



The Springs Communicator

“An Official Publication of the Board of Directors”

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Welcome Back!

The Resort has been spit shined and dressed to kill waiting for your arrival. Spring is desperately trying to make its debut. 2010 was a busy year and an economically challenging year for many, but Unicoi Springs remains financially strong due to the diligence and dedication

of management and the Board. A recent audit of the financial records shows a reserve fund totaling \$642,140.64. The mission of Unicoi Springs Camp Resort has always been to provide a safe, secure place to spend time with friends and family at an affordable price.

The continued commitment of our owners to pay their maintenance fees and miscellaneous costs in a timely manner will contribute toward the goal of keeping our maintenance fees at a nominal amount and continue the growth of our reserves.

Renewal...Version 2011

Once again, arrival back at the Resort is kind of like opening Christmas presents. Among “the presents under the tree” is a new computer station upstairs in the Clubhouse and several beautifully upgraded and roomy sites in an unexpected area.

The two-month closing of the Park has enabled Maintenance and Housekeeping to spread out and make the annual repairs and renovations with a few new additions to boot.

Area 6 is now beginning to compare with some of the favorite areas of the Park. Trees and dirt have been removed from behind Sites 275, 276, 278 and 280, enabling the crew to extend those particular sites by 6'. The wooden decks have been removed and these sites now have 50-amp electric capability including brand new site light posts and frost free faucets. All new retaining walls are built with the exception of one 90' wall which has been started along the bank of Site 279. Area 6 will also have newly fabricated and welded storm drain grates.

The wooden decks and stairs have been removed from Sites 56 and 57 and new retaining

walls have been built. Brand new poured cement patios now replace the older wooden decks at Sites 53, 55, 56 and 57. Each of these sites also has frost free faucets and new site lights. Rental 22 has also been given a poured cement patio instead of the wooden deck.

38 trees were removed to accomplish this massive improvement project. The lumber from these trees was sold to a local mill to generate revenue for the Resort.

The Upper Pool area is currently undergoing a complete overhaul and should be finished in time for the warm weather.

A tower of neatly stacked firewood awaits you on the Clubhouse porch. An additional supply of cut wood has been placed in the golf cart trailer storage area for the owner's use at the fire rings and the Clubhouse porch.

The startlingly sparkling floors in the Clubhouse and the Activity Building are the most obvious visual result of the deep cleaning performed by our expert and diligent Housekeeping Staff. The Clubhouse, Activity Building, each rental and every bath house has been dismantled and cleaned from stem to stern, so get out your white gloves, we dare you!

This winter dealt those who had to work outside quite a blow.

Approximately 64 documented frozen water lines had to be repaired and slippery walkways and frozen grounds made it challenging to complete the work on time, but, as you can see, perseverance pays off.

When you arrive at the Resort to check in for the first time this year, you will notice that the camp store is filled to the brim with all your favorite snacks and drinks. The shelves are also stocked with some essential toiletries and camping supplies. Joyce and Kathy are the brains and lots of brawn behind this task.

The behind-the-scenes work of the Office continued on a daily basis. Reservations for the new season began on the final day of the 2010 season. Invoicing, posting payments, updating the map, reservation calendar, the website and daily forms, yearly inventory and phone calls never skipped a beat in anticipation of the re-opening on March 1st.

We appreciate the hard work by each member of the staff.

In Memoriam

Virginia Grier
Elmer Hicks
Jeanne Mosley
Harvey Paschal
Lois Mouser
Emory Porter
Lois Ridgeway
Thomas E. Ross
Morris Standridge
Donald Taylor
Eddie Thomas, Jr.
Edwin Usher

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

You will be missed..

New on the Web

If you are familiar with the Unicoi Springs website at www.unicoisprings.com, you know that this is the place to find the current map, information about sites and rentals. The Library is filled with past history and current information. Details about planned weekly and area activities can be found under the News heading. The Announcement Page has mini-updates, a link to things going on in the area, a look back in time and snippets of information of interest.

