

Maintenance Managers Report, November 2011

November 15, 2011

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

To: Board Members

Non routine work completed by Maintenance Personnel from 10/11/2011 thru 11/15/2011.

Grounds:

- Repaired water line break under road by Site 305. Polybutylene jumper line was ruptured going to site 305.
- Build two small retainer walls, one from Chapel parking along road going to Site 110, and the other along road by Site 111.
- Repaired water line break under road at Site 21. Replaced a leaking saddle in 2-inch line feeding Site 21.
- Took down all fish feeders stored in Shop, and cleaned them for winter.
- Removed 45 trees in Area 4, mainly along Dogwood Drive.
- Moved sewer lines and installed yard hydrants on ten sites in the 140 section.
- Repaired 4 inch main water line under Dogwood Dr. near Well #2, also replaced two old non-working water cut off valves for Dogwood Dr.
- Repaired 2 inch water line under road at Site 129, saddle was leaking that supplied Site 134.

Buildings:

- Installed new electric heater in BH 5 men's side.

Rentals:

- Installed Styrofoam bats under rental slide out awning covers, to help keep them draining water off.
- Changed out 12 volt converter in rental 2.
- The following rentals have been deep cleaned and winterized 125, 135, 150, 167, 221, and 283.

Activities:

- Moved tables from Clubhouse to Activities Building.

Equipment Maintenance:

- All routine scheduled maintenance was done on equipment.

Administration:

- Had monthly safety meeting topic was Chain Saw Safety.
- Moved 513 campers. This time last year we moved 484 campers.
- Purchased a used cantilever wood rack and installed.