

## Tell-E-Gram Text Only Version, Jan. 20, 2014

### POA Meetings and Events:

- Dock Captains, 3 p.m. Monday, Jan. 20, POA Office
- POA Board Meeting, 1:30 p.m. Wednesday, Jan. 22, Yacht Club (irregular date)

# Special Edition

## Best Community of the Year—2014 Bliss Awards

By Margie Casey

After visiting 241 master-planned communities in the Southeast, only 140 or 58% have made 'the cut' and are worthy of being included on our 'best list'.

Bliss Awards™ are presented annually to the best master-planned communities we find in Florida, Georgia, The Carolinas and Tennessee. All 140 communities were given an equal opportunity to participate in the **Happiest Community of the Year™** voting process.

On our website, you'll learn about the friendliest neighborhoods, most relaxing places to live, communities with superior amenities and attributes that make them special.

Over 2,400 verified property owner reviews on our website have been temporarily 'unlocked' - reviews we considered before determining our winners. The 14 Bliss Awards™ are selected by category:

- Happiest Community of the Year™
- By State - in Florida, Georgia, North Carolina, South Carolina and Tennessee
- By Lifestyle - Beach, Boating, Golf, Mountain, Lake, Tennis, and Equestrian
- Best Community Spirit

This year, we've added a new category for Best Community Spirit after a newcomer made the competition tougher. We congratulate each of the 2014 Bliss Award™ winners on their commitment to excellence!

### Happiest Community of the Year - Tellico Village

As the dawn breaks, cotton candy clouds reflect in Tellico Lake where dragonflies dance. Dog walkers and joggers scoot by sharing a friendly wave with the giggling children waiting at the bus stop and Mrs. Smith watering her colorful flower beds. Does this sound like Mr. Rogers Neighborhood of Make Believe? It's not. Meet Tellico Village in Eastern Tennessee. This lakefront neighborhood established 25 years ago has blossomed into a fairy tale where everyone wants to be your neighbor. A place of warm apple pie, a friendly hug, and worry free living.

How do we know? Because over 500 property owners have told us so by posting property owner reviews on our website. Here's an example of what they've said:

"It is a demi-Eden. We greet each morning with, "Ah, another day in Paradise!"

"The Community and the residents have successfully planned to integrate new residents into the life of the community. It is impossible to live here without making great friends, and enjoying a wide variety of athletic, cultural and volunteer activities."

"It's an active community filled with loving, giving people."

"So many fun things to do... you just show up & play. You don't need to know anyone to join in. Great for new villagers!"

“This place is a true treasure; we are torn between bragging about it and wanting to keep it to ourselves.”

"THE PEOPLE make Tellico Village the happiest place!!! They are friendly & helpful. It doesn't matter if you have a big house or a small one folks are welcoming.”

"It's like being at summer camp year round."

Grab a cup of coffee, or you better make it two. The happy comments go on and on. You can read all 500+ property owner reviews on our website on Tellico Village's community review page. Scored almost to perfection, 500+ Tellico Village property owners have scored it 97 out of 100.

Located 30 minutes west of Knoxville, Tellico Village hugs the shoreline of Tellico Lake. This large master-planned community is one of the friendliness neighborhoods we've come across. Folks are merry and carefree. With more time on their hands at retirement, many are busier than ever enjoying amenities and the hobbies they had put on hold during their careers. Amenities at Tellico Village include three championship golf courses, a state-of-the-art wellness center, yacht club, boating marina and much more. At the village, property owners pay a-la-carte for amenities. Property owners can pick and choose what they want to use. POA fees are dirt cheap at \$107 a month and comes with boatloads of love.

Tellico Village has the largest representation of volunteerism we've seen in Tennessee. From first responders to welcoming committees. From skilled firefighters to T-BART helping distressed boaters on the lake. Property owners have engaged themselves so deeply into the well being of the community as a whole, they've evolved into one of the happiest places to live in America.

Our loudest shout out is for Tellico Village, Real Estate Scorecard's 2014 Bliss Award winner for **Happiest Community of the Year™**. Congratulations!

