

# The Springs Communicator

Official Publication of Unicoi Springs Camp Resort Board of Directors

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August 2024

## In Memoriam



Bobby Brewer  
Ginger Grady  
Jane Harber  
Maggie Perry  
Clyde Saunders

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

## Rental Updates and Reminders

Check in time is 3 p.m. and check out time is 11 a.m. There is a \$20 Deposit required for all rentals. This is to be paid in cash or check. There is to be **NO PETS IN OR AROUND** any of our rentals, except for the pet friendly rentals.

We have three pet friendly rentals, 8, 125 and 135.

[Unicoisprings.com](http://Unicoisprings.com)

## 2024 ANNUAL OWNER'S MEETING

### Annual Meeting

Let this serve as official notice that the Annual Meeting of the Unicoi Springs Owners Association will be held at 1:00 p.m. on September 21, 2024 in the clubhouse.

Each owner attending the Annual Owners Meeting must be in good standing and current with maintenance fees. Questions from the owners will be answered during this time. This year for the raffle we will be giving away two Resort deeds and a full maintenance fees paid for 2025.

### Covenants Vote

We will complete voting on the amended Covenants in the annual meeting. **Along with this Newsletter** you will find everything that is needed to help you vote. Please read the included paperwork carefully.

It is important that you be there so we can have a quorum. If you cannot be present at the meeting, please think about voting by Proxy so that your vote WILL BE counted in the quorum. Only one person per deed will be able to cast their official ballot or proxy.

There will be discussion of the possibility of addendums to the By Laws of requiring background checks for prospective candidates for the board and for **new** members, changing the requirement for running for the board volunteering from three years to one year. Also, our attorney has recommended that we amend the By Laws by taking out those items that are already covered in the Covenants.

You must vote by Proxy, by Ballot, or be in person at the meeting to be eligible to win the door prizes.

## ELECTION 2024

### Board of Directors– No Election Necessary

This year only three applications were submitted for the three open seats. Jeff Nunnally, Randy Frame, and Yvette Dunford will remain on the Board for their second term.

## News from the Chapel

Starting on Tuesday, August 6th the Chapel will be open on Tuesdays and Thursdays from 7-9 a.m. for meditation and prayer. The last day for this open Chapel prayer time will be October 17th.

The last Chapel service for 2024 will be, morning service only, on October 20th.

## 2024 Special Events

August 31	Labor Day Cookout
September 21	Annual Owner's Meeting
October 5	Craft Fair and Yard Sale
October 26	Halloween Festivities
November 9	Thanksgiving Dinner
November 30	Tree Lighting & Balloon Memorial
December 31	New Year's Eve Party

Christmas and New Year's Dinners are to be determined.

## Friendly Reminders

### Gate Entry

Recently there has been a significant up tick in the number of owners/guests arriving at the front gate without a gate card. **Please remember to not block the gate**, you can park up the hill or in the parking lot to come into the office. If you have guests arriving for a visit, please make arrangements to meet them at the front gate to let them in. If an owner has a guest, after signing the guest in and getting a visitors pass, the guest can either use your card or may place a deposit on a guest gate card. From inside the office it is impossible to see out the windows and through vehicle windows to see the person at the gate.

### Checking In

Even though reservations are paid for in advance, owner's are still required to sign in upon arrival for each reservation. This includes moving to a new site inside the park. If arriving after the office is closed, please stop by Security and sign your paper. This paper serves to show that you have arrived for your reservation.

### EMERGENCIES

If you are in need of an ambulance or police officer, please place the call to 911 yourself. After calling 911, please notify the office or security that emergency personnel will soon be arriving. The gate will be opened and someone ready to escort emergency vehicles to the correct site. Criminal offenses should be reported to local law enforcement.

### Swimming Pool Closures

The upper pool is scheduled to close on September 8. The lower pool will be left open through October 14, unless we experience an early cold snap.

### ATM

We are excited to announce that we now have a ATM in the resort. It is located on the front porch next to the Coke Machine. The surcharge is \$3.50.

### Maintenance Fees

Invoices for 2025 Maintenance Fees will be sent out in November.