

# Maintenance Managers

## Monthly Report April 2008

April 14, 2008

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

To: Board Members

Work completed by maintenance personnel from dates 3-11-2008 thru 4-14-2008:

- Moved 221 campers.
- Rebuilt rail around the dogwood at entrance some one had hit and knock down.
- Repaired the following water lines due to freezing. Site 307, 137, 182 and replaced a valve in the booster pump house, in area 6.
- Replaced the following hot water tank heating elements, rental #3, 196, 283.
- Replaced thermal coupler on gas hot water tank in laundry room.
- Repaired the following street lights; Play ground, Walking trail, Chapel, B-lot, Bath house #3, Bath house #1, Dam, Shuffle board. Also installed some new electrical boxes on poles of walking trail lights.
- Rebuilt entire site lights at the following Sites; 240, 258, and two at the top of the stairs to the tent sites.
- Replaced 3hp motor, seal, impeller, and diffuser on upper pool filtering system.
- Moved 6 campers, put down railroad ties, fabricated and installed a new sign, for more golf cart storage in B-lot.
- Worked on replacing rotten deck boards and rails, through out the park.
- Finished Splitting fire wood, from trees cut down over the winter.

- Blow off, Vacuumed and extensively removed the leaves from the following sites and areas; Area #4, Area#6, Upper pool, Pavilion and Basket ball area at upper pool, Lower pool, Behind lower pool, Tent sites, Picnic area at activities Bldg. Fire ring/horse shoe pit area #1, Roads between 128-195, and 167-174, Individual site numbers 160, 161, 162, 165, 164, 88, 187, 190, 128, 195, 29, 31, 50, 51, 52, 53.
- Trimmed trees and picked up limbs in the following areas; Upper pool, lower pool, Club House, Bath house 4, site 160, 29, 32, 35, 183.
- Hard piped sewage on 10 more of the rentals.
- Repaired urinal bath house #4.
- Repaired picnic table site 187.
- Repaired shower in cabin #40 and tested hot water tank due to a complaint hot water tank was ok.
- Replaced wax ring on leaking toilet women's side bath house #5.
- Repaired the following site lights; 164, 165, 166, 187, 188, 3, 122, bath house #3.
- Repaired stove pilot light rental 121, bracket was loose by thermal coupler.
- Replaced hot water tank pressure relive valve on rental 231.
- De-winterized and deep cleaned both lower and upper pools.
- Installed new toilet in rental 125.
- Put gravel down on site 186, seeded and spread straw on sites 183, and 270.
- Repaired kitchen faucet in rental 134, 125. Replaced kitchen faucet in rental 150.
- Replaced 30 amp breaker site 110.
- Replaced 30 amp receptacle on sites 111, 256.
- Repaired the shower floor in bath house #4.
- Filled all rentals with propane twice.
- Painted gazebo on lake.
- Sprayed weed killer D-lot, lower pool, putt-putt, club house and activities bldg.
- Worked on easel for activities.
- Pressure washed deck at upper pool.

- Removed pole grills from the following sites; 317, 66, 60, 61, 59, 21, and 11. Then put them on tent sites 78, 83, 90, 89, 88, and 2.
- Cleaned and changed out filters at lower pool.
- Cover up debris in H-lot with dirt.
- Painted signs.
- Worked on estimates for activities Bldg.
- Installed gutter down spout on activities Bldg where it was crushed.

Planned work and purchases for up coming month:

- Continue working on decks
- Put more crush and run gravel in H-lot
- Continue working on pools, lower pool to be open by May 1st 2008