The completed applications must be turned into the Board no later than 10:00 A.M. on June 21, 2002.

Your Board is justifiably proud of the accomplishments that they have been able to achieve, and as you can see have been busy all winter. Some have made a number of trips to the Resort at their own expense to insure that the work was progressing and financial and legal matters were taken care of. While some few owners are critical of the Board, and try to create antagonism among owners, we believe the majority of you appreciate what we are doing for the Resort. Remember the only compensation we receive is a word of appreciation from you!



THE "SPRINGS" COMMUNICATOR

JULY 2002

The Communicator is published by your Board of Directors as a means to keep owners informed.

The Board wishes to thank all of those owners that have complimented us on the beauty of the park. With all of the spring rains, the blooming flowers and the work done this past winter has truly made the park beautiful. The new miniature golf course is really being utilized by young and old alike.

There are several important items that the Board wanted to make you aware of.

ANNUAL MEETING AND DIRECTOR ELECTION

Enclosed with this newsletter is your official notice of the Annual Meeting to be held on September 7, 2002 at 1:00 PM in the Clubhouse. Also enclosed is your ballot for voting on the two director positions to be filled. John Thompson and Wyman West were the only two owners turning in applications for these positions to succeed themselves. However it is very important that you complete the Ballot and Certification and return it in the envelope provided, since a quorum must be received for the election to be valid. On a personal note, John and Wyman would like to express their appreciation for the confidence shown by the owners in allowing them to serve another term unopposed.

INFORMATION CONCERNING OUR RENTALS

For the past year the Board has been compiling data relative to occupancy and use of the rental units. We found that during the six months busy season of 2001, we had only a 41% occupancy rate, and most of this occurring on weekends and holidays. It would appear from the Cash Summary that the rentals generate considerable income, but after considering the cost of repair, cleaning, depreciation etc. we found that we only netted about \$10,000. Therefore, the Board made the decision to reduce the rental fleet from 30 to 20 units and begin a long range plan to replace rentals with "Log Cabin" recreational park models. These units are 12' by 34'. They are hand-crafted totally finished cabins with residential bath and kitchen fixtures and 29 gauge maintenance free metal roofs. While the cost is greater, they will last 20 years or more while the travel trailers have to be replaced every 5 to 7 years. Two of these new units were delivered to the park on June 25, 2002 and we hope they will be ready for occupancy in a couple of months. The rental rates established by the Board on June 24, 2002 are as follows: \$40.00 per night, Sunday through Thursday, \$50.00 per night Friday and Saturday, \$75.00 for Friday or Saturday for one night only. Weekly rate is \$280.00. This was explained fully to the owners at the April Owners Meeting, but since many of you were not there we wanted you to know of these plans.

RENTALS OFFERED FOR SALE

The Board is offering for sale on a bid basis, to owners only, ten (10) of the rental units. They consist of 1994 Terrys and 1995 Mallards and will be available for your inspection from July 20 to August 16, 2002. The minimum bid on these units will be \$5500 and bid forms containing complete instructions can be obtained at the office. Bids will be opened at the August 16th Board meeting.

SPECIAL MESSAGE TO THOSE WITH CAMPERS IN STORAGE

If you have a camper in storage and remove it from the park for any reason, you must notify the office and sign out. This is very important as the storage trailers are accounted for daily, and also we need to insure that your storage spot is held for you. Upon returning your unit to the park, sign in and notify the staff so that an inspection can be made by a member of the staff and the owner.

7/2002

RULES INFORMATION

The Board has reconsidered the ban on scooters and will allow scooters as long as they are ridden only on roadways.

The rules state that the Resort staff can assist with the setting up of campers on site for those owners that are not physically able to do so. Some other owners have been requesting this service, but due to some problems resulting from this, the Board made the decision to adhere to the policy in effect to assist only those owners that are registered as handicapped or disabled.

Due to a problem with outsiders walking in and using the pools, if an owner is not camping in the park and desires to use the facilities they must sign in at the office. The same policy in effect for family members or guest using the sites will apply for day use.

ACTIVITIES

Refer to the April newsletter for the calendar of activities or pick up a weekly schedule in the office. Remember Sweetwater will be here on Saturday night of Labor Day Weekend.

OWNERSHIP SALES

Due to our collection efforts the number of ownerships in inventory continue to rise, now approaching the 100 mark, We need your help in selling these ownership as we must maintain our level of paying owners or our maintenance fee could be adversely affected. As of May 31, 2002 we have had 2271 owners to pay their fees for this year. Remember each prospect you bring in that purchases, you will receive a \$100 incentive.

We have begun some limited TV advertising with Alltel which will give us good exposure at a reasonable cost. Also two large RV dealerships are cooperating with us at no cost by offering a free 2 night stay at the park with each RV they sell.

7/2002

NOTICE OF ENFORCEMENT OF COVENANT

REGARDING RESTRICTED USE OF AN UNDIVIDED INTEREST

The Board wishes to make all owners aware of Article II, Section 7 of the Declaration of Covenants as amended that limits the use of an undivided interest as follows: "Except in the case of use by a family together and at one time, use of an undivided interest shall not exceed five (5) people at any one time".

