

Tell-E-Gram Text Only Version, October 30, 2015

POA Meetings and Events:

- POA Board Workshop, 9:30 a.m. Tuesday, Nov. 3, Yacht Club (irregular time and location)
- Architectural Control Committee, 9 a.m. Thursday, Nov. 5, POA Conference Room
- Recreation Advisory Committee, 9 a.m. Thursday, Nov. 5, Wellness Center
- Communications & Marketing Advisory Committee, 9 a.m. Friday, Nov. 6, POA Conference Room

Tellico Village Property Owners Association

Board Workshop Agenda

9:30 a.m. Tuesday, Nov. 3, 2015

Yacht Club

<u>Topic</u>	<u>Purpose/ Outcome</u>	<u>Presenter(s)</u>	<u>Timeframe</u>
Kahite Deer Population	Discuss	Tom Greene	9:30-10 a.m.
2016 and 5-Year Budget	Review	Parker Owen	10 a.m.-noon

[Note irregular time and location]



General Manager's Report

By Winston Blazer, General Manager

Assessments and User Fees Explained

As we continue through our budget season where we meet and discuss various aspects of the 2016 budget and five-year plan, I wanted to take the opportunity to clarify the differences between assessments and user fees.

Assessments in a private community such as Tellico Village are somewhat like city taxes in an incorporated municipality. They are what you pay to operate the community. Also like city taxes, assessments in private communities vary widely, depending upon the amenity composition and the governing documents. This makes it difficult to compare assessments from one private community or development to another.

Unlike city taxes, which are based on the value of the property, assessments are equal for all property owners. All Tellico Village property owners currently pay \$112 per month, in accordance with the Covenants and Restrictions. Assessments account for roughly half of the POA's total revenue; user fees account for the balance.

Some Village property owners are understandably confused about the difference between assessments and user fees. What is the right balance? This is not an easy issue. In fact, it's one that every Board since I've been here has debated over and over again. Let me attempt to clarify.

Basically, assessments pay for the upkeep and administration of the Village, including maintaining the streets and buildings, landscaping and grass mowing, and even filling sinkholes. They also pay to administer the Village – the administrative staff and managers; and the computers and software that it takes to keep up with things; and for the telephones and utilities it takes to run them.

The assessment also provides most of the funding for capital projects to replace equipment that has reached the end of its useful life, expansion of new and existing amenities, and enhancements to normal operations. A portion of the assessment is used to service our debt. Assessment dollars are also used to supplement other parts of the Association that have user fees; more on that in a moment.

These are the costs that are necessary to keep our Village operating at a level that ensures it remains a desirable, high quality community. These are costs that benefit all property owners, even those who have not yet moved here. Some Board members have referred to them as "ownership costs."

User fees, on the other hand, are what property owners and guests pay when they use the services and facilities offered by the Village. These user fees are used to offset some of the operating costs of the TVPOA based somewhat on an a la carte platform as opposed to a model where a large assessment covers everything whether you use it often, a little, or not at all. When you play a round of golf, the greens fee helps pay for a large portion of the operating costs to provide high quality golf courses and the infrastructure to support them.

Different communities treat the subject differently. If a community wants to hold assessments artificially low to promote lot sales or for other reasons, it can load most of the costs on user fees or set large "initiation fees" to "join" the golf course. Other communities can load all the costs on assessments and advertise "free golf."

In Tellico Village, we have evolved from virtually no user fees in the beginning to where they are now an integral part of the financial picture today. Some of our service's costs are mostly or completely covered by user fees: water and sewer services, ACC building permits, boat docks, the gas dock, and RV storage, for example. In golf operations and in recreation, user fees are not sufficient to carry the full load assigned to them, so subsidies from assessments are required to make the ends meet. We call this the cost of providing amenities.

Generally speaking, the assessment covers the cost of creating the amenity, and user fees cover the ongoing operating costs associated with the daily use and operations of the amenity. The assessment covers the smaller portion while the user fees cover the larger portion of these costs. Whether you play golf or not, use the Wellness Center or not, or eat at the Yacht Club or not, it is the sum total of these amenities that enhances the value of all property in Tellico Village. It is a reason that most owners bought their property in the first place.

