

Maintenance Manager's Monthly Report May 2008

May 13, 2008

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

To: Board Members

Work completed by Maintenance personnel from dates 4-14-2008 thru 5-13-2008:

- Moved 291 campers.
- We hired 3 new men, Adam Lance, Bart Birmingham, John Hart. They all seem to be fitting in to our routine well, we are happy to have them aboard.
- Prepared both pools for opening May 1, 2008. All passed first inspection by Health Department. Work required to do this was, uncovering and un-winterizing upper pool. Installing a new ladder and deck sockets at upper pool. Rebuild upper pool pump: new impeller, diffuser and seals. Power washed deck at upper pool. Patched deck, touched up paint, and some re-stenciling at upper pool. Deep cleaned and balanced the water with chemicals at both pools. Re-installed both drinking fountains at pools (we bring them inside in the winter to keep them from freezing). Sprayed for weeds, trimmed all bushes and put down mulch. Installed a remote operated valve on water fall, to cut off water fall at 11:00pm and turn back on at 8:00am. Installed an automatic injection system for heat saver liquid blanket, 4oz are injected daily at 10:00pm.
- Pool heater: After a few days off adjusting the heater temperature up and down we now have the heater set at 84deg which has been maintaining water temperature about 79 degrees at 8:00 am in the morning, and 82 degrees in the afternoon.
- Re-worked Sites 216, 223, 219, 220, 169, 178, and 177, cut out all exposed old wire and bury any live wire that was left over from upgrade.

- Re-worked Sites 216 and 222 where mud started to wash after heavy rains.
- Our new man Bart Birmingham has taken on park landscaping and clean-up, and is doing a great job!!! I am sure you can tell. Just some of the things are extensive removal of leaves throughout the park. At the Clubhouse, he has cleaned out the beds, buried the drain pipe, planted hostas, put down mulch, and trimmed the bushes. He mulched inside and outside of lower pool, mulched inside at upper pool. Blow off most all sites though out the park, cleaned out drainage ditches, cut grass, sprayed park and storage lots for weeds. He is self-motivated and a great worker. We are happy to have him.
- Straightened out railroad ties at lower pool.
- Replaced two sets of brakes on golf carts, one leave spring on another cart, purchased 4 new windshields, and a new set of head lights for the guard's golf cart.
- Case backhoe would not go in forward or reverse. Ordered rebuild kit for transmission valve, and rebuild transmission valve.
- Ordered and installed new impeller and outer housing for leaf vacuum.
- Kubota tractor backhoe cylinder hydraulic ram bent, took cylinder to North Georgia Machine for repair.
- Rebuilt ladder golf game out of 4x4 treated lumber. PVC just did not hold up.
- Opened up and extended with gravel sites 59, 60, and 61. Removed 9 large trees and brush. Moved water lines, moved electric to accommodate slide outs. Built retaining walls to hold back soil, seeded, hayed and made some room for parking.
- All extra dirt that was removed from the upgrade of sites 59, 60, 61 was used to extend burm in storage lot D.
- Cut park grass 3 times.
- Repaired two rocking chairs, front porch of Clubhouse.
- Cleaned shop and office every weekend. Deep cleaned supply room and organized.
- Repaired screen door and master bed in Rental 22.
- Cabin 40: Repaired leak under bathroom sink, and grill.
- Replaced 12 bath house toilet seats from cracked wooden ones to solid plastic.
- Snaked out sewage line Site 149.
- Replaced three 30 amp female receptacles at various site in park.

- Repaired 11 site lights throughout the park.
- Filled rentals with propane twice.
- Did monthly sewage enzymes.
- Cut up fallen oak tree site 52 and fallen pine after high winds.
- Repaired water pressure problem in 300 section, realigned valves.
- Cut down water post and moved water line down on post site 191 to accommodate a slide out.
- Repaired ceiling fan and outlet in club house.
- Repaired electrical outlet on putt putt course, this was a safety problem.
- Started work on site 53, 54, and 55.

Planned work and purchases for up coming month;

- Continue on site 52, 53, 54, and 55.
- Keep extending berm in D-lot.
- Continue working on extra storage area between E and F Lot
- Put down more crush and run in H-lot.