A "family" means any number of related people living at their primary place of residence within the same household.

We have been lenient in the enforcement of this rule, but due to the exceptional overcrowding in the park on holiday weekends, we find that we must strictly enforce this covenant. The park was not designed to accommodate these large crowds. Our water system was overtaxed to the point that we gave out of water, the pools had to be closed, and our parking areas just could not accommodate all the vehicles.

A number of our owners can only use the park during these holidays, and they should not be inconvenienced by the large number of invited guest.

If you invite guests and have a separate site reserved for them, that's fine, provided they comply with the covenants.

We respectfully ask for your cooperation in this matter so that all owners can enjoy the facilities of our beautiful park.

7/2002

UNICOI SPRINGS OWNERS ASSOCIATION, INC.

NOTICE OF ANNUAL MEETING

This is your official notice that the Annual Meeting of the Unicoi Springs Owners Association, Inc. will convene at 1:00 P.M. on September 7, 2002 in the clubhouse. At this meeting, two (2) owners will be elected to serve on the Board of Directors for three year terms. Various reports will be given and any other business that may come before the meeting will be transacted. For those owners that have not mailed in their ballot, voting will be held in the Activities Building until 11:00 A.M. All ballots must be voted by 11:00 A.M. and no ballot will be accepted after that time.

Enclosed you will find the following:

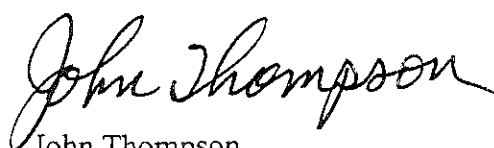
1. Names and brief resumes of candidates running for the Board.
2. Ballot
3. Certification form
4. Small envelope marked "Ballot" and return addressed envelope.

INSTRUCTIONS FOR VOTING

1. Complete the Certification Form.
2. Mark your choice for Two (2) candidates to fill the two open positions on the Ballot.
3. Fold the Ballot and put in envelope marked "Ballot" and seal the envelope.
4. Place Ballot envelope and signed Certification Form in the self addressed envelope, seal it, write the word "Ballot" in the upper left hand corner, affix postage stamp and mail it in time to be received prior to September 7, 2002.

ALL MAINTENANCE FEES AND ASSESSMENTS MUST BE PAID TO BE ELIGIBLE TO VOTE

Even though only two owners applied as candidates for the two positions, it is very important that you complete and return the ballot. A quorum of ballots must be received in order for them to be elected.



John Thompson
President
Board Of Directors

7/2002

APPLICATION

Candidate For Board of Directors

UNICOI SPRINGS OWNERS ASSOCIATION

Name John T. Thompson U# 2486 & 2572

Address: 408 Springdale Road

City: Monroe State GA Zip: 30655

Telephone: DAY 770-267-2460 NIGHT Same

Educational background: High School graduate; Attended Middle Ga. College

Employed () Retired (x) By/From: Self employed

General Description of duties, responsibilities, title: President & Chairman of the Board of two personally owned corporations

Business, Professional or Civic Organizations: PAST OR PRESENT

First United	Past Chairman Adm. Board,
Organization: <u>Methodist Church</u>	Office held: <u>Finance Committee, Pastor-</u>
	<u>Parish Relations Comm. Currently</u>
	<u>superintendency.</u>
<u>Kiwanis Club</u>	<u>Past President</u>
<u>Unicoi Springs Owners Assn.</u>	<u>Current President</u>

Why would you desire to serve as a Board Member? (Also list objectives you would like to accomplish) Since serving as President we have moved to be a united Board, promoting a positive attitude of owners and employees alike. This has resulted in the many accomplishments completed to make this Resort better and serve the owners and guest in a more friendly and efficient way. I would very much desire to be re-elected to see other projects completed, especially the replacing of the rental trailers with upgraded cabin type park models.

Signature: John T. Thompson

7/2002

APPLICATION

Candidate For Board of Directors

UNICOI SPRINGS OWNERS ASSOCIATION

Name Wyman T. West U# 775 & 2923

Address: 311 Yank Brown Road

City: Sandersville State GA Zip: 31082

Telephone: DAY 478-552-2927 NIGHT Same

Educational background: High School graduate; Georgia-Alabama Business School; Accounting - Mercer University

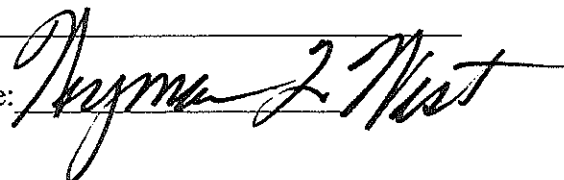
Employed () Retired (x) By/From: Federal Land Bank - Farm Credit System
Served as President of the

General Description of duties, responsibilities, title: Federal Land Bank of Louisville, Ga. directing the operations of this long-term mortgage lending institution. Retired as Exec. Vice Pres./Chief Operating Officer of a \$250 million agri-finance organization, managing accounting, budgeting, human resources, marketing and purchasing.

