

2021 SPECIAL EVENTS CALENDAR

- February 13** **VALENTINE DANCE** 6 p.m. in the Clubhouse

- April 10** **EASTER EGG HUNT** and children's games

- May 22** **UNICOI CHAPEL HOMECOMING DINNER** after chapel services
Ham, turkey, tea, lemonade and utensils provided
Bring two side dishes to share

- May 29** **MEMORIAL DAY** Veterans ceremony, parade and evening dance
COOKOUT Sign up required

- June 12** **CRAFT FAIR AND YARD SALE** in the Clubhouse and at individual sites
9 a.m. until 2 p.m. *Sign up to reserve a table in clubhouse*

- July 3** **INDEPENDENCE DAY CELEBRATION** Camper/golfcart decoration
contests, parade, Veterans ceremony, evening dance. *COOKOUT Sign up required*

- August 21** **MEET THE CANDIDATES** 10 a.m. in the Clubhouse

- September 4** **LABOR DAY COOKOUT** *Sign up required*

- September 18** **ANNUAL OWNERS MEETING** in the Clubhouse

- October 16** **FALL CRAFT FAIR AND YARD SALE** in the Clubhouse and at individual sites
9 a.m. until 2 p.m. *Sign up to reserve a table in Clubhouse*

- October 30** **HALLOWEEN CELEBRATION**
Morning children's activities
Evening Treat or Treating, costume contest, dance, and entertainment
Bring a snack to share at the dance

- November 13** **THANKSGIVING DINNER** Ham, turkey, dressing, tea, lemonade
and utensils provided. *Bring 2 side dishes to share*

- December** **CHRISTMAS DINNER** Meal to be decided

- December** **NEW YEAR'S DINNER** Meal to be decided

**This is a basic blueprint of our most important events. As final details unfold, they will be posted on the website at uncoisprings.com and appear on the weekly activity sheet. As the year progresses new events and traditions could be added so watch the website and for notices around the resort. Volunteers are always welcome to help make these events as enjoyable as possible.

Activity Director: David Stover **Assistant Activity Director:** Avery Smith

The Springs Communicator

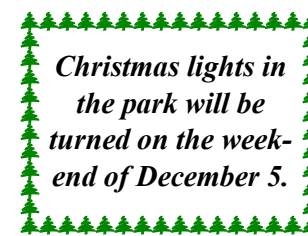
Official Publication of Unicoi Springs Camp Resort Board of Directors



In Memoriam

- Patricia Bryant
- Howard Linvyl Case
- Herbert Grier
- Oral Thomas Johnson
- Ruth Johnson
- Vernon Kennedy
- Ray Kinard
- Charemon King
- James Larry Owen
- Sandra Walker

To the families and friends of these owners, we send our sincere condolences.



Christmas lights in the park will be turned on the week-end of December 5.

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Uncoisprings.com

Special Called Meeting Announcement

Unicoi Springs Camp Resort Covenants

Article VIII Section 4 Special Assessments:

The Association may also, in addition to other assessments provided herein, levy special assessments for the purpose of the defraying of costs, in whole or part, of any expenses of the Association for which the annual assessment as referenced above, is deemed to be inadequate; provided, however any such assessment shall be approved by the Board of Directors and at least two-thirds (2/3) of the Owners voting at a meeting of the Association duly called for such purpose. All such special assessments shall be assessed against each Undivided Interest in the same manner as the annual assessment and shall be payable as determined by the Board of Directors of the Association.

Special Assessment Fee Voting December 12, 2020 2 p.m.

Unicoi Springs Board of Directors has called an owners meeting regarding implementation of a Special Assessment. Interested owners can attend December 12, 2020. The Special Assessment Fee meeting and voting will take place in the Activity Building. If passed the new Special Assessment fee of \$50 per ownership will be due annually on April 30 for the years 2021, 2022 and 2023. If passed the special assessment will be used to repair property and replenish funds at USCR per board recommendations.

Food, Family, Fun and Fellowship

The Fall 2020 Craft Show and Yard Sale proved to be a success despite CoVid 19. Eighteen sellers participated giving shoppers a wide variety of goodies to purchase.

Just two short weeks later Unicoi Springs was full with both young and old enjoying Halloween festivities beginning Friday night with S'mores and a movie. Saturday's celebration was an all day affair.

Fast forward another two weeks to November 14 with the resort filled with the aroma of Thanksgiving. Every year owners join together as chosen family to feast on tables and tables full of yummy food.

Unicoi Springs is hopeful 2021 will see an end to the pandemic of 2020 and the return of the Children's Summer Day Camp.