You may not have noticed that a few months ago, the Unicoi Springs Cookbook was added in pdf format. There have been so many requests for the cookbook printed several years ago and they are scarcer than hens' teeth. Since there are no plans for another printing anytime in the near future,

the original has been made available to you in this way – take some time to browse through and print out your favorite recipes or refer back when you need one.

Check out the new, improved and updated Map of the Park on the website. Follow the directions above the map to see the entire map as large as you want to see it. The zoom boxes are gone. Now you can slide back and forth and move up and down to see your sites. In the Library, you will find the updated Condensed Site Chart and another copy of the Map of the Park. Familiarize yourself with this new information. You will find your site choices have increased with the recent upgrades. Check out all the great improvements to Area 6. Busy reservation days can be just like a Pop Quiz, so study up

and be prepared! Full color 11 x 17 copies are available in the Office for \$3.00 each. Black and white copies are also available at no charge.

Keep in mind that the Unicoi Springs website is a great sales tool to share with those you want to join you at the Resort or if you have decided to sell your ownership, just direct them to www.unicoisprings.com or add the link to your description and let it do the talking for you. As Johnny Carson used to say, "EVERYTHING you ever wanted to know about" Unicoi Springs is right here.

Don't forget the owners' Yahoo Group moderated by John Carver. Go to www.yahoo.com. Click on Groups and enter Unicoi Springs.



Owner Spotlight



How many of you remember the story of the hardworking shoemaker who awoke one morning to see several pairs of shoes he had started sitting on the table, beautifully completed and ready to sell? Scratching his head in amazement, he wondered who would have done this for him. The solution to the mystery was that two elves crept in each night and did the work, never making their presence known and expecting nothing in return.

Unicoi Springs has the good fortune that another one of its owners shares this simple spirit of just digging in and lending a helping hand in the hope of remaining anonymous. Well...the gig is up! Here are a few hints before the unveiling. This person cannot walk by a pile of freshly cut wood without taking the time to stack it neatly, see trash on the ground without disposing of it.

There is no "someone will take care of it"...he IS that someone. Each time you see a brand new picnic table, chances are it was handcrafted by him. He is so good at his every day mission that only the recipient (s) realize that some task has magically been completed.

Owners since 1988, Bobby Hough and his wife of 53 years, Alice, came to Unicoi Springs to visit friends and then decided to buy their own ownership. When they first came to Unicoi, they used it as a base and did day trips.

Before they met, Bobby and Alice lived two towns apart in North Carolina, east of Charlotte. Bobby was a guitarist with the Charles Burns Band, playing Country and Western music for square dances, churches and nursing homes. One night, during one of their performances, someone dared Alice to get up and sing with them. Her performance resulted in them asking for her address so they could contact her to join them in future appearances. Turns out, Bobby never shared her address with the rest of the band.

He enlisted in the Army shortly thereafter, pulled out her address and began writing to her. He was stationed in Alaska, where he drove heavy equipment for the last 17 months of his duty.

Alice answered every letter and the rest is history.

When he got out of the service in 1958, Bobby went to work in the printing business until he retired in 2001. He ran the web press for Bound of Atlanta. His favorite past times are hunting, fishing, gardening and, of course, camping. Alice, known for her sweet smile and a twinkle in her eye, has always been a homemaker. Rumor has it that she makes some delicious cakes here at the Resort. When asked what she enjoys doing, her answer was that she loves people, playing cards and "just being with Bobby, enjoying life together". The Houghs have two sons, Danny and Ronny, and four grandchildren. (Sweet smile...check! twinkle...check!)

Alice said that, not once, in their 53 years of marriage did she have to hire a plumber, carpenter or any repair person. She describes her husband as a "Jack of all trades" and her best friend. "I wouldn't trade him for a million dollars and I can really use it!" she said *with a twinkle in her eye.*

Did You Receive A Letter?