Business, Professional or Civic Organizations: PAST OR PRESENT

- | | |
|-------------------------------------|--|
| <u>New Bethel</u> | |
| Organization: <u>Baptist Church</u> | Office held: <u>Deacon; Senior Adult Teacher</u> |
| <u>Lions Club</u> | <u>Past President</u> |
| | <u>Past Deputy District Governor</u> |
| <u>Brentwood School</u> | <u>Board of Directors</u> |

Why would you desire to serve as a Board Member? (Also list objectives you would like to accomplish) Unicoi Springs Owners Assn. Treasurer
I would like the opportunity to continue the project began to collect delinquent maintenance fees on over 500 owners or regain title to the ownerships. Our work is just beginning to pay off. In the last two months we have had 115 deeds returned to the Resort with no legal cost involved. Since becoming Treasurer, our Board has paid off all indebtedness spent over \$400,00 in capital improvements, and increased our reserves to \$525,000. I would like to see this trend continue.

Signature: 



THE "SPRINGS" COMMUNICATOR

NOVEMBER 2002

The Communicator is published by your Board of Directors as a means to keep owners informed.

As we reflect back on the year 2002, it has been a good year for the Resort. We were able to complete all of the planned projects. Our two new rental park models have been reserved almost every day since their opening on September 7th. We will complete the year in excellent financial condition.

ANNUAL MEETING HELD - OFFICERS ELECTED

The annual meeting was held on September 7, 2002, with John Thompson and Wyman West being re-elected to the board without opposition. Following the annual meeting the Board elected the following officers : Charles Toney President, Ray Miller Vice-president, Ruth West Secretary and Wyman West Treasurer. John Thompson who had served as our President for the last several years requested that he not be considered for President this year.

BOARD CLARIFIES IT'S POSITION CONCERNING OUR CHAPEL

Over a period of several months some Board members had been asked questions by some owners about the operations of the Chapel that frankly they could not answer. After discussing the matter the Board felt that it would be a good idea to invite the Chapel Committee to meet with them on June 24, 2002, so that they could have a better rapport and working relationship with the committee and the Board would have a better understanding of Chapel policies and procedures.

The committee along with Curtis Cross met with the Board and had a very informative and productive meeting. Curtis Cross, one of the originators in getting the Chapel built, gave us a very informative history of the Chapel from it's inception. The Board made it clear to the committee that they had no intention on interfering with the committee's operation of the Chapel. It was pointed out that the Chapel is owned by the owners of Unicoi Springs and is not a separate entity as some have been led to believe. The Chapel committee pays the utilities and there is an ownership that was deeded to the Chapel by an owner some time ago on which the committee pays the maintenance fee. The Board advised the committee that it was not necessary for them to have an ownership as the Resort would furnish a site or rental for visiting speakers. The building and contents are insured by the Resort along with the other buildings.

During the discussions on June 24, the Board made several suggestions to the committee that hopefully would enhance the participation and attendance at the Chapel. They suggested that Mr. Bramlett not serve as both Chairman and Treasurer, that these positions be held by two committee members. Also they should require two signatures on the checks just as the Resort does, and that at least two people count the offerings. The Board further suggested that the committee provide a financial statement to the owners periodically as those supporting the Chapel would be inclined to give more if they knew how the funds were being used.

The meeting ended on a very cordial note with the Board pledging their full support of the Chapel and stating how fortunate we were to have a beautiful place to Worship at our Resort.

Mr. Bramlett was asked to give a report on the Chapel at the annual owners meeting on September 7, 2002. During his presentation, he made some remarks that were very disturbing to the Board by implying that they were the "bad guys" for inquiring about Chapel operations, and wanted to know the purpose of the inquiry. This was explained to Mr. Bramlett and the full committee at the June 24 meeting. The Board reiterates that it has never been or never will be their intent to interfere with Chapel operations. Their only motive was to support and encourage participation in all Chapel functions. The Chapel Committee has been allowed to be a self perpetuating committee and has not been appointed by the Board or elected by the owners. However, as above stated, the Chapel is owned by the owners of Unicoi Springs Resort and as such the Board must perform the fiduciary duty to those owners in addressing their concerns.

11/2002

MAINTENANCE FEES TO REMAIN UNCHANGED FOR 2003

The Board in considering a preliminary budget for 2003, felt that we could operate the Resort one more year without raising the maintenance fee. The fees have been \$250. for the last five years while operating expenses have continued to increase. It is inevitable that fees will have to be increased probably next year. We have by far the lowest maintenance fees of any Resort that we know of.

PLEASE COMPLETE ENCLOSED ADDRESS CARD

We need to update our records as to addresses and phone numbers of all owners. Some of you have changed addresses and many area codes have changed. Please take a moment and complete the enclosed 3x5 card and return to the office along with your maintenance fee.

PROJECT COMPLETE IN CHECKING TITLES

As was explained at the annual meeting, we have found that approximately 300 owners do not have a clear title to their ownership that was purchased from the developer. The security deed that they signed when they financed the purchase had never been cancelled from record at the courthouse. Our office staff along with a lady that we employed to assist us, has checked all 3000 ownerships since mid-July. This has been completed and we have applied for these cancellations from the lender which should be received in about a month. The cost to record these cancellations will be \$10 each and when they are received we will notify those owners involved and ask that you pay this cost of recording. Since the Resort has borne all expenses to obtain the cancellation, we felt that surely these owners would be willing to pay for the recording to clear their titles.

