

## Tell-E-Gram Text Only Version, Dec. 13, 2013

### **POA Meetings and Events:**

- **Dock Captains, 3 p.m. Monday, Dec. 16, POA Office**
- **POA Board Meeting, 1:30 p.m. Wednesday, Dec. 18, Yacht Club**
- **Long Range Planning Advisory Committee, 10 a.m. Thursday, POA Office**
- **POA Offices CLOSED Tuesday-Wednesday, Dec. 24-25, in observance of Christmas**

## **Commercial Property in Tellico Village: A Follow Up**

*Editor's Note: This is an edited version of a story that first appeared in the Oct. 1, 2013, Tell-E-Gram. This version includes the original article but has additional up to date information.*

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 for 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 as long as it complies with local and state laws.

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](http://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.

### **What happened at the latest ACC meeting?**

At the ACC meeting on Thursday, Dec. 5, the Broadway Group (developers of Dollar General stores) presented their amended plans for the Dollar General structure and surrounding landscaping and parking areas. They also presented their amended plans for the sign for the store. Both permits were approved by the ACC.

It should be noted that the plans had been amended by the Broadway Group. These plans were amended after several meetings with representatives of the ACC. Those ACC members worked with the Broadway Group to improve the look of the building and sign. They also provided feedback from Villagers to the Broadway Group concerning safety, aesthetics and lighting.

Also during this process, the ACC required the Broadway Group to commission a traffic safety study. That study was commissioned by the Broadway Group with an independent research firm. Therefore, Broadway Group owns that study.

As an extra measure to ensure the credibility of the study, the ACC asked Cannon and Cannon (the engineering firm working with the ACC on these issues) to look into the credentials of the traffic

safety firm who conducted the study and to review their finished product. Cannon and Cannon signed off on both the company and the study.

### **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 applicant must submit plans and designs to the ACC for review. Applicants or property owners can appeal to the POA Board of Directors any ACC decision in accordance with section C(3) of the Red Book. 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.

### **What can the POA do to ensure that commercial development within the Village is appropriate and well thought out?**

The TVPOA Board is currently working on a project to examine possible changes to the Covenants and Restrictions (C&Rs). Some of the changes being examined are those that might empower the Board and ACC to be more proactive in the recruiting of businesses to build or relocate to Tellico Village.

In the meantime, the Long Range Planning Advisory Committee is embarking on a benchmarking study to look into what other similar communities are doing to ensure intelligent business development in their area of responsibility.

### **How can Villagers be involved in the process?**

All ACC meetings are open and announced in order for Villagers to be able to attend. Villagers are encouraged to take in the occasional POA committee or board meeting to see how the gears grind.

### **What's the bottom line?**

The POA does not have a direct say in what happens with Cooper commercial 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.

## **Kahite Pub and Grill Changes**

In an effort to continue food service operations after the departure of Martie Turpin at the Kahite Grill, the Golf Department of the POA will be overseeing food and beverage operations beginning Monday, Dec. 16, and continuing through the first quarter of 2014. During this period, the POA will be seeking qualified contractors to take over restaurant operations. Menu options will be somewhat limited during this period, and we appreciate your patience during this transition.

Hours of operation (hours are subject to change based on inclement weather and demand):

- Monday, Wednesday, Friday: 9 a.m.-6 p.m.
- Tuesday, Thursday: 9 a.m.-5 p.m.
- Saturday, Sunday: 9 a.m.-3 p.m.

A new menu will be available on Monday, Dec. 16. Stop on by, and give it a try.

## Village Postal Services Update

And the winner is...

Sloan's Hardware in Tellico Village has won the contract to provide postal services similar to that previously provided by More Than Mail. Service will begin Monday, Dec. 23. They will not have P.O. Boxes available.

### Loudon County Clerk's TV Satellite Office Open Thursdays

The Loudon County Clerk's office is assisting customers with the following services: Vehicle registrations, vehicle renewals, duplicate titles, handicap applications. The office space is located at: 100 Chota Center, courtesy of Lakeside Real Estate Group. Hours are: 9 a.m.-4 p.m. Thursdays to serve Loudon County residents.

### Dam Bridge Information

For Villagers interested in the dam bridge construction and rerouting, go to the Tennessee Department of Transportation's website: <http://www.tdot.state.tn.us/sr73/>

Be sure to click the various options—such as MAPS. The map selection shows where the new traffic bridge will be.

## Some Other Stuff You Need to Know...

### "Talk Is Cheap" Dec. 14

As part of the Doug Christman Series, The Friends of the Tellico Village Library Board of Directors is presenting "*Talk is Cheap*" *Holiday Laughs* with Bill Landry, Sam Venable, Elizabeth Rose, and Jim Claborn.

The "Talk is Cheap" Tour features some of East Tennessee's most beloved and renowned storytellers and guarantees to be a night full of laughter and fun. Each storyteller will take the stage and share a personal tale or two. At the end of the show audience members will have the opportunity to ask questions and learn more about these Appalachian treasures.

This entertaining event will be held on 3 p.m. Saturday, Dec. 14, at the First Baptist Church-Tellico Village, 205 Chota Rd, Loudon, TN. Tickets will be available for purchase at the Public Library at Tellico Village or from a FOTVL Board member.

We are offering two ticket options.

- Option One: Performance Only-Friends Members \$20/Non-Members \$25 or
- Option Two: Performance & Meet and Greet the Cast at the Yacht Club Blue Heron Restaurant at 5:30- 6:30pm- Friends Members \$25/Non-Members \$30; Cash Bar.

