

Tell-E-Gram Text Only Version, October 1, 2013

POA Meetings and Events:

- **Architectural Control Committee, 9 a.m. Thursday, Oct. 3, POA Office**
- **Recreation Advisory Committee, 9 a.m. Thursday, Oct. 3, Wellness Center**
- **Communications & Marketing Advisory Committee, 9 a.m. Friday, Oct. 4, POA Office**
- **Golf Advisory Committee, 3 p.m. Thursday, Oct. 10, POA Office**

Commercial Property in Tellico Village: What's the Deal?

A lot of folks have been asking "what's the deal on commercial property in Tellico Village? Who sells to whom, and how can it be used?" These questions have come up since hearing about the Dollar General store in development at the south end of the Village.

A little history might help explain the who, what, why and how about commercial property in and around Tellico Village. Cooper Communities Inc. (CCI) is designated as the developer in the Covenants and Restrictions, the original governing documents for Tellico Village. As developer, CCI designated certain tracts and parcels of land as Cooper Reserve Property. CCI has developed some of that property as town homes and has sold some parcels for commercial development.

When a Cooper Reserve parcel of land is sold to another entity for and designated commercial by the developer the purposes of development, it is up to the buyer what they want to do with it. They can develop and open the business of their choice.

The POA only gets involved when there is going to be a structure placed on one of these parcels of land. The Food Lion is a great example. When Food Lion was built in 2008, they had to comply with all the requirements of the ACC Red Book, the governing document for commercial development (building, appearance, use, etc.). The Red Book can be viewed online at www.tellicovillagepoa.org/images/tellico/pdfs/admin/redbook.pdf. The POA does not have a documented say in what kind of business goes in, but the Red Book and the ACC have a say in what it looks like. All construction does have to meet the requirements of the county codes enforcement as well.

Who determines the zoning? Any land within the original confines of Tellico Village has no zoning authority designated over it. Land acquired later or immediately adjacent to the Village falls under the auspices of the county in which the land exists. For example, the land upon which the Wellness Center exists was added to the Village in 2003. Therefore, Loudon County must be consulted for zoning and building requirements before using the land for any purpose. In a case like this, the Red Book also applies.

Like any construction within the Village, the builder must submit plans and designs to the ACC for review. The builder then has the opportunity to appeal any decision by the ACC to the POA Board. The POA Board is under no obligation to hear an appeal and considers every appeal on a case-by-case basis.

How can Villagers be involved in the process? All ACC meetings are open and announced in order for Villagers to be able to attend. The Dollar General proposed building has been on the agenda and moved a couple of times over the last few months due to the ACC awaiting additional required information from the developer.

For all commercial construction, the POA engages a contractor to look at drainage, easements and traffic access points. The cost for their service is borne by the developer. It is interesting to note that in the case of the Dollar General development, the POA has asked for and received a traffic flow study as well.

What's the bottom line? The POA does not have a direct say in what happens with Cooper Reserve property. The POA does have a say in the appearance of the buildings that may be built on that property. The Red Book covers commercial, and the Blue Book covers residential.

Hopefully, this information helps property owners know a bit more about the who, what, why and how when it comes to commercial property in Tellico Village.

Recreation News and Activities for October

Chota Hours of Operation for Fall and Winter

Beginning Sunday, Oct. 6, the Chota Recreation Center hours of operation will be:

- *Sunday* CLOSED
- *Monday- Thursday* 8 a.m.-9 p.m.
- *Friday and Saturday* 8 a.m.-5 p.m.

Weight Equipment Orientations

Orientations on the proper use of the cardiovascular and weight equipment will be provided on:

- Tuesday, Oct. 22, 3 p.m.
- Wednesday, Oct. 23, 3 p.m.
- *Anyone wishing to make an appointment for an orientation at the Kahite Fitness Facility please contact the Wellness Center, 865-458-7070 and leave your name with the receptionist.*

It is recommended that you get approval from your doctor prior to beginning an exercise program. The orientations are free; however, **reservations are required**. Please contact the Wellness Center, 865-458-7070, to have your name added to the date you desire. If the dates above do not work for you, please leave your name with the front desk and the Weight Equipment Orientation Instructor will contact you.

Rec 101

The next Rec 101 will be 12:30 p.m. Thursday, Oct. 31, should you be interested in learning the ins and outs of the Recreation Department. For more information, please contact Jessica Antrim, 865-458-7070.

Tennis Lesson/Clinic

Interested in learning about tennis? Wanting to jump in on a clinic or get a lesson in the game? Contact Greg Carter at 614-449-9944 or gctennispro@yahoo.com for more information.