OWNERSHIPS FOR SALE

We now have over 100 ownerships for sale and need the help of all owners in getting some sold. We need to replace those that have been relinquished to the Resort that were current with their maintenance fees so that our income will not be adversely affected. There have been 23 sold this year as of October 1. Remember owners will receive \$100 cash if you bring in someone that purchases.

ACTIVITIES UPDATE

Only three big events remain for this year:

- November 16 - Thanksgiving Dinner -Bring two dishes of your choice. The Turkey, Ham, Dressing, Tea, Lemonade and utensils will be furnished
- December 31 - New Year's Eve Dance with "Sweetwater"
Bring snacks
- January 1, 2003 - New Year's Day Dinner - Bring two dishes of your choice and enjoy Black-eyed Peas, Collards, Cornbread, Tea, Lemonade. utensils provided.

PARK TO CLOSE FOR WINTER

The Board has again ratified the wishes of an overwhelming majority of the owners in a poll taken last year to close the park during January and February. The park will close January 6, 2003 and reopen on March 1, 2003. The office will be closed on weekends during this period, but our maintenance staff and/or Security will be in the park at all times



THE "SPRINGS" COMMUNICATOR

MARCH 2003

After a very cold, wet winter we are seeing signs of Spring at the park, and this is a welcome sight to our staff who has worked tirelessly under extreme conditions to complete the projects assigned to them. Even though the temperature dipped down to near 0 a couple of times, we had very minimal freeze damage to our water system.

OWNERS SPRING MEETING

The Spring meeting of owners has been scheduled for Saturday, April 12, 2003 at 10:00 A.M. in the Clubhouse. You will receive reports from the Directors on the operations of the Resort and plans for 2003. All owners are urged to attend.

SOME CHANGES YOU WILL SEE AT THE PARK

We have upgraded 16 more sites to 50 AMPS beginning with site #199 and continuing down that side of the road to #224, and also #123 and #124. This was again done at a fraction of the normal cost thanks to Vivian Allen who provided the boxes, wiring etc. at wholesale cost, and James and our staff for doing the wiring. This will give us over 100 sites with 50 AMP service and improve the 30 AMPS on these sites.

All five bath houses have a new roof, removing those leaky skylights. The interior of bath houses #3, 4, and 5 have been completely renovated and the Men's side of #1 has a new shower and stalls.

The Clubhouse and Office have been made more handicapped accessible by a new ramp at the back porch and the curbing has been reworked at the entrance to the office and front porch. New glass doors have been installed in the Clubhouse and office and a beautiful new tile floor installed in the front office and hallway.

The holes in the roadways have been filled and concreted.

Work on completion of the new well is progressing slowly due to government red tape. All analysis tests have been completed and approved, but we must get final approval from EPD before we can connect to the lines and tank.

The new playground equipment has been delivered and installation should be complete by the time school is out.

Work has begun on a new bridge to the gazebo in the lake.

All rentals and buildings have been thoroughly cleaned.

As you can see our staff has been quite busy the past two months.

\$\$\$ FINANCIAL NOTES \$\$\$

Our 2003 Operating Budget is available to all owners at the office, or a copy will be mailed to you on request. Included in the budget is a line item recap of the 2002 operations. We are happy to report that our income for 2002 was \$26,000 more than budgeted, and our operating expenses were \$17,000 less than budgeted. We urge all owners to get a copy of this budget so that you will be informed as to how your money is being handled.

OWNERSHIPS

Our ownership sales last year exceeded \$47,000, but we still have over 100 available for sale. We are getting them back faster than we are selling them. We need your help! We have tried various types of advertising, but we must develop a marketing plan. If you have suggestions, please contact any director. Remember to tell your friends about the park. The two night free stay to prospects is still in force, and also the \$100 incentive to owners.

If you received a letter from us relative to your title, please respond if you have not already done so. We have had good response so far, but many of you need to send in your \$10.00.

The Board at their meeting on March 13, 2003, felt that we should charge a \$25 administration fee for an owner requesting our staff to prepare the necessary documents for them to sell their ownership. This is effective immediately.

3/2003

ACTIVITIES

The Activities Committee would like to make you aware of the special functions at the park during 2003. Please mark your calendar for these events!