All ticket holders will receive a \$5 dining discount at the Blue Heron for dinner on the evening of Dec. 14. Advance dinner reservations suggested; please call 865-458-4363.

### Hike Jackson Bend Branch Dec. 16

The Muddy Boots Hiking Club will depart 8:30 a.m. Monday, Dec. 16, from Chota Center (across the street from the gas station) to hike:

- Jackson Bend Branch of the East Lakeshore Trail
- Rating: moderate
- Distance: 5 miles
- Elevation Gain: 100 feet

- Leader: Tom Schemberger, e-mail: [tschemberger@charter.net](mailto:tschemberger@charter.net) or 865-408-0955

The trail showcases a variety of landscapes and scenic views of Tellico Lake and Rarity Bay. Hiking boots and hiking stick(s) are recommended. Bring ample water.

Car-pooling is recommended and will be set up the morning of the hike. Passengers are asked to contribute \$2 to the driver to help cover gas.

### **Triskidekaphobic or Friggatrisidekaphobic?**

According to Wikipedia:

**Triskaidekaphobia** (from Greek *tris* meaning "3," *kai* meaning "and," *deka* meaning "10" and *phobia* meaning "fear" or "morbid fear") is fear of the number 13; it is a superstition and related to a specific fear of Friday the 13th, called *paraskevidekatriaphobia* or *friggatrisikaidekaphobia*.

### **Free PGA Professional Golf Demonstration and Clinic Dec. 14**

Join the golf pro staff 10 a.m. Saturday, Dec. 14, at Toqua. This clinic's topic is the wedge use from full shots to short green side chip shots.. Please come out, join us, and bring a friend!

### **Channel 3 Introduces New Website**

Go to <http://www.tellicovillagechan3.org/>. The new Channel 3 website allows Villagers access to all the bulletins produced by Channel 3, the Wellness Center, the Yacht Club and the POA office as well as all the videos produced by Channel 3.

Channel 3 bulletins rotate through just like they do on the TV. Click on Other Bulletins and you will be able to see bulletins being shown at the Wellness Center, the Yacht Club and the POA office. Click on Videos to see current as well as past videos shown on Channel 3.

For those who submit bulletin requests to Channel 3 it is now a two click process to submit your bulletin. Just go to the website, click on the green bar at the bottom of the screen, fill out the form and hit submit. You will get an immediate response telling you that your request was sent followed by an email response showing the information you provided to us. Now you have a reminder that says, "yes you did that."

Thanks for checking us out.

If you have any questions, give us a call at 865-458-9917.

The Volunteers at Channel 3

### **Do Not Become the Victim of a Scam**

Village residents are reminded to be wary of solicitors in Tellico Village. Always check them out thoroughly before engaging them for work on your home or property. Of special concern is a recent rise in companies offering lawn or landscape work. The local Better Business Bureau can help. Go to [www.bbb.org](http://www.bbb.org) and enter your ZIP code. Remember, solicitors are not allowed in Tellico Village.

### **Only 7 Days Left to Tell 'em You're Happy**

*By Joe Bogardus, Resident Volunteer for the Marketing/Communications Program*

Tellico Village is a finalist for the 2014 Bliss Award given by Real Estate Scorecard.com (RES),

and community residents can influence the outcome. RES has issued a challenge to the contenders and asked residents to vote for their communities online at RealEstateScorecard.com. Resident votes, in conjunction with the community analysis done by RES representatives, will determine the final award winners.

Real Estate Scorecard is an industry leader in online real estate reviews, providing in depth information about the most popular master planned communities in Florida, Georgia, North Carolina, South Carolina and Tennessee. Bliss Award winners benefit from an extensive national public relations campaign reaching print, electronic and online media outlets.

The 2013 award provided a valuable addition to the newly launched Tellico Village marketing/communications program and resulted in numerous leads and visits from prospective residents. Villagers can play a major role in helping the 2014 campaign with their Bliss Award vote.

Below is information on how and where you can vote for Tellico Village as the best place to live. As part of the process, you will be asked to enter your email address to verify property ownership status. You need not to worry about privacy issues. According to Margie Casey at RealEstateScorecard.com, "These email addresses are not being added to our marketing database and will not be shared with any third party."

She adds, "There are the only two reasons RES might possibly need to contact a Bliss Award voter:

1. If we can't verify the property owner's name with public records to validate their vote. We may write the individual asking if there is another name on file in public records.
2. If we receive duplicate votes from one legal address. We will only count one 2014 Bliss Award vote per legal address. We may inform a property owner if we see duplicate address submissions."

### **Voting Rules**

- Submissions will only be accepted from property owners of record. RealEstateScorecard.com has a crosscheck system in place to preserve the integrity of the votes.
- Property owners are to submit their vote online at RealEstateScorecard.com on any page of the website. **To quickly vote, click <http://realestatescorecard.com/node/add/property-owner-review> and go to the website.**
- Only one 2014 Bliss Award vote per property address will count.
- Property owners can choose to vote anonymously.
- Submission deadline is Friday, Dec. 20, 2013. Voting will be closed Saturday, Dec. 21.

Bliss Award winners will receive national recognition and the tangible award.

So let's get out there and vote! It's a great way to make a positive contribution to the marketing/communications program for Tellico Village. Just "Tell 'em it's better at Tellico Village."