Swim Lessons

Are you interested in feeling more comfortable in the water? Are you or your child ready for summer swim? If you are interested in either Adult or Child swim lessons, please contact the Wellness Center to have your name added to the list. Kim Wiebe, a Red Cross Certified Swim Instructor, is ready to teach any level of swim and will customize the lessons to meet your goals. Cost for four 30-minute private lessons for \$120 and \$90 for four 30-minute semi-private lessons. If you have questions about Kim or swim lessons, please contact Kim at 865-661-7365. If you are interested in signing up for lessons, please contact the Wellness Center, 865-458-7070.

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The lap lane in the big pool will be closed each Monday and Tuesday from 1- 5 p.m. for swim lessons. The other five lanes will be open for open/lap swim.

Tinnitus Seminar

Join Dr. Jan Dungan of Appalachian Audiology 10 a.m. Thursday, Oct. 10, at the Chota Rec Center, when Dr. Dungan will be presenting "Tinnitus: An Uninvited Guest." She will be answering questions such as: Why do I hear ringing in my ears? What is the cause of tinnitus? And how do I make it go away? The seminar is FREE, but registration is required by calling the Rec Center, 865-458-6779.

LifeLine Screenings

LifeLine Screenings sponsored by the University of Tennessee Medical Center will be held at the Chota Rec Center on Friday, Oct. 11. Screenings included will be Stroke/Carotid Artery (\$60); Heart Rhythm (\$60); Abdominal Aortic Aneurysm (\$60); Peripheral Arterial Disease (\$60); and Osteoporosis Risk Assessment (\$35). Cost for all 5 screenings: \$149. Pre-registration is required by calling 1-800-779-6353. Make your appointment today!

Five Wishes Seminar

Join Martha Dodge from Amedisys Hospice Care on her presentation of Five Wishes. Five Wishes presentation includes topics of: Decision Making, Medical Treatment, Comfort Level, Who Treats Me and What My Loved Ones Need to Know. The seminar will be held at the Ka-hite Activity Center 1 p.m. Friday, Oct. 11. The seminar is free, but registration is required by calling the Chota Rec Center, 865-458-6779.

Vitamins and Supplements Seminar

Join Dr. Jessica Briere, from Complete Chiropractic & Wellness Center, 10 a.m. Thursday, Oct. 17, in the Chota Rec Center for a presentation on demystifying the myths from facts regarding nutritional supplementation. The seminar is free, but registration is required by calling the Rec Center, 865-458-6779.

Annual Fairfield Glade vs. Tellico Village Tennis Tournament

Any tennis player that is interested in signing up for the tennis tournament, please stop by or call the Rec Center, 865-458-6779, to sign up. The annual tennis challenge will be held on Friday, Oct. 11. Deadline to sign up is Oct. 4.

Five Secrets to Permanent Weight Loss Seminar

Join Dr. Jessica Smiley-Hedrick, DC, from Smiley Chiropractic and Wellness Center, noon Wednesday, Oct. 30, in the Chota Rec Center when she discusses the five secrets to permanent weight loss. Losing weight has five key ingredients that when unified together, bring lasting results that not only help you lose weight, but will have you looking and feeling younger as well. The seminar is free, but registration is required by calling the Rec Center, 865-458-6779.

Social Security Roadmap Seminar

Join Hugo Schielke, MBA, former chief investment officer of World Bank, for a seminar on how to maximize your benefits. Determining when and how to take social security benefits may be one of the most important decisions you make in retirement. Find out how to increase your benefits, receive spousal benefits, reduce taxes during your retirement, and much more! The seminar will be held at the Chota Rec Center 6 p.m. Tuesday, Oct. 8. Refreshments will be pro-

vided! To sign up for this FREE seminar, please contact the Chota Rec Center, 865-458-6779, to have your name added to the sign up list.

Coming in NOVEMBER...

AARP Safe Driving

There will be an AARP Safe Driving course held on Monday and Tuesday, Nov. 18 and 19, 9 a.m.-1 p.m. (participants must attend both class days) at the Chota Recreation Center. The fee is \$12 per person for members and \$14 per person for non-members. Military veterans and spouses are FREE of charge. Payment is expected the day of the class and members are asked to bring their AARP membership card, if applicable. After completion of the class, you will receive a discount on your auto insurance premium. Class size will be limited, so sign up today by calling the Chota Rec Center, 865-458-6779. If the class is full, a waiting list will be maintained for future classes.

Some Other Stuff You Need to Know...

Updates for the Winter Directory

The Winter Edition of the Tellico Village Directory is now being prepared. Please send your updates by Friday, Oct. 11, to tellicovillagedirectory@gmail.com. There will be a preview copy at The Public Library at Tellico Village Monday, Oct. 14, through Saturday, Oct. 26.