APRIL 19	Easter Egg Hunt and Children's Games
MAY 17	Yard Sale at your Camper 9:30 AM - 1:00 PM
MAY 18	Homecoming Dinner – Turkey, ham, tea, lemonade and utensils provided by the Chapel. Bring two dishes of your choice.
MAY 24	Memorial Day Dance with Sweetwater
JULY 4	Camper Decoration Contest and Kids Parade
JULY 5	Independence Day Dance with a DJ
JULY 12	Yard Sale at your Camper 9:30 AM - 1:00 PM
AUGUST 30	Labor Day Dance with Sweetwater
OCTOBER 18	Craft Fair in Clubhouse – Large table rental \$5.00, Small table \$2.50. Sausage Biscuits & Fried Pies for sale.
OCTOBER 25	Halloween Celebration – Kids activities, Trick or Treat, Costume Contest, and Dance. Bring snacks.
NOVEMBER 15	Thanksgiving Dinner with turkey, dressing, ham, tea, lemonade, and utensils furnished. Bring two dishes of your choice.
DECEMBER 31	New Year's Eve Dance with Sweetwater
JANUARY 1, 2004	New Year's Day Dinner with blackeyed peas, collards, and cornbread, tea, lemonade and utensils furnished. Bring two dishes.

A WORD ABOUT OUR RENTALS

To avoid any misunderstandings, we request that upon checking in a rental unit, make an inspection to see if everything is in order. If you find anything damaged or out of order, please report it to the office immediately. Our housekeepers make a thorough inspection of the unit after each check out and if anything is damaged or missing, you may be fined and required to pay for repairs to any damage.

To better utilize our Park Models, the Board has revised the reservation procedure on the Park Models only. A reservation for a weekend only, may be made 30 days in advance rather than 60 days. Reservations for week days or week long stays may still be made 60 days in advance. The Board has already approved that if and when another Park Model is purchased, it will be totally handicapped accessible.

ELECTION OF DIRECTORS

It is time for us to begin the process of electing directors. The terms of Marnie Braswell, Charles Toney, and Ruth West will expire in September 2003. We call your attention to Article III, Sections 7 and 8 of the By-Laws, which explain the procedure. Any owner in good standing may make application to run for the Board. Current directors may seek re-election. Applications may be picked up at the office or one will be mailed to you on request.

We have been very fortunate over the past five or six years to have had a Board comprised of qualified professional and business individuals who have guided the operations of the Resort from near financial collapse to where we are today with \$980,000 in the bank. To serve as a director is both challenging and rewarding. Among our 2300 paying owners, there are many who are genuinely interested in the Resort, and possess the business and professional backgrounds that could bring to the Board expertise in many areas, and help to continue the progress and harmony that the Board now enjoys. If you share this philosophy, we urge you to consider making application to offer for election. If you should have questions about the duties of directors, the current Board will be glad to discuss these with you, and would welcome that opportunity.

ALL APPLICATIONS MUST BE RECEIVED BY THE BOARD NO LATER THAN 9:00 A.M. ON JUNE 20, 2003.

Don't forget the owners meeting on April 12.



THE "SPRINGS" COMMUNICATOR

JULY 2003

We are in the midst of the "good old summertime" and the park is abounding with children and families enjoying the pools and new playground equipment. This may be a record year in the use of the park.

SUMMER ACTIVITIES DIRECTOR

Many owners have requested "something for the kids", so this year we employed a summer youth director. Her name is Leslie Morganstern, and she is doing an excellent job in preparing all kinds of programs, games, etc. for our youth.

Remember Labor Day weekend coming up and on August 30, Sweetwater will be back. Be sure to pick up the weekly activities schedule in the office to keep up with all the "happenings".

BOARD BANS USE OF FORMALDEHYDE

The Board has issued a ban on the use of formaldehyde based holding tank chemicals. These chemicals prevent the septic system from working properly and we have to have the septic tanks pumped out too often at a considerable expense. We ask the cooperation of all owners and guest in using the non-formaldehyde chemicals. We are using them in the rentals and they are for sale in the office.

NEW MAINTENANCE MANAGER

James Orr our Maintenance Manager for the past three years resigned his position on June 27 to return to Florida with his family. A number of applications were received for the position, and the Board has employed Steve Tallman as Maintenance Manager effective July 14, 2003. Steve has worked in the RV business for many years and is well known to many of our owners. He possesses the necessary skills and experience to fill our requirements. Steve is the husband of Joyce Tallman our Business Manager, and the Board felt that this husband and wife team would bring more unity to the maintenance and office staffs and would be good for the operation of the Resort.

(see reverse side)

7/03

CHANGES IN OFFICE STAFF

Perhaps you have heard a friendly, professional voice on the line when you called the office recently. It was that of Christine Hubal, who is our new reservationist. Christine lives in Sautee and we are happy to have her on our staff. LaBrista Garrison who had served as our Administrative Assistant for the past five years resigned to go into the ladies wear business in Hiawassee. Vickie Deal has been promoted to Administrative Assistant.

WASHING OF RV'S

Several owners that stay in the park several months of the year that does not use storage, had asked about washing their RV. The Board approved this procedure - owners not using storage may wash their camper twice a year by applying at the office and paying a \$10.00 fee. Owners in storage may wash twice a year at no charge. All owners, storage and non-storage, must apply for a permit from the office and will be issued a "red bucket". The "red bucket" is to indicate that you have received permission to wash your rig. Any owner caught washing their unit without having the "red bucket" will be fined accordingly.

