

Winter Projects and Improvements

Many owners marveled at the newly upgraded sites our hard working and accomplished maintenance crew created for 2011. They will be working just as hard this winter to make things even better for the camping season of 2012.

There is an extensive list of improvements and projects outlined for this winter. Maintenance has already gotten a bit of a head start. Existing railroad ties were replaced and a small pressure treated 150' wall has been built from the Chapel parking lot around to Site 110. Around the corner of Site 111, existing railroad ties have also been replaced and a small pressure treated 90' wall has been constructed.

In Area 1, frost-free faucets will be installed at the rear of the

sites and old site lights will be replaced. Some trees will be removed, where necessary, to better accommodate slide-outs. Also on the agenda is the construction of concrete patios to replace wooden decks where feasible. This work is planned for sites 5, 7, 9, 13, 15, 17, 19, 23, 25, 27, 29, 31, 50, 51 and 52.

Site 143 through 149 will also have frost-free faucets installed at the rear of each site, new site lights installed, deck replacements and concrete entry aprons added.

Site 114 will receive a concrete pad replacement and patio. Sites 219 and 292 will receive entire concrete pad replacements. The existing railroad tie wall around Bath House 1 will be replaced with a brand new 4' x 6' pressure treated wall measuring

70' x 2'.

A pressure treated wall will be built at the golf cart parking area in front of the Clubhouse to prevent golf carts from going into the creek. This wall will be 18' high and measure 106' long. A new wall will also surround the front entrance island.

All of this work is over and above the normal winter close down procedures, winterizing, deep cleaning, repairs and planning, administrative reports and inventory preparation which is conducted by the Maintenance Staff during this time each year. Thanks to the monumental effort and accomplishment, your Resort is brand new each spring and continues to be one that you can be proud to own.

Temporary In-Season Camper Storage

The Resort has 10 (ten) in-season temporary storage spaces for campers. This storage opportunity allows owners to leave their camper here for a maximum of 14 days in between reservations. These 10 spaces are equipped with electric allowing owners to leave their refrigerators only plugged in until their next visit. The extra benefit of electric is attractive even to those owners who already have permanent storage. If you are interested in using this option, here are the requirements to

reserve:

- ◆ A contract must be completed and signed no sooner than one day prior to use. Without a contract, this storage agreement does not happen and it cannot be reserved any further ahead than that day before.
- ◆ The cost is \$3.00 per day, regardless of whether or not you use the electric.

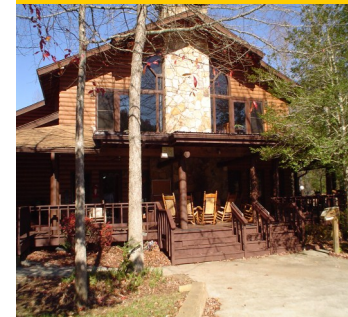
Covered Golf Cart Storage Waiting List Rescinded

A motion was made by the Board of Directors to rescind a previous motion made on June 17, 2011 which read as follows: "A motion was made to form a waiting list for golf

cart storage for those who are in outside electrical storage who request for inside covered area."

This list was not effective, nor was it fair to all owners. The second wait-

ing list has been abolished. There is now only one waiting list for Golf Cart storage and the spaces are on a "First Come, First Served" basis for anyone not already in storage.



The Springs Communicator

"An Official Publication of the Board of Directors"

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In Memoriam

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

Wilbur "Bud" Cross
Norma Crumbley
William J. Davis
Grady Gilbert
Ray Hamby
Hugh Hardy
Nora Mostiler
Marion Northup
Janice Northup
Carolyn Ridley
Daniel Seagraves
William Segars
Mary Ellen Seay
W. C. Stanley
Jack Tilley
Donald Yokely

Always in our hearts...

Bidding a Fond Farewell

Difficult as it is to believe, we are nearing the official end of the 2011 camping season. It's been a great year in spite of the hot weather and storms. The final day of camping ends on January 2, 2012 at noon. (See the article about Winter Storage if you want to

leave your camper or golf cart here during the closing.) The Park will re-open for a brand new season on March 1, 2012. Effective November 1, Areas 2, 3, 4 and 6 were closed for the remainder of the season. Area 1 (Site 1-45) and Area 5 (Sites 225 -

274) are open for reservations. This early shut down will enable the commencement of winter improvement projects before the weather becomes inclement and, more importantly, will result in a substantial cost savings to the Resort.

Introducing Your New Board of Directors...

On September 17th at 1:00 p.m, the 2011 Annual Owners Meeting commenced in the Clubhouse. The highlight of the meeting was the announcement of the election results.

Following are the final tallies of the certified ballots submitted and counted: Ronald Brett - 196, Thurman Carpenter - 108, Beth Griner - 361, Bob Harber - 247, Marvin Hill - 282, Arlon Maddox - 251, and Bud Miller - 115. We appreciate 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 met after the Annual Meeting and announced individual positions and areas of responsibility for each director. Gary Bryan, President/Buildings; Aileen Connor, Vice President; Doug Waters, Secretary/Rules and Regulations;

Kathy Davis, Treasurer; Mark Cook, Grounds/Owner Relations; Beth Griner, Activities; Marvin Hill, Equipment/Activities Assistant.

We appreciate the return of Beth Griner, a former director and Treasurer. We also welcome and thank our newest board member, Marvin Hill in this new endeavor. We look forward to a wonderful fall season wrapping up this year and an even more successful and enjoyable camping season in 2012.

