

The Fruits of Their Labor

Everywhere you look, you will see the beautiful changes and upgrades worked on this past winter. The newly planted grass next to the office is lush and green; the sodded lawn in front of the Clubhouse is immaculate; the Holey Board Court is sparkling and new; the all-purpose court now includes a Pickle Ball court and equipment. Newly paved roads in Area 1 behind the Clubhouse and the gleaming sidewalks around the Office and Clubhouse belie the fact that we are 33 years old this year!

The miniature golf course and the children's playground renovations were part of the quarter million dollar facelift so they will soon live up to the rest of the Resort as well. One of the biggest changes is invisible, but has a huge impact on your camping experience. Wi-fi throughout the Resort has been up and running since March. The feedback has been overwhelmingly positive from owners and guests alike.

Four new rentals were purchased in

2015 and four more were purchased this year bringing our Resort yet another great amenity. You do not have to own a camper to enjoy Unicoi Springs.

If you've been away from the Resort for a while, please make reservations and try out your "brand new" getaway. We have always been an awesomely affordable vacation experience, but just look at us now!!

Year Round Opening...It's Your Decision

Last November, the decision was made to experiment with a 12 month camping season for 2016. The purpose of this trial was to enable a real-time monitoring of occupancy, costs, weather challenges, liability, the affect on construction and traditional winter projects and the impact on the Resort overall. With an average occupancy of 24 sites, the majority of the sites booked were by full-timers with some occasional winter loving owners who

wanted to experience cold weather, camping and the holiday in Helen.

Now that the facts are in and the figures tallied, a ballot has been prepared for your vote. Several years ago, the owners were given the opportunity to cast their vote on this same issue. Enclosed in this newsletter is a ballot (one for each ownership). Complete the ballot and enclose with your election ballot. Once again, the final decision will

be made by you, the owners. The outcome of this ballot will be announced at the Annual Owners' Meeting.

Please complete the information on the ballot, check Yes or No and return by 11:00 a.m. on September 17, 2016.

Unicoi Springs Camp Resort belongs to you and the decision is yours. To help with your decision, here are the Winter 2016 Income and Expenses.

Winter 2016 Income

Rentals	\$3,005.00
Laundry	639.25
LP Gas	288.00
On/Off Fees	<u>2,184.00</u>
Total Income	\$7,116.25

Winter 2016 Expense

*Electric Difference	\$ 8,546.44
LP Gas for Rentals	786.50
LP Gas Common Area	692.35
On/Off Expense	<u>2,190.00</u>
Total Expense	\$12,215.29

Additional Cost to remain open January and February <\$5,099.04>

*Difference of total electric expense for the same time period in 2015 versus this past winter.

It's Hard to Say Goodbye...

Each issue of The Springs Communicator includes an In Memoriam list. Looking at this list speaks volumes to our souls as we recognize another beloved member of our family has been called Home... always too soon. Add-

ing their names to this list is not enough to express the loss that we feel. Each person leaves special memories, friends and loved ones. Many have left their special talents and legacy to Unicoi Springs. Please know that plac-

ing the name of your loved one on this list means as much to us as it does to you. When you look at this list, take a moment and remember them with a kind thought or a prayer.



The Springs Communicator

"An Official Publication of the Board of Directors"

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In Memoriam

James Arp
Jimmy Atchison
William Atwood
Evelyn Crain
Glenn Davis
Jerald Davis
Ann Jones
Frank Mosley
Carl Simpkins
William Updegraff
Sara Willis
Lowell Worth

You will be missed...

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

2016 Annual Owners' Meeting

The 2016 Annual Owners Meeting is scheduled for September 17th at 1:00 p.m. Each board member will address the owners in regard to their area of responsibility and discuss any future plans for the Resort.

During this meeting, the re-

sults of the election will be announced introducing your new Board. All ballots received by the deadline of 11:00 a.m. that morning will be verified, certified and tallied by the Election Committee. After the new board goes into closed session fol-

lowing the meeting, they will post the new directors and areas of responsibility. The winning bidders of the two golf carts for sale will also be announced. (See details on Page 3.)

Time To Vote

As announced in the March, 2016 Springs Communicator, the terms of two board members, W. T. "Tommy" Walker and John Gaines, are coming to an end this year. Each has served a three year term, so their positions will now be open for new candidates.