DIRECTOR ELECTION INFORMATION

Enclosed with this newsletter is your official notice of the Annual Meeting and ballot for voting on directors. There are three seats on the Board to be filled this year. Marnie Braswell, Ruth West, and Charles Toney have chosen not to seek re-election, so we will have three newcomers on the Board. There are four candidates and their resumes' are enclosed with the Ballot. Marnie and Ruth have served two three year terms with Marnie doing an outstanding job in chairing the Activities Committee, and Ruth serving as Secretary of the Board, has gone beyond what was required in preparing the minutes of the meetings as a way to keep you informed. Charles, serving a three year term and part of an unexpired term, has given freely of his time and made many trips to the Resort at his expense to handle such matters as the new well and water system, preparing for us a complete mapping of the water lines and valves, the paving and land clearing projects, the acquisition and installation of the Park Models, and many other maintenance related projects. He served this year as President. These directors will truly be missed, but they have made their mark in the restoration of the operations of the Resort.

"MEET THE CANDIDATES" ON AUGUST 9,2003

There will be an owners meeting on August 9, 2003 at 11:00 A. M. in the Clubhouse to allow you an opportunity to meet the candidates for the Board and ask them any questions you might have. There will be no other business at this meeting.

REMEMBER THE ANNUAL MEETING, SEPTEMBER 6, 2003 AT 1:00 P.M.

7/03

UNICOI SPRINGS OWNERS ASSOCIATION, INC.

NOTICE OF ANNUAL MEETING

This is your official notice that the Annual Meeting of the Unicoi Springs Owners Association, Inc. will convene at 1:00P.M. on September 6, 2003 in the Clubhouse. At this meeting three (3) owners will be elected to serve on the Board of Directors for three year terms. Various reports will be given and any other business that may come before the meeting will be transacted. For those owners that have not mailed in their ballot, voting will be held in the Activities Building until 11:00A.M. and no ballot will be accepted after that time.

ENCLOSED YOU WILL FIND THE FOLLOWING:

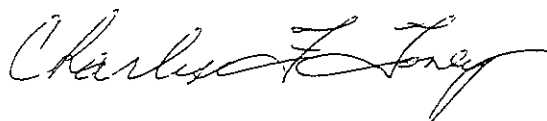
1. Names and brief resumes of candidates running for the Board.
2. BALLOT
3. Certification form
4. Small envelope marked "Ballot" and return addressed envelope.

INSTRUCTIONS FOR VOTING

1. Complete the Certification Form
2. Mark your choice of three (3) candidates on the Ballot to fill the three open positions
3. Fold the Ballot, put in envelope marked "Ballot" and seal the envelope.
4. Place Ballot envelope and signed Certification Form in the self addressed envelope, seal it, write the word "Ballot" in the upper left hand corner, affix postage stamp and mail in time to be received prior to September 6, 2003.

ALL MAINTENANCE FEES AND ASSESSMENTS MUST BE PAID TO BE ELIGIBLE TO VOTE.

The future of our Resort rest with those owners elected as Directors. Please take a few minutes to study the resumes, vote your choice, and return the ballot. For those that can attend, there will be an owners meeting on August 9, 2003 at 11:00A.M. to "meet the candidates"



Charles F. Toney
President

7/03

APPLICATION

Candidate For Board of Directors

UNICOI SPRINGS OWNERS ASSOCIATION

Name Aileen M. Connor U# 2672

Address: 2029 Stuart Ave

City: Albany State Georgia Zip: 31707

Telephone: DAY 229-435-8231 NIGHT SAME

Educational background: BS Degree - Women's College Of GA, Masters of Education Georgia Southwestern

Employed () Retired () By/From: Dougherty County Board Of Education 30 yr's

General Description of duties, responsibilities, title: Health & Physical Education

Instructor, Coach- Girls Tennis Coach 27 years. Also Boy's Tennis, Girls' Basketball, cheerleading for a brief time.

Business, Professional or Civic Organizations: PAST OR PRESENT

Organization: Outstanding young women of America 1978 Office held: _____

Albany Sports Hall of Fame Inductee 2000, present Board Membe

Member Porterfield Methodist Church Pecan City Pedlars (Bicycle Club) Treasurer, on committee to NEA, GAE, Retired GA Teachers Asso help organize 1990 Bicycle ride across Georgia

Why would you desire to serve as a Board Member? (Also list objectives you would like to accomplish) I would like to see the work of our present board continued. Since I have been a member I have seen many positive changes. This is a resort of all ages. The hiring of a Youth Activities Director has been a plus. I would like to see more participation from the membership through volunteering. This is our camp resort and we should not depend on the same volunteers all of the time. We all need to get involved in some small way. We need to help new members find their way around by being more helpful. Unicoi has been good to my mother and me and we love it. Any decision that I would help make for the resort would be made with the interest of the entire membership.

Signature: Aileen M. Connor

7/23

APPLICATION

Candidate For Board of Directors

UNICOI SPRINGS OWNERS ASSOCIATION

Name Susan Harris U# 917,1613,501

Address: 2560 W. Ellis Road

City: Griffin State Georgia Zip: 30223-7049

Telephone: DAY 770-227-1603 NIGHT SAME

Educational background: High School, Electrolysis Schook

Employed () Retired () By/From: _____

General Description of duties, responsibilities, title: (1) I have been a cook & Waitress

(2) Beautician (3) Certified Electrolysis my own business for 5 years

(4) Grocery checker, stocker, head cashier (5) My dream-driving a truck

Co's Bowman, CCC Hauled Avon, Signal Del. Serv. Hauled Sears catalog 11 yrs
Business, Professional or Civic Organizations: PAST OR PRESENT ABF Freight Systems. Since
1991.

