

Winter Projects and Improvements

On November 1, 2013, Area 1 (behind the Clubhouse), Area 2 and Area 6 (Deer Run) were closed to camping so that winter repair and improvement projects can begin.

Area 6, the newest area, is finally due for the upgrades owners have been waiting for. Sites 300 through 312 will receive new 50 amp service and the sewer connections will be moved to make them

more accessible. New site lights and frost free spigots will be installed. (Spigots, power box and cable connections will be located in the back of the sites whenever possible.) Some sites will receive pad extensions, some will have patio extensions, some will be completely repoured. You will have a brand new Area 6 when you return in the Spring!

Temporary Winter Storage

Once again, by popular demand, the Resort will be offering a way for owners not already in permanent storage to leave their campers and/or their golf carts here just for the winter.

Effective November 1, 2013 winter RV storage will be available at \$32.50 per month for campers with no electric availability. Golf carts will be stored for \$10.00 per month with no electric. The location will be deter-

mined by the Maintenance Manager. This determination will be based on work projects on-going in the winter months.

In addition to the RV storage fee, there is a \$15.00 fee each time maintenance has to hook to your camper to move it into storage and back out at the end of the storage period.

Golf Carts for Sale

The Resort has two (2) 1998 Club Car golf carts for sale by sealed bid by owners and staff only. They will be sold "As Is, Where Is" with a minimum starting bid of \$100.00. No warranties or insurances are given. New owner is responsible for tags, title and

other needs. The carts will be on display for your inspection at the Maintenance Shop.

Deadline for submitting bids is January 1, 2014 by 5:00 p.m. Bids will be dated and time stamped upon receipt. The bids will be opened at the

Gentle Reminders

◆The Yahoo Discussion Group on the internet is created by and for the owners. This group, the discussions and questions are not monitored by Unicoi Springs administration or Board of Directors. Should you have any issues or questions needing a response by the Resort, please address them to the Office or Board of Directors, through the Office.

◆Reservations are made daily from 9:00 - 4:00 p.m. Only those persons named on the deed may make or change a reservation.

Only immediate relatives (parents and children at least 21 years of age) may use an owner's time with a letter of authorization.

◆Once the Resort closes for the winter, the Office will remain open from Monday to Friday from 8:00 a.m. until 5:00 p.m. daily. Reservations will be made according to the 60-day out scheduling and all business will be conducted as usual, however, visitors will be unable to drive through the park due to construction liability.

Two new street lights will be added—one at each end section. This project will add five 200-amp panels which will provide enough reserve power for a future bath house in Area 6. The booster pump at the entrance to Site 309 will be relocated to the top of the hill near the water tank.

The drainage system in Area 1 between Sites 24 and 28 will be addressed.

The campers and golf carts must be removed from Winter Temporary Storage by March 1, 2014, without exception.

The rising price of fuel makes these options financially attractive and logistically convenient to returning owners.

January 19, 2014 Board Meeting . Winning bidders will have 14 days to pay for, remove or place golf cart in storage. Failure to do so will forfeit the golf cart and the next highest bidder will be notified and given the opportunity to purchase.

◆If you are leaving your camper in permanent or temporary storage, be sure to winterize and make provisions for inclement weather before you leave for the winter.

◆If you are interested in attending the **Unicoi Owners Winter Get Together** in New Port Richey, Florida on February 13, 2014, please contact : Howard Horst, 727-857-1597 or email howardhorst@msn.com OR Betty Klebuchar, 727-856-5654 or email bettylouida@verizon.net.



The Springs Communicator

"An Official Publication of the Board of Directors"

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It Was a Lovely Year

Our 30th Anniversary year was filled with memories and celebration thanks to a special group of volunteers who planned, shopped, spoke to local businesses asking for door prizes (see enclosed list), cooked, designed and



decorated. The largest and favorite event was the Hawaiian Luau. Those in attendance, including, past board members, were transported to the tropical isles with beautiful

décor, a mouth watering meal complete with a Tiki Bar, a tropical fruit sculpture and a unique cake created just for this party. The tables featured handmade floral centerpieces designed and assembled by our multi-tasking elves.



