



2020 CALENDAR OF SPECIAL EVENTS



- April : **11** **EASTER EGG HUNT** and games for children.
- May : **16** **UNICOI SPRINGS HOMECOMING DINNER:** (Ham, Turkey, Tea, Lemonade and utensils provided.) Bring two side dishes to share. (This is a Saturday.)
- May : **23** **MEMORIAL DAY** Veterans' Ceremony and Parade, Evening Dance. **COOK-OUT:** Sign up required. Tickets required.
- June : **Summer Day Camp** for children. Exact dates to be announced.
- June : **6** **Application for Candidates for Directors** due in by 5:00 p.m. Deadline for Application to Board by petition. Must be submitted within 14 days of posting of Board nominated candidates by 5:00 p.m. (See Bylaws for requirements.)
- June : **13** **SUMMER CRAFT FAIR AND YARD SALE:** In and around the Clubhouse (9:00 a.m. - 4:00 p.m.) Sign up to reserve table - \$10.00 table fee.
- July : **4** **INDEPENDENCE DAY CELEBRATION:** Camper Decoration and Golf Cart Decoration Contest, Parade, Veteran's Recognition Ceremony, Evening dance. **COOKOUT:** Tickets Required.
- August : **22** **"Meet the Candidates"** Meeting in Clubhouse at 10:00 a.m.
- September : **5** **LABOR DAY COOKOUT:** Tickets Required.
- September : **19** **ANNUAL OWNERS' MEETING** in the Clubhouse at 1:00 p.m.
- October : **17** **FALL CRAFT FAIR AND YARD SALE:** In and around the Clubhouse (9:00 a.m. - 4:00 p.m.) Sign up to reserve table - \$10.00 table fee.
- October : **31** **HALLOWEEN CELEBRATION** Morning Children's Activities. Evening "Trick or Treating", Costume Contest, dance and entertainment. (Bring a snack to share at the dance.)
- November : **14** **THANKSGIVING DINNER** Ham, Turkey, Dressing, Tea, Lemonade and utensils provided. (Bring 2 side dishes to share.)
- December : **CHRISTMAS MEAL** - Details to be announced.
- December : **NEW YEAR'S MEAL** - Details to be announced.

This is a basic blueprint of our most important events. As final details unfold, they will be posted on the website at www.unicoisprings.com and appear on the weekly activity sheets. As the year unfolds, exciting new events and traditions could be added, so watch the website and the notices around the Resort. Volunteers are always welcome to help make these events as enjoyable as possible. Don't hesitate if you have skills you want to share, time you can spare, ideas we can build on or muscles to flex. Having this much fun is hard work!



The Springs Communicator

"An Official Publication of the Board of Directors"

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In Memoriam

Linda Cowart
Joanne Crosby
Leslie Green
James Johnson
Donald Ryner
Bruce Tolbert

To the families and friends of these owners, we send our sincere condolences. Please help us recognize anyone whose name has been inadvertently omitted.

Be sure to check the website for updates at www.unicoisprings.com

Annual Owners Meeting and 2019/2020 Board Member Results

On September 21, 2019, the Annual Owners Meeting took place in the Clubhouse with 161 owners in attendance. (This total number did not comprise a quorum.)

Joely Mixon of Mixon, Mixon Brown & Tench addressed those in attendance explaining the recent annual audit of accounts.

Recognition was given to Tommy Walker, outgoing director for his years of service. Also recognized

and welcomed were Becky Manley who is serving for the first time and Thurman Carpenter for serving a second term.

As mentioned in the August, 2019 newsletter, since there were only two vacancies to the Board, these two applicants have been approved by the sitting Board to fill those vacancies by default.

Each of the board members discussed their areas of responsibility, recapping events of the past year and their goals for next year.

After the meeting, the new 2019/2020 Board met to assign responsibilities. Following is your new Board of Directors:

David Stover – President / Activities
Thurman Carpenter – Vice President / Equipment
Mary Hill – Secretary
Becky Manley – Treasurer
Doug Jackson – Rules & Regulations
George Petty—Grounds/ Owner Relations
Vern Stearns – Amenities

One-Dollar Reservation Fee

The Board tested a one-dollar per night reservation fee from January through June.

On July 1st, the fee was suspended for re-evaluation and a vote from the owners. Ballots were enclosed in the August, 2019 issue of the The Springs Communicator.

The ballots were collected, tallied and the results announced at the Annual Owners Meeting in September.

The one-dollar reservation fee was passed and reinstated effective October 1, 2019.

A total of 905 valid ballots were cast. Of those 905 votes, 527 were in favor and voted Yes – 378 voted No.

To remind you of the procedure, when you make any (site, tent, rental) reservation, you will incur a \$1.00 per day fee for the number of days you have booked.

If you shrink down or cancel the original reservation for any reason, that fee will not change; you will still be responsible for the original fee regardless of the reason for cancellation.

If you add days to your reservation, the fees will be added according to that increase in days.

Your current Rules and Regulations will contain this procedure as well.

Gentle Reminders

◆Should you need contact information on your Board Members, please come in or call the Office. This information, nor the financial reports are published on the Unicoi Springs website since it is open to the public; however, it is available to owners in the Office.

◆When you sign in on a new site, it is imperative that any and all fees are paid at that same time. Timely signing in and payment keeps the system running smoothly. Sending invoices costs extra money, time and materials. Remember to bring your checkbook if you want to avoid the 3.5% convenience fee for using credit or debit cards.