Friendly Reminders

Rules and Regulations

As you receive this newsletter, most owners will have their campers parked with no plans to return to Unicoi until Spring. The staff will miss our warm weather campers over the winter months. We look forward to each of you returning for more fun and relaxation in the mountains. As you come back into the park in 2021 each camper should take time to re-read the Rules and Regulations. Please become familiar with **ALL** the rules. You never know when a situation may arise that you will need to know how the park expects you to respond/ behave. No one wants to be caught off guard with potentially receiving a fine after unknowingly breaking a rule. The Rules and Regulations are available in the office or online in the Unicoi Springs library.

Checking In

Owners should come to the office to sign in for their reservation and to pay their reservation/rental fees on the day OF arrival at the park or on the day the owner is changing sites. Any owner arriving after hours should sign in with the security guard and then head to the office the following morning to make reservation/rental payments.

Weather Siren

On the first Wednesday of every month White County test its weather alert system.

Parking

Parking permits for motorized vehicles are issued each day beginning at 9 a.m. and expire the following morning at 9 a.m. Utility trailers should be left in the drop off/pick up area of the Chapel parking lot. Trailers will be moved to a holding area by

maintenance and returned to the drop off/pick up area at the request of the owner upon departure. All utility trailers should be marked with owner's U number. Utility trailer storage fees are \$1/day up to a \$10 maximum per 14 day stay.

Appropriate Behavior

Any person who sexually harasses another or makes unsolicited sexual suggestions or overtures (including physical contact) is subject to sanctions by the Resort in addition to potential prosecution under State Law. Sexual harassment includes request for sexual favors, and other verbal or physical harassment of a sexual nature. Owners are responsible for the actions of their visiting guest including children and grandchildren.

Before you return...

Check your LP tanks have current certification. Maintenance cannot refill if certification has expired.

Be sure to get insurance on your golf cart and print proof of insurance for submission to the office.

Complete *information update* form (enclosed w/ newsletter).

When you return...

Submit proof of insurance on your golf cart to receive golf cart operational sticker.

Submit your completed *information update* form (if not submitted with your maintenance fee payment).

Pick up and read a copy of the updated rules and regulations.

Request a new updated map and 2021 reservation calendar.



Information update form should be submitted with your maintenance fee payment.

Election Results

Unicoi Springs Camp Resort welcomes new Board of Director members Terry Phillips and Avery Smith. On September 19, 2020 owners cast their vote to fill two vacancies for the 2021 Board of Directors. Arlon Maddox received 347 votes, Terry Phillips received 529 votes and Avery Smith received 478 votes.

Unicoi Springs appreciates the dedication of exiting board

members Doug Jackson and George Petty.

2021 Board of Directors

President

David Stover

Vice President

Thurman Carpenter

Secretary

Avery Smith

Treasurer

Becky Manley

Director

David Frame

Director

Mary Hill

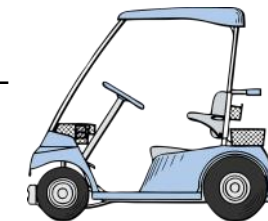
Director

Terry Phillips

UPDATES 2021

Operation Sticker Requirement

Beginning January 1, 2021 owners of golf carts within the resort will be required to provide proof of insurance, sign an acknowledgment of driver age limitations and pay \$5 for an operational sticker.



2020 Special Ballot Results

The Special Ballot from this year's election did not pass. By-laws Section 2 regarding Terms of Office will not be changed. Nay votes were tallied at 391 while Yea votes equaled 212.

Storage Fee Change

Effective January 1, 2021 storage fees will be \$32.50/month or \$390/year for campers. Storage for golf carts with electricity will be \$15/month with non-electric golf cart being \$10/month. Utility storage is set at \$15/month. The change removes a cost break for an annual contract. No refunds will be given on annual contracts if cancelled prior to final month of storage.

Maintenance Fees

2021 Maintenance Fees will remain \$450 per ownership.

Static Signal

Maintenance has been busy setting up our new satellite television service including the needed installation of a new power pole. Once marking of existing lines for electric, water, and gas lines was complete, maintenance began digging trenches for new lines. To house equipment for the new television service an addition was built to one of our existing buildings. Service was up and running in the clubhouse first. All sites are now up and running with television service.



Most owners will need to run a new channel auto-scan if they have not yet stayed at the park since the transition. Be sure to turn off your antenna amplifier while running the new channel scan.

Atlanta Camping and RV Show

Unicoi Springs representatives will not be attending the Atlanta Camping and RV Show in 2021 as the show has been cancelled this year due to the pandemic.