



The Springs Communicator

"An Official Publication of the Board of Directors"

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2010 Annual Owners' Meeting

September 18, 2010 at 1:00 p.m. is the date to mark on your calendar. Make a reservation or come for the day.

The outcome of the election will be announced and the current board members will each address the owners in regard to their individual areas of responsibility.

This is your opportunity to welcome the newest board members, hear from the current directors and get in on the upcoming plans for the Resort.

If you have a question for the Board, you will be able to address it on this day by filling out a question form prior

to the meeting.

Every owner in good standing is encouraged to attend this yearly event to show your support and catch up with your fellow owners and the Resort.

Your Vote DOES Count...

The "Meet the Candidates" meeting was held on July 17th in the Clubhouse at 1:00 p.m.

and Wesley Copelan are ending this year, leaving two vacancies to be filled.

Doug Shaver has chosen to seek re-election. Mark Cook and W. R. Harber's applications have been accepted by the Board. Kathleen Davis is running by a petition of the owners, giving you a total of 4 candidates to choose from.

Enclosed in this newsletter is the Official Notice, Ballot, Certification Form and copies of the applications submitted by each of the candi-

dates. Be sure to read both sides.

Every owner in good standing has both the right to use these tools and the responsibility to vote...don't leave this important choice in someone else's hands.

You might not have the time it takes to be a Board member yourself, but you do have the power to decide who should represent your interests and impact your experience here at the Resort.

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.

Donna Alexander
Delores Aycock
W. R. Dover
Emma Golden
Ed Hessel
Henrietta Moren
Darwin Quinn
Wesley Sheppard
Becky Stover
Ted Tolar
Lewis Walsingham
(previously reported
in error as James)
Ray Williams

Always in our hearts...

The candidates for the current election presented a short five minute speech to all who attended this open meeting for owners. The purpose of this meeting was solely to meet the candidates in person. No other business was conducted.

Each resume' has been included in this newsletter. The terms of Doug Shaver

Position of Treasurer Filled

Diane Phillips was appointed by the Board of Directors, in May, to fill the vacant position of Treasurer, previously held by Beth Griner, who resigned in April, after more than 3 years of exemplary service.

Diane will complete the remaining term of this seat

which expires in September, 2011.

Diane has an extensive business background. She and her husband, Dillard enjoy spending time at the Resort.

The newly formed Finance Committee will offer support to this chair.

We ask that you also support Diane in this extremely important position on the Board and thank her for volunteering her time and efforts.

Gentle Reminders

♦No food or drinks are allowed in the pool areas, however pure, unflavored water in plastic bottles will be allowed. A ruling mandated by the White County Health Department could result in closing of the pools if not adhered to.

♦Any child under the age of 15 must be accompanied by an adult at the swimming pool as indicated in the Rules and Regulations and stated on signage at the pools.

♦For hygienic reasons and by mandate of the White County Health Department, infants and toddlers must wear protective swim pants before being brought into the pools.

♦Parking spaces in front of the Laundry are strictly for persons using the Laundry for their convenience.

♦Those owners in Permanent Storage may wash their campers twice a year. There is no charge; however, a red bucket from the Office is required. You will be requested to sign the bucket in and out of the Green Book. According to a White County ordinance, water usage is allowed Mondays, Wednesdays and Saturdays. These are the only designated and allowed days to wash. Owners who are not using Permanent Storage may also wash their campers twice a year for a \$10 per time fee. Sign up in the green book and checking out a red bucket is required.

♦If your camper is in Permanent Storage, you need to periodically check the condition of your camper for leaks, mold or mildew, etc. (See article on Page 4.) It is your responsibility to keep your camper in proper working order so that the Maintenance staff can move it

in and out of storage and site to site as requested without delay due to mechanical problems. This is another instance of a situation effecting other owners in a domino effect.

♦The posted speed limit within the Resort is 10 miles per hour. For your own safety and that of other owners, please use care in not exceeding this speed limit. Stop signs are now located at crucial intersections throughout the Resort for the safety of all owners. Bicycles should also observe and stop.

♦Should your address and/or telephone number change, please make the Office aware so that your records can be updated and you will receive all pertinent correspondence from the Resort, including the newsletter. Adding a cell phone number can be especially invaluable if you need to be reached while traveling.

♦On busy reservation mornings, visitors in the Office are requested to keep their voices down so that reservations may be made quickly and accurately, both in the Office and on the telephone.