Organization: NONE Office held: Busy working and raising

a family

Why would you desire to serve as a Board Member? (Also list objectives you would like to accomplish) We bought in , in 2000. And I enjoy this park so much.

There are plans I would like to help see through. I

would enjoy working with the other Board Members to

improve the park.

Signature Susan Harris

163

APPLICATION

Candidate For Board of Directors

UNICOI SPRINGS OWNERS ASSOCIATION

Name Douglas A. Shaver U# 837

Address: 103 Willow Cove

City: Eatonton State GA Zip: 31024

Telephone: DAY 478-445-2094 NIGHT 706-485-9360

Educational background: Technical

Employed (x) Retired () By/From: Georgia Department of Corrections, Engineering and Construction Services

General Description of duties, responsibilities, title: As Regional Engineer for the Central

Region I am responsible for overseeing the maintenance, construction and critical plant breakdowns in 17 facilities housing an inmate population of approximately 16,000. I manage an annual buget of approximately \$1.2 million.

Business, Professional or Civic Organizations: PAST OR PRESENT

Organization: Pasco Co. Fire & Rescue Office held: Treasurer

Why would you desire to serve as a Board Member? (Also list objectives you would like to accomplish) I believe any healthy organization must maintain a rotation of

officers. My background in financial managment of construction operations will

allow me to be an asset to the board. My knowledge of maintenance operations

and stratigical emergency planning has prepared me for making good sound decisions

where general operations are concerned.

Signature: Douglas A. Shaver

7/03

**APPLICATION
Candidate For Board of Directors
UNICOI SPRINGS OWNERS ASSOCIATION**

Name: Elizabeth Kesler Williams U#: 2314 & 1493
Address: 6237 Brockton Road
City: Nicholson State: Georgia Zip: 30565
Telephone: DAY: 706-542-1916 NIGHT: 706-757-3747

Educational Background: Commerce High School, Commerce, GA; Athens Tech, Athens, GA; UGA, Athens, GA (accounting, no degree)

Employed by: Computer Science Dept., University of Georgia (since October 1989)

General Description of duties, responsibilities, title: Administrative Coordinator
Duties: Schedule courses and obtain classrooms for Computer Science courses and enter into OASIS system (registration system) for the students. Supervise Work Study Students that are employed through the Federal Work Study Program. General office duties.

Business, Profession or Civic Organizations: PAST OR PRESENT

Organization

Office Held

Cub Scouts, Merryville, LA & Nicholson, GA
1st United Methodist Church, Commerce, GA
Parents Without Partners, Athens, GA Chapter
Staghorn Plantation Homeowners Association
Nicholson Baptist Church, Nicholson, GA

Cub Master, 1988; Treasurer, 1997-1999
Member-at-Large, Administrative Board, 1989-1991
VP for Family & Children Activities; 1992-1995
Member Architecture Com., 1999; Treasurer, 2001-02
Church Clerk, 1998-1999

Why would you desire to serve as a Board Member? (Also list objectives you would like to accomplish)

I desire to be a Board Member because I want to be involved in what goes on at the resort. Since September 1999, when Lowell and I joined, the members at this resort have become an extended family to my sons and myself as well as to Lowell prior to his death. I want to preserve the family oriented atmosphere that we have at the campgrounds. I have a special interest in the Porch Singers since Lowell was a bass guitar player and singer for the Porch Singers and at the Chapel on Sundays.

Please vote for me as a member of the Board of Directors. I will work with the board and members to continue the progress that has begun.

Signature: Elizabeth K. Williams



11/03

THE "SPRINGS" COMMUNICATOR

NOVEMBER 2003

An official publication of your Board of Directors

As 2003 comes to a close and we are approaching the Thanksgiving season, we should be thankful for our beautiful Resort and that we have this place to come to and enjoy our leisure time. We cordially welcome the new owners that have become a part of the "Springs" family this past year.

ANNUAL MEETING HELD – NEW BOARD MEMBERS ELECTED

The 2003 Annual meeting was held on September 6, 2003 and at this meeting three new board members were elected to three year terms. They were Aileen Connor, Elizabeth Williams and Doug Shaver. Following the annual meeting an organizational was held and the following officers and committee chairs were elected. Ray Miller- President, Mike Arrington-Vice President, Activities, Elizabeth Williams, Secretary, Owner Relations, Wyman West- Treasurer, Finance, Aileen Connor- Grounds, Doug Shaver-Buildings, John Thompson-Rules & Regulations.

OCTOBER BOARD MEETING A BUSY ONE

In October of each year many important decisions must be made by the Board concerning the operations of the park for the following year. The more important decisions and their rationale are listed below.