The first invoice for 2011 maintenance fees was mailed to the owners in November, 2010. Once again, a split payment plan was offered with the first half due on January 1st. On February 1st, a 1.5% interest charge automatically accrued. Those owners who had made reservations, but had not yet paid at least the first portion were contacted by telephone and reminded that if fees were past due, standing reservations would have to be forfeited. A second invoice was mailed to those owners who still owed the first half in the first week in February. On February 21st, a personal letter was sent to the remaining owners who had not paid any of their fees, nor contacted the Resort as to the reason. This correspondence was the

third communication regarding the fees that were billed four months prior. The purpose was to inform owners of the possibility of lien consideration on their property. Once a lien has been placed on the property, it cannot be used, sold or transferred until the fees have been paid and the lien released.

If you have any outstanding balances, it is imperative that you contact the Office to discuss your options. Remember; if your account is linked with another owner, the delinquency affects all linked accounts and the reservations allowed on each.

To maintain our resort in the manner to which you have become accustomed, collection of maintenance fees

is first and foremost. In this respect, Unicoi Springs is a business...YOUR business. In fairness to all owners who pay the same fee, it is crucial that any and all fees are kept current. If you are experiencing difficulties, it is your responsibility to communicate with the Resort and let us offer solutions rather than ignoring the situation. As a business, Unicoi Springs is left with no alternative than to seek outside collection assistance if an owner is not responding. This avenue costs everyone and can remove viable options. It bears repeating: "Talk is cheap, attorneys and litigation are not."

Staff Certifications

A CPR class was held for the staff on February 21st in two separate sessions so everyone could attend while the Resort positions were still covered. The classes were conducted by a certified Emergency Medical Technician, Chris Stephens, a Unicoi Springs owner who is now the Coroner for Stephens County in Toccoa. New and improved methods of emergency assistance were dem-

onstrated and each staffer given a CPR mannequin to use throughout the class.

The Board approved the purchase of a heart defibrillator in 2008. The class curriculum also included special training on the proper usage of this item. The defibrillator is located in the Office, above the time clock in the event of an emergency. Each member of the staff who

completed the course will receive updated certifications.

Scott Boyd attended a Water Safety Class held by the Georgia Association of Water Professionals to obtain his continuing education points required to maintain his State Water License.

Golf Cart, Golf Cart....Who hid the Golf Cart?

In our last newsletter, we requested owners who have their golf carts in storage to be vigilant about where you are parking your cart to assure that you are parking in your assigned space.

There have been several instances of an owner parking their golf cart in the wrong

space which results in one of those "domino" situations we have mentioned. When this happens, if owner has already gone home, the staff has to re-arrange the carts affected. If the golf cart is covered in your

absence, please display your U number on the outside cover in addition to the tag on the inside. This will alleviate any problems trying to identify whose cart is in the wrong place.

Anticipation...

Kathy Davis, our newest Activity Director jumped in with both feet in 2010 and she is raring to go when the 2011 season opens.

Unicoi has always been fortunate that so many owners have pitched in to help with our special events, but recently, the amount of volunteers and spirit they brought to the table has been unprecedented. The participation in these programs is the true barometer of the future of Unicoi Springs, the dedication of the owners to the Resort and to each other. Easter will kick off the Spring

with big plans for the children and families. April 23rd, Saturday morning the Easter festivities will commence with games, prizes, goodies, the traditional Easter Egg Hunt, Bingo and a Teen Holey Board Tournament on Saturday afternoon, followed by a bonfire for the teens on Saturday night. This year, we will be introducing an Easter Bonnet/Hat Competition and it's not just for the ladies!

Kathy is asking owners to bring a baby picture of themselves for a spe-

cial project she has in mind. The 2011 Calendar of Special Events is on the website and copies are available in the Office. Soon, the weekly schedules will be published and distributed. Got any great ideas, some extra time and/or a skill you would like to share? Please don't hide your "light under a bushel"... let Kathy know that you would like to apply for the lowest paid, most rewarding job you'll ever have! Watch for details as they unfold at www.unicoisprings.com.