♦From now until October 1st, the cost of an ownership is \$3312.50 which includes the current year's maintenance fee, all closing costs and a Warranty Deed with Rights of Survivorship. On October 1st, the price returns to \$3,500 and the maintenance fee will be paid through 2011. If you refer a new owner, you will receive a \$100 referral fee. Check with the Office for further information

♦Please be aware that the Maintenance crew does not do repairs on your camper, whether you have it stored or not. It is your responsibility to maintain your camper so that it can

be moved without difficulty. In the event that an unexpected repair must be made, the Office does have information on repair sources for you to contact.

♦As a courtesy to other owners who may have a valid need for an extra parking space, please do not use extra parking if your vehicle can fit on the site you are reserving. The B-Lot has been converted to public parking without a permit.

♦Quiet time is to be observed in the Park from 11:00 p.m. until 7:00 a.m.

♦No alcoholic beverages are allowed in Park buildings or other public areas of the Park.

♦If you bring a second vehicle or have a guest who needs to park during a visit to you, a temporary parking pass must be obtained from the Office or Security to assure that someone does not park on a reserved site. (These passes are valid until 9:00 a.m. the following morning. Do not wait until noon or later to renew them.)

The repercussions of unauthorized parking range from slight inconvenience to extreme stress for an owner who has traveled for hours unable to pull into their reserved space while the owner of the unauthorized vehicle is hunted down to remove it. If that site is for a storage camper, this simple oversight can affect numerous owners throughout the Park which delays the moving schedule for that day, causing another domino effect. According to the Rules and Regulations, unauthorized vehicle parking may be charged the maximum fine.

Fall Is Just Around The Corner

We've had a wonderful summer filled with the traditional activities of Unicoi Springs. We're fat and happy from the great Country Breakfasts, the Pot-lucks, the holiday cookouts, the ice cream socials and the "Snacks in the Clubhouse", but the swimming and water aerobics, the Walk Away the Pounds, walks around the lake and the line dancing are keeping the

pounds at bay.

We're so ready for the crisp air and beautiful colors of Fall and the activities still to come: Labor Day, the Fall Craft Fair and Yard Sale, Halloween and the early Thanksgiving Dinner are still on the agenda for the rest of the year.

If you have any extra time on your hands, there is Octoberfest in Helen and the Georgia Mountain Fall Festival in Blairsville. As always, thanks to the dedicated volunteers who make these activities so enjoyable.

Keep on top of those reservations so you don't miss out on this beautiful time of the year!

Delinquent Maintenance Fees

The 2010 Maintenance fees were due, in full, by May 1, 2010. Letters and invoices have been sent to those owners still showing a balance.

If you have any outstanding balances with the Resort, it is imperative that you contact the Office to discuss them.

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.

Property liens will be placed on remaining outstanding accounts in preparation and anticipation of outside collection efforts.

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.

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.

Owner Mail

Once again, we ask those owners who spend a lot of time at the Resort to secure their own personal post office boxes at the Helen post office.

Occasional emergency mail can be sent to the company address and picked up for you, however; the volume of non-emergency packages and

letters has increased resulting in both a storage problem and extra time and effort for the Office staff.

Having your own post office box and mailing address here in Helen will also alleviate confusion when a package is delayed or lost in the postal system.

The required documentation to rent a post office box is a photo i.d. and proof of ownership here at Unicoi Springs Camp Resort. Individual pricing can be discussed with the post office.



OWNER SPOTLIGHT



We are shining the light on yet another owner dear to the hearts of many at Unicoi Springs. He shares a trait with many of our past and current owners.

When something needs to be done, instead of waiting to be asked, he jumps right in, rolls up his sleeves and gets down to business. He can be found moving, repairing or setting up an RV, buying supplies for an activity, working on the landscaping or attending to the upgrade building of the Chapel, scooping ice cream, not to mention lugging and lifting things he shouldn't be!

Lee Roy Brantley and his wife of 53 years became owners in 1988. They became sweethearts when a 16-year old Lee Roy placed a surprise Valentine in Margaret's locker at school. They had four children, six grandchildren and 3 great-grandchildren.

After 4 years in the Air Force, Lee Roy was employed by Firestone and Goodyear for a short time, but he retired from Georgia Kaolin Company after 34 years starting as a Safety Manager and retiring as Assistant Human Resources Manager. Margaret worked at Thiele Kaolin for 19 years in the Sales Department.