In answer to the call for prospective board members to submit applications for these two openings, only two applicants stepped up. W. T. "Tommy" Walker submitted his application to run for a second term and Thurman Carpenter also threw his hat into the ring.

No one came forward to take advantage of the option of applying via petition in the time limit allowed, confirming the final number of two applicants for the election. Even though there are only two candidates for the two open positions, the By-laws

mandate that the election process be carried out.

Enclosed with this newsletter is a personal resume on each candidate running for a position on the Board. Also enclosed in this newsletter is the Notice of the Annual Meeting, Ballot and Certification Form.

They have met the requirements of Article III, Section 8 of the By-Laws

Complete instructions and a self-addressed envelope are provided for your convenience in returning your votes to the Resort. Ballots must be submitted by 11:00 a.m. on September 17, 2016.

A special ballot to address the decision of the resort remaining open 12 months is also enclosed. (See article on the back page.) Complete

this ballot also and enclose it with your election ballot (s).

Remember, you have a vote for each ownership in your name.

Both applicants for the Board will address those attending the "Meet The Candidates" meeting scheduled for August 6, 2016 at 10:00 a.m.

Each candidate will be given about five minutes to tell about themselves and why they would like to serve on the Board.

The purpose of this meeting is strictly to meet the candidates. No other business will be transacted.

Gentle Reminders

●Your completed election ballots must be received by September 17th at 11:00 a.m.

●If your vehicle does not fit on your site or you need a place to park a second vehicle, you must come to the office to receive a 24-hour parking pass. If you need it for the following day, please come down to the office shortly after 9:00 a.m. to renew it. Just because a site is vacant does not mean that it has not been reserved.

●In deference to those who will occupy your site after you leave, and to remove temptations for bears, you are required to remove all garbage from your site.

●If you love ice cream, you know that thanks to our wonderful volunteers, there will be at least three ice cream socials a week. Hand dipped ice cream is 75 cents a scoop. If you know you are going to partake, please try to remember to bring smaller bills just for this purpose. The office will not always have smaller change during the busy season.

●For the benefit of all pets and pet owners, there are several centrally

located pet walks throughout the park. Each pet walk area is supplied with disposable plastic bags to assist the owners in cleaning up after their pets. Please take your pets to these areas and not to other owners' sites. In the event that an accident happens before you get to the pet area, please do the right thing and clean it up.

●If you need to leave the park overnight and plan to return to your site, there is a green book in the office for you to document that information. You may have a maximum of 2 nights "overnight unattended" during a stay. Should you stay out an additional night, there is a \$10.00 charge. Any time beyond the three nights will cost \$50.00 per night.

●If your camper is being stored at the Resort and you need to have repairs done on it, you must contact the office to make arrangements for it to be pulled out and placed on a site. Also, if you are selling your camper and want to make it available for someone to view, you must also contact the office and have it pulled out and put on a site. It can be unoccupied for a maximum of two nights. This procedure is for the protection of all other campers in the

storage area. Only authorized personnel are allowed in this area. If you have forgotten something in your camper, you can call the office to have someone accompany you to the storage area.

●If you don't already know, Unicoi Springs now has WI-FI throughout the resort. A list of 13 wi-fi connection points will appear. Click on the one showing the strongest signal and you will be connected once you enter the password *unicoisprings*.

●Nothing other than household garbage may be placed in the dumpsters at the front of the Resort. No furniture, car parts or industrial garbage is allowed. During the busy holidays, when it is evident that the disposal company is delayed, please do not add to the already overflowing containers or leave garbage outside the receptacles. Your consideration is requested to delay dumping your garbage long enough for the containers to be emptied just as you would at your own home.

Coming Attractions

So far this year, we have hosted "Elvis Presley" and "Minnie Pearl" and some great gospel groups. We karaoke'd until the cows came home, enjoyed some great country breakfasts, and the Summer Craft Show/Yard Sale.

Memorial Day and July 4th were epic gatherings of fun and food, but we're not done yet! Vacation Bible School was enjoyed by many of our little ones.