A fun-filled carnival was enjoyed by the children. The hilarious Redneck Wedding resulted in donations of nearly 400 cans of food to



the White County Food Pantry.

A special discount ownership sale brought in 19 new owners and 9 additional ownerships bought by current owners.

Another epic Halloween celebration, complete with a haunted house, ended the month of October. It's been a productive year, a fun year and we made some more memories to treasure. Many thanks to all who made it possible!

The Resort will close on January 2, 2014 and reopen on March 1, 2014.

In Memoriam

To the family and friends of these owners, we send our condolences. Please help us recognize anyone whose name may have been inadvertently omitted.

George Jackson
Beverly Kates
Nancy Moore
Donald Payne
Joe F. Presley
Joel Radney
David Shellhorse
Ann Sullens

You are missed...

Election Results and New Responsibilities

The 2013-2014 Board of Directors was announced and introduced at the 30th Annual Meeting on September 21, 2013 in the Clubhouse. We would like to recognize the commitment and community spirit of those who stepped up to volunteer their time and effort to run for the Board.

Sincere appreciation is also extended to the volunteers who manned the Election Committee and counted the votes.

The new Board of Directors and their duties are as fol-

lows: David Stover- President/ Safety Committee; Gary Bryan, - Vice President/Buildings/Assistant Grounds; John Gaines, Secretary/Rules and Regulations; Beth Cruz, Treasurer; Ricky Carter, Grounds/By-Laws and Covenants/ Assistant Buildings; Marvin Hill/Director; Tommy Walker, Activities/Owner Relations/Equipment.

Following are the final tallies of the certified ballots submitted and counted:

John Gaines - 487
W.R. Harber - 344

Tommy Walker - 419
Sincere appreciation to Kathy Davis, who wore numerous hats and served in several capacities during her tenure and also a heartfelt thank you to Arlon Maddox for his dedication during his time in service to the Board and the owners.

Please remember that these owners and their families sacrifice precious time here at the Park with their friends and families to make Unicoi Springs Camp Resort a positive experience in your life.

We Need Your Input

The By Laws and Covenants Committee has been hard at work reviewing the documents. We are still requesting all owners to send in your suggestions for consideration. The complete set of By Laws

and Covenants are in the Document Library on our website (www.unicoisprings.com) in addition to a suggestion form in this regard. These items can also be picked up in the Office. If there are changes and/or im-

provements you would like to see happen, now is the time to let your voice be heard. Bring or send the form to the Office to be submitted to the committee.

2014 CALENDAR OF SPECIAL EVENTS

- April 19 **EASTER EGG HUNT** and games for children.
- May 18 **UNICOI SPRINGS HOMECOMING DINNER** in the Activity Building (Ham, Turkey, Tea, Lemonade And utensils provided.) Bring two side dishes to share.
- May 24 **MEMORIAL DAY** Evening Dance. COOK-OUT Tickets Required.
- June **SUMMER DAY CAMP** for children ages 4-12 , Monday through Friday from 9:30 a.m. to 11:30 a.m. in the Activity Building. Wednesday Family Night Programs.
- June 7 **SUMMER CRAFT FAIR** and YARD SALE (9:00 a.m. - 2:00 p.m.) Free tables in Clubhouse or set up at your campsite. Sign Up required so people will know where you are and what you have.
- June 28 **INDEPENDENCE DAY CELEBRATION.** Camper and Golf Cart Decoration Contests, Children's Parade and Evening Dance. COOKOUT Tickets Required.
- July **SUMMER DAY CAMP** for children ages 4-12 , Monday through Friday from 9:30 a.m. to 11:30 a.m. in the Activity Building. Wednesday Family Night Programs.
- August 30 **LABOR DAY** COOKOUT Tickets required.
- September 20 **ANNUAL OWNERS' MEETING** in the Clubhouse at 1:00 p.m.
- October 11 **FALL CRAFT FAIR** and YARD SALE. (9:00 a.m. - 2:00 p.m.) Free tables in Clubhouse or set up at your campsite. Sign Up required so people will know where you are and what you have.
- October 25 **HALLOWEEN CELEBRATION.** The fun starts Friday evening. Saturday morning - Children's Activities. Camper, golf cart and post decorating, dog and people costume, pumpkin decorating (bring your own pumpkin) contests. "Trick or Treating". Dance Saturday evening. (Bring a snack to share at the dance.)
- November 8 **THANKSGIVING DINNER** in the Activity Building Ham, Turkey, Dressing, Tea, Lemonade and utensils provided. (Bring 2 side dishes to share.)