Gentle Reminders

This issue's Gentle Reminders will have an intermingling of the Board of Directors' newly created "Courtesy Reminders". There are a total of 22. Here is just a sampling:

- ▶ *Do unto others as you would have them do unto you.*
- ▶ *Observe the 10 mph speed limit. It is not an inconvenience to you, but a safety factor for pedestrians, especially children walking or riding their bikes.*
- ▶ *Adhere to the State of Georgia "Burn Ban" and Water Restriction Regulation. They are for your benefit, welfare and personal safety.*
- ▶ *Be mindful when connecting your sewage hookup. Any spill must be reported to the Office so Maintenance can take the appropriate measures.*
- ▶ *Think about your trash - take yours to the dumpsters. Don't feed the bears.*
- ▶ *Obey the "No Smoking" areas.*
- ▶ *Please obey the pet rules, pick up*

your pet's waste. Be familiar with allowed breeds to help keep our Park safe.

▶ *Be courteous at all times to your fellow owners. Avoid any confrontation or misconduct toward anyone. Do not participate in any activity which, by its nature, would create or cause a disturbance or nuisance to fellow owners.*

▶ *Keep in mind that the use of foul or vulgar language, insulting words or harmful acts toward any person using our facilities is a violation of our Rules and Regulations, and Georgia Law.*

▶ *Be prepared to move on "moving day". Don't delay our Maintenance staff or hold up another owner from moving onto their site. One delay can domino into several delays and cause ill feeling all around.*

▶ *Be familiar with all posted information signs in the pool areas,*

Clubhouse, Activity Building, public streets - especially the stop signs and directional "One Way - Do Not Enter" signs.

▶ *Do not park your tow vehicle on a vacant site with your utility trailer attached, even if you have a parking permit. Utility trailers can only be parked in our utility trailer parking area.*

- *Make sure your golf cart liability insurance is current so you can use your golf cart when you get here.*
- *Only licensed drivers may operate a golf cart inside the Park.*
- *Check the Activity Schedule before you arrive in case you need to bring any special items for an event.*
- *Retractable dog leashes should be extended no more than 6" for the safety of your pets and anyone who crosses your path.*

And The Award Goes To...

Unicoi Springs Camp Resort has, once again, received the coveted Prestige Award presented by Coast to Coast. Our resort has climbed to the top 10% of Coast to Coast resorts who are at this high level of achievement in the country.

This designation does not come easily,

nor is it achieved without the hard work and dedication of the entire staff of Unicoi Springs matched with the cooperation of the owners and guests. Sometime during the year, without warning, a team from Woodall Publications makes a surprise visit for inspection and evaluation. The result of this

visit impacts our standing and eventual award. Although we have received this award numerous times, it is never taken for granted. The pride we feel in our Resort motivates the staff and all who spend time in our beautiful surroundings. In conclusion....take a bow, everyone!

Looking Ahead to Board Elections

We have two board members, whose terms are coming to an end this year. Ronald Brett and Diane Phillips will be leaving two open positions on the Board.

Any owner in good standing can apply to be nominated. According to Article III, Section 8 of the By-Laws, the Board will select those to be nominated from the applications received. Application forms may be obtained in

the Office. The applications of those nominated will be considered the formal resume' and will be sent out to all current owners for their consideration prior to voting. The completed form must be received by the Board no later than 8:30 am on June 17, 2011. Making the commitment to serve as a Board member is one way to give back to the Resort in an important way. If you have a good business mind, a

talent for communication and a desire to volunteer your time to make this a better place for your family and other owners, please pick up an application. A positive spirit of pride, cooperation and concern for the owners has always been first and foremost in the vision and purpose of the Board of Directors - are you up for the challenge?



Chapel Homecoming Scheduled for Sunday, May 15th

Chapel Services at 10:00 am. Lunch at 12:00.

Please bring 2 dishes. Ham, Turkey, Tea, Lemonade and Utensils Provided. Everyone is Invited!!