**Upon hearing the news** that Tellico Village won Real Estate Scorecard's most prestigious award, General Manager Winston Blazer offered the following: "This is a significant accomplishment for our community. It's refreshing to see an outside agency like Real Estate Scorecard recognize what I've known for a long time: this is a fantastic community. Given all things that one considers when deciding where to live, Tellico Village is the best kept secret in the planned community world, but thanks in part to this award, the secret is getting out.”

In a cover letter from Margie Casey of Real Estate Scorecard, she said, "Congratulations on your achievement! Your community continues to be a benchmark in the real estate industry. We wish you continued success and happiness."

Go here <http://realestatescorecard.com/breaking-community-news/4337/72> to view the article online.

## Yearend 2013 Financial Highlights

**By Parker Owen, Director of Finance**

With 2013 now behind us, it is a good time to look back at some of the major events of the year that shaped the financial performance of the Tellico Village Property Owners Association. By just about any measure, this was a very good year for TVPOA. Following, in roughly chronological order, is my list of the top 10 TVPOA financial stories of 2013.

- Golf Maintenance equipment was replaced in the spring of 2013 in the amount of \$470,000, reinforcing our commitment to providing top quality greens and turf management. Most of the Golf equipment was approved for low cost financing via our bank line of credit (more on that later). Two fairway mowers at Toqua were financed via a capital lease at an even lower fixed rate of 1.9% for five years. Golf capital costs were minimized by buying some good quality used equipment coming

off-lease (\$91,000), and by renting carts on a short-term basis to cover peak demand, rather than purchasing additional carts as budgeted (\$32,000).

- Golf revenues were adversely affected by the extraordinarily wet weather that we experienced in 2013. For the year, we lost 123 playing days due to bad weather, resulting in a rounds shortfall of 8,836 versus budget, and 7,630 rounds decrease from 2012. The resulting revenue shortfall was \$344,000 compared to budget. Expenses were aggressively managed to produce a favorable variance to budget of \$261,000, thereby reducing the shortfall in net income to \$83,000.
- The Chota Recreation Center received a much needed facelift for \$132,000, which was \$43,000 under budget. New roofing, exterior stain, landscaping, new entry way and a pool deck pavilion gave this facility a fresh new look and will extend its useful life for many years to come.
- The Wellness Center Complex Master Site Plan was completed, setting the stage for planned, orderly growth of future facilities to be located around the Wellness Center. Amenity design work was completed for a Pickleball facility at the Wellness Center and for an open-air pavilion at the Toqua Golf Club. Both of these projects were included in the 2014 Budget and received Board approval for funding in 2014.
- After years of legal proceedings, TVPOA reached a settlement with Capital Source Finance, LLC to collect some of their delinquent assessments and return most of their lots to the TVPOA. This settlement not only recovered a significant portion of the funds owed to TVPOA, but it will also give us more control over the eventual disposition of the returned lots.
- The financing of Golf equipment via the bank line of credit (see #3 above) was not executed due to the cash received from the Capital Source Finance, LLC settlement. In effect, we paid for this portion of the Golf equipment out of the settlement proceeds rather than issue the debt that was planned, budgeted and authorized.
- TVPOA exercised its option to buy back some land around the Tellico Senior Living complex in order to contract with a new developer to complete the stalled project. The Tellico Senior Living complex land that was purchased was later sold to Five Star Senior Living. New plans are under development to complete this project in phases, including expansions of the assisted living facility, completion of the townhome development and construction of a new independent living building.
- The TVPOA Board of Directors approved a 10% increase in water and sewer rates beginning in 2014, with one-half of that increase designated as additional funding for the Water and Sewer Reserve. The rate increases are justified to cover higher costs for Water and Sewer Operations, return Water and Sewer Operations to positive net income and provide adequate funding for the Water and Sewer Reserve Fund. Water and Sewer Operations had lost money in five of the last six years. Up to now, the Water and Sewer Reserve had been funded solely from connection fees from new construction. But as the Village has built out and new construction has slowed, this source would have no longer been adequate to provide sufficient reserve funding in the future,
- Instead of paying down \$4,000 of debt as budgeted, TVPOA paid down \$503,000 of debt in 2013. Instead of drawing down our Reserve funds by \$161,000 as budgeted, we increased our Reserves by \$142,000. And our year-end Operating Cash balances increased by more than \$200,000. Overall, these factors represent a strengthening of our balance sheet by more than \$1 million.
- The Village Marketing Program that was launched in 2013 has demonstrated success, with 140 Discovery Tour Packages completed. And 36 sales of homes, townhomes or lots,