MAINTENANCE FEE INCREASE

The board first considered a preliminary budget as to the estimated expenses and income for next year, and then carefully considered the absolute needs and the amount of money required to fund these needs. The most pressing need was to replace our aging rental units at a net estimated cost of between \$83,000 to \$115,000. Several scenarios were considered to arrive at the minimum increase in maintenance fees that would provide the funds needed to operate the resort and purchase the rental units. It was then agreed that a \$35 increase would be adequate, resulting in \$285 for the maintenance fees for 2004. The maintenance fees have not increased during the past five years and everyone is aware of the increase in operating cost. The Board felt the \$35 would not be a hardship to any of our owners in providing the needed funds.

PARK CLOSING DATES

The Board unanimously voted to comply with the wishes of the majority of owners in closing the park this year. The park will close on January 5, 2004 and reopen on March 1, 2004. The office will be closed on weekends during this period but the maintenance staff and/or security will be in the park at all times.

WINTER WORK LIST

A compiled list of projects to be handled by the maintenance staff during the winter months was presented to the Board. The Board then prioritized the list in order of importance. Most of these projects are outside, work and the weather will have some bearing on how many are completed.

SECURITY CONTRACT

The Board received two bids on furnishing security services for the Resort for 2004, one from Alpine Security of Helen, and the other from Tru-Vision Security Consultants of Dawsonville. Tru-Vision being the low bidder the Board investigated the references and found Tru-Vision to be a very reputable, dependable security agency. After considerable discussion it was the decision of a majority of the Board to award the contract to Tru Vision.

1/03

CABLE CONTRACT

The Board sent a letter of intent to Alltel requesting that they furnish us cable service for 2004 at the same rate as in 2003. This contract, if approved, will be consummated in January.

FORMALDEHYDE UPDATE

The Board wishes to thank all the owners that have switched to non-formaldehyde based holding tank chemicals. Our expenses with sewer problems have been greatly reduced over the past several months. Please remember to use the non-formaldehyde chemicals. It is available for sale at the office.

REMEMBER OWNERSHIPS FOR SALE

Just a reminder that we still have over 100 ownerships for sale and the \$2000 includes the 2004 maintenance fees **Owners receive \$100 if you bring in someone that purchases.**

INFORMATION ON RENTALS

Our new Park Model arrived on October 28, and will be ready for rental by the spring opening date. As promised, it is handicapped accessible and will be placed on site 41.

The ten 1994 and 1995 trailers will be thoroughly cleaned and parked in the lot just east of the chapel in preparation for sale to owners in early April. They will be ready for inspection by March 1, 2004 and complete bidding instructions, sale date, etc will be furnished to all owners, prior to April 1.

OWNER RELATIONS

The Board would like to thank each of you for your suggestions that were submitted prior to October 18, 2003 meeting. These suggestions will help the board better serve all the owners in the future. Should you not be able to leave your compliment/suggestion in the box (located in the clubhouse) prior to your departure you may mail those to Elizabeth Williams, Unicoi Springs Camping Resort, PO Box 1105, Helen, GA 30545.

ACTIVITIES

Only two big events remain for this year:

- December 31- New Year's Eve Dance with "Sweetwater"
Bring snacks
- January 1, 2004 New Years Day Dinner-Bring two dishes
Of your choice and enjoy Black-eyed Peas,
Collards, Cornbread, Tea, Lemonade,
utensils will be provided.

The activities committee will be meeting and planning activities for next year (2004). If any owners have suggestions on activities they would like to have or if they would like to serve on the Activities Committee, please give a note to Ethel Foster or Mike Arrington. They will present your suggested activity to the committee for discussion and get a feel for anticipated participation and cost... and if possible, include it on the 2004 Activity Calendar.

A Message from the President

We certainly hope that you have had the opportunity to visit your resort this camping season, and if not, plan to return as soon and as often as you can. If you have not been able to be with us, I am sure that upon your return, you will be pleased with the changes that have been made. Numerous capital improvements have been made and with your support we will continue to improve the facilities, even though we feel that there is no comparison with what we all now enjoy.

With the decision to purchase new rental units that have slide outs and the addition of televisions in all rentals, we feel that your family and guests will be able to enjoy the area in comfort, perhaps not as much as at home, but certainly a real improvement. The units we are replacing this year are seven years old and we plan to have the new models in place before the next season.

I have appointed an ad hoc committee to develop a long range plan and assure our owners that we are serious in making good decisions in the utilization of the funds available for future capital improvements.

We are much encouraged with your election of the new board members and, even though we have had only one meeting to date, it is evident that they will be up to the challenge. Doug Shaver has an extensive background in facilities management and has been appointed to chair the buildings committee. Aileen Connor, grounds, has hit the ground running (no pun intended) and has already had one very successful work day, with over twenty owners participating. Elizabeth Williams, with an extensive background in working with people, I feel, will be a perfect fit in owner relations, as well as serving as the board's secretary.

I appreciate the opportunity to serve you in this capacity, and look forward to being with you upon your return to the beautiful North Georgia mountains.

Respectfully submitted;

Ray Miller

Ray Miller, President

Unicoi Springs Camp Resort Owner's Association

November 6, 2003