I hope that this helps explain some of the differences between assessments and user fees for any property owners who may not be familiar with our financial operations. Currently we are deep into our budget process and the committees, managers, and Board are meeting on the 2016 Budget and studying the many options. The next meeting on the 2016 Budget: Tuesday, Nov. 3, Board Workshop review of final draft, 10 a.m. to noon at the Yacht Club. The Board is aiming for their meeting on Wednesday, Nov. 18 to approve the 2016 budget.

POA 101 and Rec 101 in November

The next POA 101 session is scheduled for Thursday, Nov. 19 at 2 p.m. at the Yacht Club. POA 101 is designed for new Villagers who have not had the opportunity to learn about their Association.

We thoroughly cover the finances, governance and history of Tellico Village, and we talk a lot about communications. The session takes about one hour.

To RSVP, please call Patty Robichaud at (865) 458-5408, ext. 4115. This ensures we have materials for all attendees.

The next Rec 101 is at 12:30 p.m. on Thursday, Nov. 19 at the Wellness Center. It is designed for folks wanting to learn more about the facilities and programs offered by the Recreation Department. No need to RSVP. Just show up and join us.

Why not make it a daily double and attend both sessions?

Marketplace at the Yacht Club well attended

More than 300 Villagers attended the Marketplace at the Yacht Club Oct. 9. 35 vendors from local businesses really enjoyed the opportunity to connect with Villagers. The event included live music provided by Pistol Creek Catch of the Day.

Next year's event is in the planning stages. Stay tuned for that information as we get into next year.

Holiday POA schedule

I wanted to pass along our upcoming Holiday Schedule for the POA administrative offices to make it easier on folks to plan their business with the Association.

The POA Administrative offices will be closed Thursday, Nov. 26 and Friday, Nov. 27 in observance of Thanksgiving.

The Wellness Center and Chota Recreation Center will be closed Thanksgiving Day. The Wellness Center is open 6 a.m. to 5 p.m. on Friday, Nov. 27, and Chota Recreation Center is open 8 a.m. to 5 p.m. on that Friday.

Our golf courses are closed on Thanksgiving Day but are open the day after.

I hope everyone in Tellico Village has a safe and happy holiday season.

Election Info: The Time is NOW!

Attention Villagers! It's time to make your voice heard. It's time to cast your vote in the 2016 TVPOA Board of Directors election. Polls open at midnight, Sunday, Nov. 1. The letters for all eligible property owners were mailed yesterday, Oct. 29. These letters will explain the process and provide you with your unique username and password.

Let's get out there and VOTE!

Election Information

- Polls open midnight on Nov. 1 and will remain open until noon on Thursday, Nov. 19.
- The election results will be revealed at the POA conference room at 2 p.m., Friday, Nov. 20 and immediately disseminated via all of our communications methods.
- The elected members will take their seats at the Dec. 16 Board meeting.

How many possible votes are there?

For this year's election, there are a possible 5,841 votes that could be cast. The following is a breakdown of where those votes come from:

Residents: 3,228

Non-Residents: 2,613

Cooper votes: 51

For more information or with any difficulty in casting your ballot, call Election Administrator Jessica Johnson at 865-458-7081.

Tanasi Bar and Grill

- Join us for football Saturdays—1/2 price appetizer menu and \$5 pitchers of beer. All day. Watch your game with us.

Tanasi Bar and Grill: 865-458-9392

Toqua Café: 865-458-1330

Yacht Club

- Join us tonight, Oct. 30 for a special **Halloween Tiki Bar 7-10 p.m.!**

Some Other Stuff You Need to Know...

Winter Directory Review

We're in the final stages of updating the Tellico Village Directory for the Winter 2015-2016 edition. The draft copy will be available at the Library through Saturday, Oct 31.

HOA Survey on Food Services

The following link will take you to a survey that is designed to provide insight into ways to improve satisfaction with each of the food services venues and to identify things that can increase participation at those venues and make the experiences for each Tellico Village resident better.

Completing the survey should take but a few minutes, and your input can help drive improvements that you want to see. Survey can be taken here: <http://hoatv.org/>

Home Tour Nov. 1

Women's Club annual charity Home Tour is 1-5 p.m. Sunday, Nov. 1. This is the 20th Home Tour and 20 years of the Women's Club of Tellico Village serving our community Home Tour will feature five Tellico Village homes decorated for the holidays plus reception and boutique at the Yacht Club.