As final details unfold, they will be posted on the website at www.unicoisprings.com and appear on the weekly activity sheets. Volunteers are always welcome to make these events as enjoyable as possible—don't hesitate if you have ideas and want to help!

Financial News

Finance Committee

In a continuing effort to keep the lines of communications open with the owners, the Board and current Treasurer have decided to re-establish the formation of a Finance Committee. This committee will assist the Treasurer with recommendations of any and all increases in fees and financial planning for the Resort with budget projections and creating a Treasurer's job description. We are asking for 4 to 6 volunteers who have a background in finances and the time to devote towards this endeavor. Anyone interested in serving on this committee should contact Beth Cruz at 706-491-1286 or email cruz@windstream.net for further details.

Maintenance Fees

Enclosed in this newsletter, you will find your maintenance fee invoice (s) for 2014. For the sixth year, maintenance fees will remain the same at \$375.00. Once again, the split payment plan has been offered.

The first half of \$187.50 is due by January 1, 2014; the remaining balance of \$187.50 is due April 1, 2014. You may pay by mail or by phone. Unicoi Springs accepts all major credit and debit cards with the exception of American Express.

Receiving these maintenance fees in a timely manner is crucial to the operation of the Resort and to you, as an owner. Timely receipt of the maintenance fees means that additional resources necessary for collection can, instead, be used for the improvement of the Resort which everyone can enjoy.

Our yearly operating budget is based upon this very important income and is necessary to maintain the Resort in the manner to which you have become accustomed.

Shared Ownerships

As you know, reservations may not be made on any ownership linked with one having a past due balance of any

kind i.e., maintenance fees, storage or fines. It is important to maintain communication with those whom you share an ownership.

Collections Cost Everyone

If collection efforts become necessary, liens will be placed on properties. There will be an additional \$15.00 lien release fee once the fees are current. Should outside collection be retained, legal fees accumulate and credit ratings are adversely affected.

If you have any outstanding balances with the Resort, it is imperative that you contact the Office to discuss them to avoid the necessity of involving outside parties .

The Unicoi Springs website has complete instructions on transferring or selling an ownership in the Library at www.unicoisprings.com.

Should you decide to sell your ownership, the fees would have to be paid and liens released before the new owner can use it.

Kitchen Expansion

The dream, first conceived more than ten years ago, has finally come to fruition. Ethel Foster, the guardian of that dream, began the many money making breakfasts, dinners and activities planting the first seeds of a goal carried on by dedicated activities volunteers every year since the money was earmarked in June, 2004.

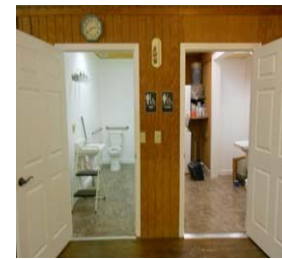
Gary Bryan and a fine group of volunteers put in long hours over a two month period to add a 12' x 28' expansion to the present kitchen and a 4' back porch with a ramp.

In the team tradition of Unicoi Springs, numerous owners stepped up to the plate to assist with the

building project to make our center of activity more functional than it has ever been. To all who have helped make this possible, we cannot thank you enough.



Two new, handicap accessible, bathrooms have been added. The extra space in the preparation/cooking area now holds a cooler and a freezer, making the prep work more efficient and



opening up additional dining and/or activity space. The entire building also has a brand new heat and air system to keep things comfortable in

all seasons.

A free-standing 18' x 21" metal canopy now stands behind the Activity Building to provide a roof over the

bbq smoker and the cooks.

As we go to press, the finishing touches are

being added as the pictures show. (The picture in our masthead shows the unpainted addition to better illustrate the scope of the upgrade.)

When you return in the Spring, it will be completed, clean and immaculate – ready for years of fun, friendship and "good groceries"!