representing \$8.8 million, resulted directly from leads generated by this program. The Village continues to grow, with 59 home building permits issued in 2013. This tied with 2010 as the best year for home starts since the downturn in the economy of 2008. While still somewhat fragile, the economic recovery appears to be gaining traction and hopefully will allow more potential retirees to sell their homes in their home states and move to Tellico Village.

By almost any measure, 2013 was a good year for TVPOA. We enter 2014 with plans for two major new amenities—eight pickleball courts at the Wellness Center and an open-air pavilion at Toqua Golf Club. We have the lowest debt level of the last seven years and the strongest reserves levels in seven years. To be sure, there are challenges ahead as we face increasing maintenance costs on some of our aging facilities and infrastructure. Delinquencies remain an ongoing problem that we continue to address. And we will continue to work on selling the lots owned by TVPOA to return them to assessment paying status.

To each of the property owners of Tellico Village, I hope that you too have had a successful 2013, and I wish you and your family a very prosperous, healthy and Happy New Year.

## **Change on the Horizon for Blue Heron Restaurant**

The Blue Heron Restaurant at the Tellico Village Yacht Club will be closed for two weeks, Jan. 18 to Feb. 3, to accommodate changes in management operations. The Yacht Club will remain open for all club and organization meetings and any previously scheduled events.

The Tellico Village Board of Directors directed the General Manager to make these management changes to improve services at the Blue Heron Restaurant. Compass Group will no longer be managing operations at the Blue Heron. The staff will remain virtually unchanged and will initially report directly to the TVPOA.

During the two week closure, the staff will be working on training, re-branding and menu changes, permits and licensing.

Friday, Jan. 17, will be the last dining opportunity until re-opening on Tuesday, Feb. 4. For anyone wanting to reserve the Yacht Club or engage its services for the future, Jackie Newton at the Yacht Club will still be available to book your event and ensure its success.

Watch the POA communications channels for any developments and additional information. Thank you for your loyal patronage to the Tellico Village Yacht Club and Blue Heron Restaurant.

## **Village's Channel 3 in the News!**

Reported by Emily Stroud, WBIR

[Self-taught volunteers create community newscast](#)

“The team at **Tellico Village** Channel 3 taught themselves to run camera, monitor audio, shoot stories, edit video, and create graphics for announcements.”

Go here to see the whole story:

<http://www.wbir.com/story/news/local/five-at-four/2014/01/16/tellico-village-channel-3/4489915/>

## **Charitable Events and Fundraisers**

### **Soup's On Jan. 22**

The Kids First Child Advocacy Center will be hosting its ninth annual Soup's On fundraising event on Wednesday, Jan. 22, in the Tellico Village Community Church Christian Life Center. Lunch will be served 11 a.m.-1 p.m.; dinner will be served 4:30-7:30 p.m. Tickets are \$10 in

advance and \$12 at the door. Soup choices include our most popular “Blackfoot Potato-Sausage Soup,” hearty vegetable soup, a chicken-based soup, a vegetarian soup, and our delicious Hunter’s Chili. Also there will be homemade breads and cookies. This event offers not only a chance for friends to gather together and enjoy a warm bowl of soup, but it provides an opportunity to raise much needed funds for the Child Advocacy Center as it serves victims of child abuse.

Fundraising is a necessity as it is with most non-profits. The CAC receives funding from federal, state, and local governments, United Way, churches, local organizations, grants, businesses, memorials and individual contributions. The need for services continues to increase, and the cost of providing the services increases also. Please give us your support. The children we serve need our help. They never asked to be VICTIMS, but we can help them become SURVIVORS.. For more information call 865-986-1505 or visit [www.kidsfirsttn.org](http://www.kidsfirsttn.org).