The Brantleys are members of Sisters Baptist Church where Lee Roy served as both Deacon and Sunday School Director for several years.

One of the things that most attracted them to Unicoi Springs was the beautiful Chapel. Now that they are retired, their hearts belong to that Chapel. Lee Roy began working with the Chapel Committee several years ago and now is Chairman of the Chapel Committee.

Both Lee Roy and Margaret are dedi-

cated to the success of the Chapel and the programs generated by it. One of the most popular activities brought to our young people is the Vacation Bible School every June and July.

If you have ever attended a Chapel Homecoming dinner, you know how wonderful this fellowship can be for the entire ownership. The gospel sings are another popular event enjoyed by many owners.

Lee Roy served on the Unicoi Springs Board of Directors for three years as an Activities Directors and later as Chairman of the Rules Committee. In his spare time, he enjoys both football and baseball and fellowship with other Unicoi owners. The Brantleys admittedly do not sing, but rather make a "joyful noise" and we all agree!

Leak Prevention Tips

Every seam on your RV and anywhere the manufacturer cut a hole in your RV has the potential to allow water in. To protect your investment and your wallet take the time to REALLY inspect all of these seams and sealants. Water damage on an RV is similar to progressive damage to a tire. The outside of the tire looks fine, but the internal damage over a long period of time causes the tire to fail without any warning. The outside of your RV looks fine but the internal damage caused by water over a long period of time can result in the entire roof, floor or wall rotting away without you knowing it. Here are a few things to look for during your inspections. To stop a leak before it starts, thoroughly inspect all roof and body seams. Consult with your RV dealer for sealants compatible with different types of materials.

- Look for any discoloration and feel for any soft spots on the ceiling around roof vents, air conditioners, TV antennas, plumbing vents, and any other openings that were cut in the roof.
- Look for any discoloration or wrinkles in the wallpaper, and feel for any soft spots on the walls

around all windows, doors, vents, slide outs, or any other openings that were cut in the side walls.

- Identify the location of items like the water heater, furnace, outside shower, potable water fill and city water inlet on the outside of the RV and then access those areas from the inside of the RV and look for any indications of water damage around these openings.
- Open all overhead cabinets, and look in the top corner where the walls meet the ceiling for any discoloration or feel for any soft spots. This would indicate a leak at the seam where the sidewall and the roof attach.
- Check in all outside storage compartments for any indications of water leaks or water damage.
- Check for any soft spots on the roof itself, especially around the roof seams at the front and rear of the RV. Thoroughly inspect all sealants on the roof around every opening.
- Some Class C motor homes are notorious for leaks in the cab-over bed area. Look for any signs of discoloration and feel for soft spots. Reach under the mattress and feel

for water.

- Look and feel on the outside of the RV for any signs of delaminating. Delaminating is caused by water getting between the exterior fiberglass and the sidewall. When this happens the exterior fiberglass separates from the sidewall of the RV. You can stand at the front or rear of the RV and look down the side for any noticeable ripples or what looks like a bubble. You can also press on the sidewalls. If you feel the exterior fiberglass move it is delaminating. Often times delaminating starts around where an opening that was made in the sidewall.
- Don't just inspect your RV for water damage; REALLY inspect your RV for water damage. If you do this on a regular basis you can locate and repair the source of any water damage before it has a chance to do a great deal of damage.

This informative article can be read, in full, at <http://www.koa.com/familyzone/camping101/rvcamping/>

Reservation Notes

As stated in the Rules and Regulations, "An owner may cancel on the front of a reservation, but not add to the end of their reservations. The owner must change sites."

This rule has been put in place to prevent the reservation of a site earlier than really needed just to "lock it down" for a later use period.

New Gate System

After 26 years of faithful service, our gate system and the cards you insert into a slot have been replaced.

The new system utilizes a scanner and merely waving your card from your window will magically open the gate.

If you share an ownership with another owner, it is your responsibility to be aware of the correct owner number to reserve a specific time frame.

All ownerships become linked; if one of the owners reserves a site, all owners are affected by 60-day occupancy ruling of that same site, two reservations at the same time cannot be booked 60

days in advance on the same number. If any fees (maintenance, storage, fines, etc.) are due, all linked ownerships are affected.

The response to the new system has been very positive by those owners already using it. The previous plastic cards will no longer activate the gate.

A free replacement card for each own-

ership will be given upon check-in. If you require additional cards, they are \$5.00 each, the same price you have paid in the past.