Temporary Winter Storage

Effective January 2, 2012, winter storage will be available for owners who do not already have permanent storage for their campers \$32.50 per month for campers with no electric availability. The location will be determined by the Maintenance Manager.

This determination will be based on work projects ongoing in the winter months. The camper must be removed from Winter Temporary Storage by March 1, 2012, no exceptions.

Golf carts will be stored at the Upper Pavilion for \$10.00 per month with no

electric availability commencing November 15, 2011.

Owners taking advantage of this storage opportunity must also remove their golf carts by March 1, 2012 without exception.

Gentle Reminders

◆Bears have been constant visitors this year. Owners are reminded to keep all food locked up and put away. Do not leave any food items in vehicles. Coolers and refrigerators, even though they might be empty, are not to be left accessible. It goes without saying that the bears should NOT be fed. It is a federal offense with a \$500 fine, not to mention the fact that the bears' lives are now endangered because of it.
◆Owners sharing multiple ownerships are requested to coordinate with each other before making reservations as

the sites and times you choose directly affect your co-owners, in particular; occupancy of a site by any one of the owners negates the co-owner from reserving that site until 60 days has elapsed. One owner may not make a second reservation on an account another owner is occupying until 24 hours in advance, and, of course, there must be enough time available. Also, a final reminder that any past due fees on an account reflects on the usage of all owners connected with that account, including any accounts they own independently.

◆Many people are replacing their landlines with cell phones. It is imperative that your account reflects correct contact information including telephone numbers and current mailing addresses.
Your cooperation in this endeavor ultimately impacts you and your experience here at the Resort.

Please take a moment and fill out the Information Update Form enclosed with your newsletter and mail it back with your Maintenance Fees.

2012 CALENDAR OF SPECIAL EVENTS

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| April 7 | EASTER EGG HUNT and games for children. |
| May 20 | UNICOI CHAPEL HOMECOMING DINNER After chapel services. (Ham, Turkey, Tea, Lemonade And utensils provided.) Bring two side dishes to share. |
| May 26 | MEMORIAL DAY Activities with a Movie Under the Stars, Evening Dance. COOK-OUT (Grilled Chicken): Sign up 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 9 | SUMMER CRAFT FAIR and YARD SALE (9:00 a.m. - Noon) Sign Up 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. |
| June 30 | INDEPENDENCE DAY CELEBRATION. Camper and Golf Cart Decoration Contests, Children's Parade and Evening Dance. COOKOUT (BBQ): Sign up required. |
| September 1 | LABOR DAY Activities including Movie Under the Stars COOKOUT (Chicken Halves) Sign up required. |
| September 22 | ANNUAL OWNERS' MEETING in the Clubhouse. |
| October 13 | FALL CRAFT FAIR and YARD SALE. (9:00 a.m. - Noon) Sign Up Required. |
| October 27 | 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 10 | THANKSGIVING DINNER Ham, Turkey, Dressing, Tea, Lemonade and utensils provided. <i>(Bring 2 side dishes to share.)</i> |

As final details unfold, they will be posted on the website at www.unicoispings.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!

2012 Maintenance Fees

Enclosed in this newsletter, you will find your maintenance fee invoice (s) for 2012. Once again, the cost has not been increased and the split payment plan has been offered.

The first half (\$187.50) is due by January 1, 2012; the remaining balance of \$187.50 is due April 1, 2012. 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 be used for the improvement of the Resort which everyone can enjoy.

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.

If collection efforts become necessary, liens will be placed on properties. 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 .

Should you decide to sell your ownership, the fees would have to be paid and liens released before the new owner can use it. The Unicoi Springs website has complete instructions on transferring or selling an ownership in the Document Library at www.unicoispings.com.

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.

Unicoi Springs Fund Raising Policy

All fund raising activities by owners/members shall require the approval of the Unicoi Springs Owners Association Board of Directors prior to such activity and conducted in accordance with current Rules and

Regulations.

All funds, donations or cash sales received through such efforts shall be reported to and deposited through the USCR office for ac-

By-Laws and Covenants Committee

Have you ever found yourself saying or thinking things like "why don't they...?"; "How come we have to...?"; "When did they make that rule?"; or even "Why do we have so many rules?"

A small group of your friends has come together to form a By-Laws and Covenants Committee for the purpose of re-examining the documents and addressing any questions, suggestions, concerns and comments

by members of the Resort and the Board of Directors.

In their September meeting, the Board of Directors agreed to acknowledge the forming of this committee. The Board will make all final decisions on any suggested and submitted changes. The chairman of the Rules and Regulations committee shall be a standing member of the By-Laws and Covenants Committee.

FLORIDA UNICOI REUNION

February 9 , 2012
11:00 am until ??
Victory Church
1401 Griffin Road
Lakeland, FL 33809

POTLUCK

Bring your own table service and games to play. Plan on a lot of fun and fellowship!

Duane or Ethel Brown
863-221-5588
Jack or Mary Wise
863-682-8404
863-712-8404

On/Off Fees Increase

Effective March 1, 2012, the On/Off fee will increase to \$15.00 on and \$15.00 off site. This first increase in many, many years has become necessary to defray the cost of this service.

counting and disbursement for approved activity. Any and all purchases shall become the property of USCR for the use of all owners/members.

This is your chance to educate yourself, make suggestions....make a difference without having to devote the amount of time required of a sitting board member.

If you are interested in being a part of this committee, please sign the volunteer list. You will be contacted and informed of upcoming meetings.