### **Pre-Super Bowl Party Jan. 24**

The Friends of the Tellico Village Public Library would like everyone to know that signups for the Pre-Super Bowl Party To Support The Public Library at Tellico Village are now being accepted at the Library’s circulation desk. This fun event will be held at the Tellico Village Yacht Club 7-11 p.m. Friday, Jan. 24, 2014. Friends Members \$10/Non-Friends \$15. Please make checks payable to FOTVL. Deadline for refund Jan. 17. Contact Bev Cottle, 865-414-9150, for more information. Music will be donated by Lou Robitaille. Make reservations for dinner at The Blue Heron at the Yacht Club as dessert will be provided. Vote on who you think will win the Super Bowl, prizes will be given out to the winning guesses after the Super Bowl Game. Sign-up will also be at January New Villagers and HOA Socials as well as at The Public Library at Tellico Village Circulation Desk.

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

### **Library Closed Jan. 20**

The Public Library at Tellico Village will be closed Monday, Jan. 20, in observance of Martin Luther King Jr. Day. No fines on materials dues during this closing will be accrued

### **Coast Guard Auxiliary Meets Jan. 22**

The U.S. Coast Guard Auxiliary Tellico Lake Flotilla 12-02 will meet Wednesday, Jan. 22, with dinner and fellowship beginning at 5:30 p.m. and meeting at 6:30 p.m. in the Tanasi Café in the center dining/meeting room. The Tellico Lake Flotilla is growing and we welcome everyone to learn about joining other Village residents to help improve boating education and safety on Tellico and Watts Bar lakes. For more information, call Tom Murphy, 865-320-3788.

### **T-BART Annual Meeting Jan. 23**

T-BART (Tellico Boaters Assistance Response Team) invites you to its 2014 annual meeting 7-8:30 p.m. Thursday, Jan. 23, in the Yacht Club (Sequoyah Road), top floor.

T-BART’s 2013 activities and organizational status will be presented. Guest speaker, Bill Fink, a Tellico Village resident since 2005, will share recent experiences crossing the Gulf Stream and cruising the Bahamas. Bill has a lifelong affection for all things boating, holds a U.S. Coast Guard Master Captain license, is a T-BART Captain and is an Instructor and Coxswain in the Tellico CG Auxiliary flotilla. The Finks have lived and cruised throughout the world and bring a wealth of experience and stories to their cruising adventures.

### **Women’s Club Meets Jan. 27**

Club meetings are held the fourth Monday of the month at 3 p.m. except for the months of May, June, and July. Typically the meetings convene with a social hour 3-3:30 p.m. with the business meeting immediately following. Most meetings are held at the Christ Our Savior Lutheran Church, 260 Wade Road, Loudon, TN 37774 located on Highway 72 one mile West of Highway 444 in Loudon County, Tennessee. We would love to have you come check us out. We have a wonderful system of Big Sisters in place to help you navigate GFWC and our chapter in particular. You can

volunteer as much or as little time as you like, we would just like you take a little time to get to know us and see if you feel there is a fit. Please check out our website at <http://www.tellicowomensclub.org/> to find out more.

### **Hike Old Sugarlands and Twin Creek Trail Jan. 29**

The Tellico Village Hiking Club will depart 7:45 a.m. (note time change) Wednesday, Jan. 29, from Chota Center to hike:

- Old Sugarlands/lunch in Gatlinburg/Twin Creek Trail
- Distance: 10 miles
- Rating: Moderate
- Elevation Gain: 1,100 feet
- Driving time: 1.5 hours
- Leader: Bob Kutschera, [bkkutch@yahoo.com](mailto:bkkutch@yahoo.com) or 865-408-3092

We will meet up with hikers attending Wilderness Week in Pigeon Forge. This hike is the club's annual January hike which includes lunch at The Best Little Italian Restaurant in Gatlinburg (approximately 8 miles from the start of the hike to the restaurant). It is another 2 miles on Twin Creek Trail back to Sugarlands Visitor Center. Bring water and a trail snack.

