

# Maintenance Managers Monthly Report July 2008

July 16, 2008

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

To: Board Members

Work completed by maintenance personnel from dates 6-17-2008 thru 7-16-2008:

- Moved 429 campers. This time last year we moved 297 campers.
- White County Health Department did surprise inspection on pools, all passed.
- We would like to thank Bobby Hough, Ronny Burden, and Charles Watson for volunteering and making picnic tables up at the shop.
- Cut grass twice.
- Trimmed bushes at clubhouse and lower pool.
- Ran new cable for TV at site 53
- Secured loose electric post at site 159.
- Replaced spray nozzle at fish cleaning station and repaired leak under sink.
- Located and repaired main water line brake on hill above 300 section, due to lighting strike.
- Replaced two TV's in cabin 41, one TV in cabin 39, one TV in guard house and repaired one TV in the Laundry all due to lightning strikes.
- Sent exit gate controller out two different times, to be repaired from two different lightning strikes.
- Repaired cable TV at site 308 due to lighting strike.

- All fuses in all sewage lift station's were blown due to lighting strike, all fuses were replaced
- Ordered new PC board for refrigerator in rental 22 due to lightning strike.
- We started to notice that we were using more water then normal on our daily well readings, but had no indication of water coming up from the ground. We kept an eye out, and a week later we noticed water starting to run from the culvert by site 77. We started digging by the valves in front of the lower well. The break ended up by site 70 where lightning had hit a tree a week early, we believe that lightning strike also caused this break. Once we got to the leak we found that this area was previously repaired, and one ¾" line fed all five sites, causing a low pressure problem if more than one camper was on these sites. We ran a 2" line over and behind these sites and are branching off with ¾" lines to each individual site. We are installing frost-free hydrants and moving water posts to the back of the sites to accommodate slide-outs.
- Worked on entrance removing weeds from flower beds.
- Built another easel for Activities.
- Ran black iron pipe from pool heater to relocate propane tank behind lower pool, and moved propane tank.
- Worked on moving dirt in E-lot to make room for more storage.
- Repaired laundry coin machine.
- Caulked tub in rental #2
- Replaced flush valve, and repaired leaking faucet in women's bathroom, in the clubhouse.
- Replaced two 8ft lights in activities building.
- Repaired two ceiling fans in clubhouse.
- Removed two fallen trees, one in the road by upper pool and the other at site 269.
- Repaired water line at site 37 where owner backed into spigot and post.
- Replaced water line at site 312, site had low pressure problem. Old poly piping was kinked.
- Put picnic table on site 296.
- Habersham EMC put up pole, and mounted tornado siren, antenna, and control boxes to pole, by maintenance building.
- Installed new ice maker in activities building. Removed and disposed of old ice maker and broken freezer.
- Repaired street light by stop sign at entrance.

- Replaced a set of brakes on one golf cart.
- Put up new street light fixture at horse shoe pits, area 1.
- Repaired bunk bed in rental 231.
- Repaired swing by lake.
- Filled all fish feeders and doggie bag dispensers as needed.
- Replaced GFI receptacle at site #4.
- Installed missing grill at rental site #22.
- Rebuild chlorinator at lower pool.
- Had air conditioning unit repaired in cabin 41.
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Planned work and purchases for upcoming month.

- Continue working on extra storage area between E and F Lot.
- Run power to tornado siren and get Motorola out to due test of siren.
- Continue working on decks and rails.
- Continue working on bids for winter projects.