Labor Day, a Fall Craft Show/Yard Sale, the famous Unicoi Springs Halloween celebration and an Early Thanksgiving are still on the horizon. (Check the website for all the details.) Don't wait until the last minute to make reservations for these events.

As you know, sprinkled in among the "big events" are the card games, bingo, monthly Ladies' Time Out meetings, shared lunch-

eons on Wednesdays and Fridays, billiards and ice cream socials, water aerobics and a movie or two.

There's something for everyone...even those who just want quiet moments with a puzzle, a real book, a Kindle, an iPad and any number of "tekkie toys".

The wi-fi throughout the resort makes it possible for everyone to "do their own thing".

Two Pet Friendly Rentals Designated

The Board passed a motion to designate two rentals - Rental #66 and Rental #231 ONLY as pet friendly rentals.

You may now bring your pet, with the exception of vicious breeds of dogs, as outlined in the Pet Rules, when you occupy these rentals.

For these two rentals, only, there will be an additional \$25.00 charge over and above the actual rental fee of \$50.00 per night; i.e. two nights would cost \$125.00 in total. Additional cleaning, including the washing of all bedspreads, blankets, pillow covers and rugs is completed before the next

EZ Go Golf Carts for Sale

The following equipment is being offered to our owners via sealed bid with a deadline of Monday, September 12, 2016:

- One (1) 2011 RXV EZ-Go Electric 48 volt Golf cart #1. Starting bid is \$1800.
- One (1) 2011 RXV EZ-Go Electric 48 volt Golf cart #2. Starting bid is \$1800.

IMPORTANT INSTRUCTIONS

Place your bid in a sealed envelope. Place THAT envelope in a second envelope, mark it BID, address it to Unicoi Springs and mail or bring it in. Upon receipt, bid envelopes will be marked with date received. Bids will be opened in the regular board meet-

Pickleball Comes to Unicoi!

The recent improvements to the Resort includes a pickleball court. Pickleball is a sport that combines elements of tennis, badminton and ping pong.

Created in 1965, Pickleball began in Washington State in the backyard of former U.S. Representative Joel Pritchard. After a day of golf,

guests arrive. A special vacuum cleaner, designed for animal hair removal is used just for these rentals.

You are required to bring your pet's current vaccination record EACH TIME you stay. If you do not provide this information, you will not be allowed to check in with your pet.

Your pet is not to be left unattended in the rental. It goes without saying that we ask our guests to be responsible pet owners when bringing their furry family members for the benefit of the staff

ing. Bids and bidders will be stated to members and recorded in minutes. High bid will get property.

If two equal bids, earliest postmarked date will win bid. All items shall be removed within 7 days of bid winner notification. Failure to remove property within 14 days will result in forfeiture of item to next highest bidder.

All sales are "As Is", final; no warranties or insurances shall be on said property. All bidders, buyers will be solely responsible for any required tags, titles, insurances and other needs once USCR has signed over. This shall be verified by signatures on form. Ownership will be transferred and paid for, in full, before leaving USCR property.

Pritchard returned home in search of a more family-friendly game. With makeshift paddles in hand, he and a friend began batting around a perforated plastic ball. Rules were set and, after a few weeks, "pickleball" was born.

Unicoi Springs owners, Les and Ann Green, are avid players who

and those guests who will stay in the rental after you.

The remaining 16 travel trailers and 3 cabins do not allow pets. Should a pet be brought into any of the other rentals, you will be asked to leave and a fine will be levied.

Whenever owners make reservations for a rental, should one of the pet friendly rentals be reserved, the Office will always disclose that it is a pet friendly rental, should there be any allergy or health issues that would be affected by exposure to that situation.

Bids will be opened and inspected on September 13th by the Board. Winners will be announced and notified at the Annual Owners' Meeting on September 17th.

All owners will have first choice to bid. If there are no bids, property can be offered to general public and staff. Equipment is available for inspection now. Check with the Office.

NOTE: *Payment by certified funds (cashier's check, money order, credit or debit card) will be required on the golf carts. No personal checks, nor American Express will be accepted.*

would love to share their knowledge with newbies to the game, get some games going with experienced players and maybe even form some teams. They live nearby. If interested, just give them a call to arrange a time. Their numbers are 706-969-0624 or 770-596-5635.