Tickets are \$15. Available from any member plus Village Salon, Sloan's Hardware, United Community Bank, and Broadway Florist.

Computer Users Club Meets Nov. 3

The Tellico Village Computer Users Club will hold a general meeting 7 p.m. Tuesday, Nov. 3, on the top floor of the Yacht Club. After general announcements, annual committee reports and the election of Board of Directors for 2016, the following program will be presented:

Chris Evans-Longmire, Executive Director, Child Advocacy Center, will speak to us concerning current happenings and some thoughts toward the future.

There will be door prizes for several members attending. Be sure to get your ticket after you register. See you there.

The Board of Directors meets the second Tuesday of each month in Room D at the Chota Rec Center. Visitors are welcome.

For more information, visit our website at www.TVCUC.org.

Shoppes of Christmas Nov.4

Start your holiday shopping early by visiting the annual Shoppes of Christmas 9 a.m.-3 p.m. Wednesday, Nov.4, at the Tellico Village Yacht Club. The public is invited.

Welcome Center Grand Opening Nov. 4

The new Tellico Village Welcome Center will have an 11 a.m. ribbon cutting and open house until 4 p.m. Wednesday, Nov. 4. Hot chocolate, coffee, and pastries will be served. The Welcome Center is located at 202 Chota Road. For more information, call the Welcome Center at 865-458-7061.

Garden Club Meets Nov. 5

The Tellico Village Garden Club will meet 12:30 p.m. Thursday, Nov. 5, at the Yacht Club. Dr. Sue Hamilton, Director of UT Gardens, will present a program on Conifers - What makes these trees and shrubs special? New members welcome. Membership is \$10 and covers programs through June 2016. For further information, contact Kay Wilson, 865-458-1599.

Woodworkers Meet Nov. 5

The November meeting of the Tellico Village Woodworkers Club will be held on Thursday, Nov. 5, at 6:45 p.m., in the Yacht Club. The educational program will be presented by Kasey Krause, an urban forester from Knoxville. The public is invited.

Hike Mt. Sterling Nov. 6

The Tellico Village Hiking Club will depart 8 a.m. Friday, Nov. 6, from Chota Center, to hike:

- **MT. STERLING**
- Distance: 5.4 miles
- Rating: Difficult
- Driving Time: 2 hours
- Elevation Gain: 2,000 feet
- Leader: George Zola, 614-937-0767 or zola1029@gmail.com

Mt. Sterling is in Smoky Mountain National Park. The hike is rated difficult because of the elevation gain. The gain is continuous and steady with no severely steep sections. Along the way the forest changes from oak to red spruce/Frasier fir on the summit. There is a 60-foot steel tower on the summit which offers some of the best views in the park.

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.

Hike Turtletown Creek Trail Nov. 9

The Muddy Boots Hiking Club will depart 8:30 a.m. Monday, Nov. 9, from Chota Center (across from the gas station), to hike:

- Hike the Turtletown Creek Trail
- Distance :4 miles
- Elevation: gain 500 feet
- Drive time: 1.5 hour
- Hike Leader: Jim Jeswald

This is a four-mile loop hike through the Cherokee forest. We will pass along water cascades and beautiful waterfalls.

Bring your boots, poles (If you have them) snacks, water, lunch, name tag and \$6 for the drivers. Directions and carpool info provided the morning of the hike.

Veterans Day Celebration Nov. 11

Please join us on Veterans Day, 7-10 p.m. Wednesday, Nov. 11, in the Yacht Club, to help us THANK and HONOR our Veterans! The program will be hosted by DJ Lou Robitaille and will include:

- 7 p.m. Prayer/Invocation by Pastor Charlie Barnard.
- Knoxville Color Guard to present Colors, honoring all five branches of US military, performing US flag folding ceremony, a 21-gun salute, and ending with Bugler Taps.
- Introduction of Smoky Mountain Service Dogs and their veterans, and Mike Kitchens, president

of the local chapter.