Computer Users Club Meets Oct. 1

The Tellico Village Computer Users Club will meet 7 pm. Tuesday, Oct. 1, on the top floor of the Yacht Club. Larry McJunkin will present a program on using Skype. Skype is a free voice-over-IP service and instant messaging client developed by Microsoft. It is a great tool to be visibly and verbally in touch with friends and family. For more information, go to www.TVCUC.org.

Thyme for Herbs Meets Oct. 3

Thyme for Herbs (Herb Study Group) will meet 9 a.m. Thursday, Oct. 3, in the Chota Recreation Center. The program, beginning 9:30 a.m., will feature Ruth Shelton demonstrating Sweet and Savory Herbal Cooking. For more information, contact Mary Garner, 865-408-0337.

Garden Club Meets Oct. 3

The Tellico Village Garden Club will have social time 12:30 p.m. followed by "Ask the Gardener" at 12:45 p.m. and 1 p.m. for a meeting Thursday, Oct. 3, in the Yacht Club. Bring your questions for the knowledgeable gardeners. The October program is "Wildflower Balls," presented by Lisa Phipps, Blount County Master Gardener. Visitors are welcome. For more information, contact Linda Schuessler, 865-657-9228, or go to www.tellicoclubs.com/garden.

Hike Nemo Bridge/Obed Scenic River Oct. 4

The Tellico Village Hiking Club will depart 8 a.m. Friday, Oct. 4 (rescheduled from Sept. 25), from Chota Center to hike:

- **Nemo Bridge/Obed Scenic River**
- Distance: 10 miles
- Rating: Difficult
- Driving time: 1.5 hours

- Elevation Gain: 800 feet
- Leader: Dolly Garnett, dandbgarnett@charter.net or 865-408-2547

This hike is in a section of the Obed Scenic River within the Obed and Emory River Gorges. The first 2.5 miles to Alley Ford is rated moderate and the final 2.5 miles is difficult as you find yourself hiking down into the Obed basin where there are rocky and steep stairs and rocks to climb over. We will hike to Break Bluff which offers a beautiful view of the river gorge. Hiking sticks are strongly recommended to maneuver the difficult rocky areas.

Hiking boots and hiking sticks are recommended. Driving directions will be provided the morning of the hike. Bring water and a trail lunch. Carpooling is recommended, passengers are asked to contribute \$6 to the driver to help cover gas, etc. For more information, go to www.tvhikers.com.

Marketplace at the Yacht Club Oct. 4

Friday, Oct. 4, promises to be a great day to visit the Tellico Village Yacht Club. The fifth annual Marketplace at the Yacht Club will be open for business from 10 a.m. to 2 p.m. More than 40 businesses and vendors will set up and demonstrate those products and services they feature. Villagers are encouraged to come by, no appointment necessary, and see the types of products and services available in the local area. Music and art will also be on the menu at the Oct. 4 event.

The Marketplace was started to marry the needs of Villagers with the businesses who seek customers in Tellico Village. Hopefully, a good turnout by Villagers will demonstrate to local businesses the need to relocate some more services to Village storefronts.

The Marketplace at the Yacht Club is presented by the Loudon County Chamber of Commerce and the Tellico Village Property Owners Association.

Anyone interested in having a booth should call the Loudon County Chamber at 865-458-2067.

Mah Jongg - Open Play

- Oct. 8 and 15, second and fourth Tuesday of each month, 1-4 p.m., Chota Rec Center, Room B
- Oct. 17, third Thursday of each month, 1-4 p.m., Chota Rec Center, Room D
- Oct. 28, fourth Monday of each month, 11:30 a.m.-2:30 p.m., Chota Rec Center, Room D

Please wear your name tag!

If you have any questions, please call Carolyn Neely, 865-458-1323, carolynneely@charter.net.

Tellico Top Notes Rehearsal Schedule

The Tellico Top Notes hold practice/rehearsal 7 p.m. on the second and fourth Tuesdays (Oct. 8 and Oct. 22) each month in the Yacht Club. Nick Azelborn, 865-408-0256.

Cruising Club Meets Oct. 9

The Tellico Cruising Club will meet 5 p.m. for social time followed by a 6 p.m. meeting Wednesday, Oct. 9, in the Yacht Club's lower level. All boaters are welcome. For more information, call Commander Errol Keith, 865-458-4277.

Fishing Club Meets Oct. 9

The Tellico Village Fishing Club will meet 7-8:30 p.m. Wednesday, Oct. 9, in the Yacht Club. This month's speakers are Breck Davis and Rocky Cox from Hiwassee Angler. They will discuss fishing for trout and bass using sly and spinning equipment. They also have a store and

guide service available. For more information, call Fishing Club President Chuck Stoeffler, 865-643-1410.

