



KOA LEVEL 2 MAINTENANCE JOB DESCRIPTION KOA HOLIDAY BOWLING GREEN, KY

POSITION

Full-time
401k Matching
Accrued PTO beginning after 60 day review
Flexible schedule

COMPANY

Kampgrounds of America (KOA) is the world's largest system of privately held campgrounds with more than 500 locations across the United States and Canada.

Affordable Storage Guys is a fast growing self storage company that owns and operates 23 self storage facilities in the Tennessee and Kentucky markets with additional facilities being added to the portfolio frequently. **Affordable Storage Guys Management** is the management company that operates both company owned and third party owned facilities as well as the **Bowling Green KOA Holiday** located in Bowling Green, KY.

JOB DESCRIPTION

The Bowling Green KOA Holiday Campground is looking for a level 2 team member for the maintenance and grounds team. Located on Three Springs Road, the Bowling Green KOA Holiday includes camping in RV's, Cabins, Deluxe Cabins, and tents year round. KOA employees are to present a positive attitude to everyone associated with the campground at all times. Our goal is to create a great camping experience for our guests by offering excellent facilities and customer service. Come meet new people, work in a fun and challenging environment, and help families create memories at the Bowling Green KOA Holiday.

Responsible for repairs including but not limited to carpentry, electrical, plumbing, painting, landscaping, and general maintenance to campground buildings, facilities, equipment and grounds as directed by the Campground Manager. Take a lead role in implementing daily, weekly and monthly maintenance projects in collaboration with the Campground Manager. Examples of projects include design, construction, and/or renovation of campsites, common areas, bathrooms, and camper amenities. General maintenance will include lawn mowing, weed eating, landscaping, garbage pick-up, propane tank filling, and various other campground equipment upkeep. Assist in training maintenance and ground staff as needed.

Ensure all guests and team members are at all times provided with a safe environment. Comply with all brand, federal, state and local safety programs by adhering to established guidelines in the operation and storage of various equipment, tools, and chemicals, ensuring your safety, as well as that of fellow staff and campground customers.

Work with internal management and staff as well as outside vendors and contractors to develop and maintain a continuing atmosphere of peak guest and employee comfort and safety. Take a lead role in providing superior customer service by being attentive, responsive and helpful to guests' needs. Report all customer problems, requests or complaints to the Campground Manager.

SPECIFIC DUTIES

- Meet daily, weekly, and monthly project goals
- Assist in training Level 1 maintenance and grounds staff
- Assist in development and implementation of plans to complete various goal directed tasks
- Create a positive camping experience for KOA guests
- Assure safety of KOA guests and team members
- Assists with implementation of preventative maintenance plans
- Repair minor electric and plumbing issues
- Lawn care (mowing zero-turn and push mower as well as line trimming)
- Landscape design and maintenance
- General equipment maintenance (cleaning and servicing)
- Operation of equipment such as skid steer, tractor, lawn equipment, and UTV

This job description is not intended to cover or contain a comprehensive listing of activities, duties or responsibilities. Other duties, responsibilities, and activities may change or be assigned at any time with or without notice.

EXPECTED RESULTS

- Campground buildings, facilities, and grounds are well-maintained and fully operational
- Projects are completed properly, safely and timely
- Demonstration of a positive attitude with guests, management, and team members
- Use of safe work practices for a secure work environment for staff and campground guests

JOB QUALIFICATIONS

- Be team oriented and willing to adapt to changing plans as they arise
- Experience associated with electrical and plumbing diagnosing, repair, and installation preferred
- Advanced experience associated with various hand and power tools
- Basic knowledge of chemical properties, handling, and usage

- Basic knowledge of operating equipment associated with lawn care and light construction
- Valid Driver's License
- The working hours for our maintenance team can vary from early morning to evenings, weekends, and holidays
- Capable of working independently and assist in leading lower level maintenance and grounds team members

PHYSICAL REQUIREMENTS

- Must be able to lift up to 50 pounds, lift and carry 25 pounds occasionally and 10 pounds regularly
- Move, lift, carry, push, pull, and place objects weighing less than or equal to 10 pounds without assistance
- Long periods of standing
- Ability to bend, stoop, climb, and dig as needed
- Must be able to operate various loud and vibrating maintenance tools and equipment
- Able to work inside and outdoors in various climates