◆At least one of your U numbers must be displayed on any golf cart or any towing apparatus brought into the Resort other than your RV. If you have a cover, the number must also appear on that. The reason for this ruling is so the owner can be contacted if the vehicle or utility trailer

needs to be moved when there is a problem with the location of the vehicle or trailer.

◆Only one car or truck may be parked on your reserved site with the exception of holiday weekends when parking permits are not available. During these times, two cars may be parked on your reserved site as long as they are not on the grass or impeding traffic. You will see a notice in the Clubhouse notifying you of this permission. All other times, if you need additional parking, please come to the Office for a 24-hour pass on a vacant site. Remember, just because a site is empty, there is a possibility of someone arriving later in the day. The Office or Security is the only source of that information.

◆If you are a new owner, please pick up a current copy of the Rules and Regulations to familiarize yourself with important procedures at the Resort. If you have any questions in this regard, please do not hesitate to

ask in the Office. The Rules and Regulations are also on the Unicoi Springs website so you can view them there or download to your devices. This is also a good idea if you are not a new owner. Each time modifications have been made, the Rules will be reprinted with a new effective date, so check periodically to make sure you have the most up to date version.

◆Do you know if your LP tanks have been inspected and certified? The first time they are inspected, they are good for ten years, but they have to be re-certified every five years after that. Our maintenance staff are not allowed to fill them if the certification date has expired. With cold weather arriving, be sure to check your tanks so there are no surprises for the upcoming cold days.

◆We would like to recognize Christine Hubal for preparing this issue of The Springs Communicator.

forthcoming, but will be posted in the Resort once they are.

The staff and owners are still recovering from the loss of Joan Bowman just a few short months ago. We ask that you keep both families in your thoughts and prayers.

Regardless of the task at hand, a owner with a problem, an injured animal, a surprise for a guest, even cpr in an emergency, if Elaine was near, she was among the first to help. She loved her family, her friends and the owners here at Unicoi Springs. Arrangements for Elaine are not yet

Elaine Harris 05-02-1957 - 11-02-2019

Elaine Harris, our loyal and longest serving housekeeping team mate since 2001, passed away on November 2, 2019 shortly after being diagnosed with Stage 3 lung cancer.

We will miss her hard work, her soft heart and her wonderful sense of humor.

Atlanta Camping & RV Show

Unicoi Springs will attend and participate in the annual event on January 24, 25 and 26, 2020 in the Atlanta Exposition Center South in Jonesboro, Georgia.

This is an opportunity to promote our

Resort to hundreds of prospective owners.

If you would like to volunteer your time to work any of the shifts at the show, please contact David Stover for more details

The Board has made the decision to buy 3 new rental campers to replace our remaining older campers. They will be shopping the RV Show for these replacements during this same time.

We Need Your Help With Covenants

The first Town Hall Meeting was held on October 25th to discuss the Revised Covenants. There were 58 owners in attendance.

Our current USCR Covenants were written by the resort developer in 1983. Other than a few amendments written in the next couple of years, nothing has been updated since.

The Covenants need to be revised to update and include things that we are currently doing at the Resort, i.e., days out and storage.

The Revised Covenants are on our USCR website in the Document Library. It will take 2/3rds vote or 2,000

out of 3,000 ownership votes to pass the New Covenants.

At the meeting, definitions were discussed with owners' input of suggestions. There was a question-answer session at the end. Additional Town Hall Meetings will be held next Spring and Summer, probably on Saturdays.

We cannot predict when the Revised Covenants will be ready for a vote as we still need to hear from you, the owners, and various points from our attorney. There is a lot more to be done with more revisions as we get more answers and suggestions.

We want to hear from you about your questions and concerns. All owners are invited to email your suggestions, questions and comments to covenants@unicoisprings.com. Upon receipt of the email, an automated response will advise that the email has been received and you will be contacted when we discuss that issue.

If you do not go on-line, you can send your suggestions to Unicoi Springs Camp Resort, Attention: Covenants Committee, P. O. Box 1105, Helen, GA 30545.

2019 Activities Winding Down

By the time you read this issue, the largest and most popular of all Unicoi holidays will have wrapped for another year. The Halloween Celebration with the candy, the kids, the costumes, the BBQ and the dance is just another treasured memory to tuck away.

The next "official" event will be the

early Thanksgiving for the owners on November 9th in the Clubhouse. You know the drill...bring two dishes to share, the Resort supplies the turkey, dressing, gravy and drinks. Come one, come all and enjoy a great meal and good company.

Christmas and New Year's will also be

celebrated, however; details are not yet complete. Watch the website for details to unfold.

This issue includes the Calendar of Special Events for 2020 so you might want to hang on to it for reference. You can also request the Calendar in the office anytime during the year.

2020 Maintenance Fees

It was the decision of the Board of Directors that the 2020 Maintenance Fees will remain at the current \$450.00.

Invoices for the 2020 Maintenance

Fees are enclosed with this newsletter. The first portion is due in January, 2020 and the remaining balance is due in April.

New Decision on Storage

The Board of Directors has made the decision that refunds will no longer be given for early cancellation of storage

of RVs, golf carts and utility trailers. You have the option of paying month to month or paying for an entire year

As always, it is requested that the fees be paid in a timely manner for the operation of the Resort and to insure that you can make reservations as you wish.

with various discounts for doing so. At the present time, there is storage space available in all three areas.