Ladies Book Club Meets Oct. 10

The Tellico Village Ladies Book Club will lunch at 11:30 a.m. followed by discussion at 12:15 Thursday, Oct. 10, in the Tanasi Clubhouse. A discussion on the fiction, *The Red Garden*, by Alice Hoffman, will be led by Susan Valle and Sarah Hallstrand.

Last Tiki Bar Features The Chessmen Oct. 11

The last Tiki Bar of the season will be held 7 p.m. Friday, Oct. 11, and will feature The Chessmen. You won't want to miss this!

Hike Angel Falls Overlook Oct. 11

The Tellico Village Hiking Club will leave 8 a.m. Friday, Oct. 11, from Chota Center to hike:

- Angel Falls Overlook
- Distance: 6.5 miles
- Elevation gain: Approximately 500 feet
- Rating: Moderate
- Driving Time: 2 hours
- Leader: Bob Stewart, 865-458-3727 or rismks@gmail.com

LOCATION CHANGE: Notice of a commercial permit application for Tellico Village

Dollar General is proposing to build a new store at the intersection of Route 444 and Mialaquo Road.

A preliminary presentation is scheduled for 9 a.m. Thursday, Oct. 17, at the Architectural Control Committee meeting, lower level of the Yacht Club. The later scheduling is to allow the developer to provide more information to the POA.

The application will be presented to the Architectural Control Committee at the Nov. 21 meeting. The meeting will be held in the POA conference room beginning at 9 a.m.

Contact Clayton Taylor, 865-458-4522 or ctaylor@tvpoa.org, with any questions or comments. Residents are encouraged to come to the ACC office to see renderings of the proposed building.

2014 Budget Meeting Schedule for 2013-2014

- Oct. 4, target date for first draft of Consolidated Budget; internal reviews with managers
- Oct. 9, Board review, discussion & direction to management and Finance Advisory Committee, 10 a.m., POA Office
- Oct. 22, Finance Advisory Committee review of departmental budgets, 10 a.m. to 2 p.m., POA office
- Oct. 23, Finance Advisory Committee review of departmental budgets, 10 a.m. to 2 p.m., POA office
- Oct. 24, Finance Advisory Committee review of departmental budgets, 10 a.m. to 2 p.m., POA office
- Oct. 25, Finance Advisory Committee review of departmental budgets, 10 a.m. to noon, POA office (IF NEEDED)

- Nov. 1, Finance Advisory Committee Final Review of 2014 Budget 10 a.m. to noon, POA office
- Nov. 7, Board review of final draft 9 a.m. to 11 a.m., Yacht Club top floor
- Nov. 13, Board second review of final draft, if needed, 10 a.m. to noon, Yacht Club downstairs
- Nov. 20, Board approval of 2014 Budget, regular monthly Board meeting
- Dec. 2, mail assessment coupon books to property owners
- Jan. 15, 2014, true up beginning cash balances for actual yearend; adjust cash flow statements and review at regular monthly Board meeting
- Jan. 30, 2014, distribute printed copies of 2014 Budget and Five-Year Plan

Waste Connections Rate Change

Effective Nov. 1, 2013, the rate for residential trash and recycle pick-up will increase by 1.75% - or go from \$14.31 to \$14.56 per month, or \$43.68 per quarter. This contract between Waste Connections and TVPOA will expire Oct. 1, 2014.

Recent Events and Bragging Rights

TVLGA-18 Give Back Day Big Success

On Sept. 17, members of TVLGA-18 participated in a "Give Back Day" Tournament at Tanasi Golf Course.

The purpose of this tournament was to raise awareness and funds for Project Lifesaver, a program offered by the Loudon County Sheriff's Office. This organization helps search and rescue teams more quickly and efficiently locate missing individuals with wandering conditions such as Alzheimer's or autism. The funds raised through this tournament provided a donation of \$1,674 to Project Lifesaver.

After playing 18 holes, each golfer could "give back" - subtract their score on one par 5, one par 4, and one par 3. Golf pro, Adam Jacob, assisted players by providing a nice drive to play from on number 11.

Tournament winners were:

- First Place - Kristin Farrington, Phyllis Parrott-Price, Atie Rotmeyer, Kathie Trocolla
- Second Place - Carolyn Acker, Diana Burdick, Ginny Herrick, Pat Reome
- Third Place - Sherry Wille, Sarah Havens, Sara Emery, Ann Pangle
- Closest to Pin Winners - Geri Denney & Diane Preston