**Driving Directions from Tellico Village to Sugarlands Visitor Center:** From Chota Center, take TN 444 to US 321. Turn towards Maryville. Continue through Maryville to Townsend. At the traffic light in Townsend, turn left staying on US 321 toward Pigeon Forge. Continue 5.7 miles to Lyons Springs Road. Turn right and continue 2.6 miles to Metcalf Bottoms picnic area and a "T" with TN 73 (Little River Rd.). Turn left and continue to the Sugarlands Visitor Center for restrooms and trailhead. You will be met at the Visitor Center and led to the parking area we use for the hike.

Hiking boots and hiking sticks are recommended. 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](http://www.TVHikers.com).

### **C.O.P.s Presents U.S. Mail Theft, Fraud and Scams Jan 29**

The Tellico Village C.O.P.s Program (Citizens Observer Patrol) is sponsoring a presentation entitled, "U.S. Mail Crime Opportunities." This free presentation will take place 5 p.m. Wednesday, Jan. 29, on the top floor of the Yacht Club.

The C.O.P.s program is comprised of a group of volunteers from Tellico Village whose mission, in partnership with the Loudon County Sheriff's Department, is to reduce the likelihood of Tellico Village residents falling victim to crime. One component of this mission is crime prevention through education.

This quarters crime prevention education presentation will be given by Cindy A. Mosgrove, who is a General Analyst with the United States Postal Inspection Service in Knoxville. Her presentation will touch on the prevention of mail theft from residential mail boxes and current postal scams and fraud techniques being utilized to lure targets into becoming victims. There will also be a question and answer session.

No reservations are required. The Yacht Club is located at 100 Sequoyah Road in Tellico Village.

**Loudon County Chefs Compete Feb. 10—Tickets on Sale NOW**

**Lovin' Loudon County** chef competition will be 4-8 p.m. Monday, Feb. 10, in the Tellico Village Yacht Club. Enjoy tastings from some of the area's best restaurants, support for some of your favorite charities, entertainment from some of your favorite acts, activities for some of your favorite kids, and competition from some of your favorite chefs! Adult tickets are \$30 in advance or \$50 per couple. All adult tickets will be \$35 at the door. Children 12 and younger are \$5; children younger than 5 attend free. Tickets available at Loudon County Chamber of Commerce, Loudon County Visitors Bureau, and Tellico Village Property Owners Association. Tickets are also available at the *News-Herald*. Online ticketing is available now at: <http://lovinloudoncounty.ticketleap.com/lovin-loudon-county/>. Visit [www.facebook.com/lovinloudoncounty](http://www.facebook.com/lovinloudoncounty) for more info.

### **Free PGA Professional Golf Demonstration and Clinic Jan. 18**

Join the golf pro staff 10 a.m. Saturday, Jan. 18, at Toqua (rescheduled from Jan. 11 because of rain). Mark Wickenden and Adam Jacob will go over the fundamentals required to be successful with your wedge play. They will cover all aspects of wedge use from greenside chips to full shots. Please come out, join us, and bring a friend!

*Lovin' Loudon County*

Monday, February 10, 2014  
 Chamber Member & Tellico Village Preview 4-5pm  
 General Admission 5pm  
 Tellico Village Yacht Club

Competition from some of your favorite Chefs

Kids First  
**CAC**  
 of the 9th Judicial District

LOUDON COUNTY CHAMBER OF COMMERCE  
 LOUDON COUNTY FIRST!

Tellico Village

Adult tickets \$30 in advance, or \$50 per couple. At the door, all adult tickets are \$35. Children 12 & under are \$5; under 5 attend free. Tickets can be purchased at the offices of the Loudon County Chamber of Commerce (Loudon), Loudon County Visitors Bureau (Lenoir City), News Herald or the Tellico Village Property Owners Association (Tellico Village).

For more information, visit [loudoncountychamber.com](http://loudoncountychamber.com) or [facebook.com/lovinloudoncounty](http://facebook.com/lovinloudoncounty).

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