- Introduction of Clinton Riddle, a 95-year-old World War II veteran (in uniform).
- Introduction of Randy Baxter, host of The Veteran Next Door radio talk show, 94.3 FM, 9-10 a.m. Saturday. (His show has raised awareness and countless dollars to assist vets.) Randy will be circulating around the room for input for future shows.
- Introduce Jim Hallihan who hopes to establish a VFW post here in the Village.
- Presentation of check to Smoky Mountain Service Dogs.
- Music and dancing 8-10 p.m.

There will also be an art sale with all funds donated to support military members and their families. The artwork was completed by a Marine who served three tours (Iraq and Afghanistan) and returned with PTSD. All art pieces will be reasonably priced at \$10-\$30—or whatever donation the buyer feels is appropriate. All funds will be donated to Operation Homefront and the Semper Fi fund.

Dinner reservations requested for patrons dining upstairs in the Blue Heron (Yacht Club) restaurant. There will be a generous 20% discount for veterans for meal service. It is strongly suggested to dine 5-6:30 p.m. to ensure participation in ceremonies, beginning at 7 p.m., on the lower level of club. WBIR Channel 10 tape the event, and will replay a segment for the 11 p.m. news.

Fishing Club Meets Nov. 11

The Tellico Village Fishing Club monthly meeting will not be at the Yacht Club in November. Instead, it will be at Classico's Restaurant with a social beginning at 6 p.m. and the meeting at 7 p.m. New club officers and yearly awards will be presented. A pizza buffet will be available for \$5. A separate email will be sent to club members to RSVP for a restaurant count. Our guest speaker will be Matt McKee who operates McKee Outdoors which sells Ranger boats and fishing tackle in Maryville. He will discuss late fall and winter fishing on Tellico Lake.

For additional information, contact Club President Dale Weidinger at (865) 458-1460.

Ladies Book Club Nov. 12

The Tellico Village Ladies Book Club will meet Thursday, Nov. 12, in the Tanasi Clubhouse, for an 11:30 a.m. lunch and a 12:15 p.m. discussion of the nonfiction book, "Into Thin Air," by Jon Krakauer. The discussion leaders: will be Sandy Arrowood and Penny Hatt. For more information, contact Bette Purvis at 865-458-8070.

Village Quilters Meet Nov. 13

The Village Quilters will meet 9:15 a.m. Friday, Nov. 13, at Christ Our Savior Lutheran Church, 260 Wade Rd, Loudon, TN. The program will be: "Transforming Traditions" with Bill Kerr.

Bill and his wife, Weeks Ringle, are co-founders of Modern Quilt Studio and have been making modern quilts since 1999. They are the authors of *The Modern Quilt Workshop*, the first book published on modern quilting, as well as *Quiltmaker's Color Workshop*, *Quilts Made Modern*, and *Transparency Quilts*.

Fore the Love of the Game—Golf News and Events

Kahite - 423-884-6108

Toqua - 865-458-6546
458-4707

Tanasi - 865-

Callaway Golf

This fall Callaway Golf has come out with some new products to help golfers of all playing levels. For drivers and fairway woods, Callaway has the NEW Great Big Bertha and Big Bertha Alpha 816.

Also new to the line is the Apex CF 16 and Apex Pro 16 irons. All these clubs are available now at Toqua to demo and we also offer FREE custom club fitting done by one of Tellico's PGA professionals. If you have any questions on the new equipment please feel free to ask. See you at the golf course, Adam Jacob, PGA, Head Golf Professional, Tanasi Golf Course

First Annual Tellico Cup Golf Event Nov. 1

- Just a friendly reminder the 1st Annual Tellico Cup will be held on Sunday, Nov. 1. The event will be at Tanasi and will begin with a 1 p.m. shotgun start. **THERE ARE STILL SPOTS AVAILABLE ON ALL 3 TEAMS!!**
Kahite, Tanasi and Toqua will compete in a team event comprised of 30 golfers from each area. Players will be assigned teams based on their address:
Kahite - Residents living in the Monroe County area of the neighborhood at Kahite
- Tanasi - Residents living between the Yacht Club and the North Entrance (including those living near the Yacht Club)
- Toqua - Residents living south of the Yacht Club to the South Entrance of the Village

This event is open to all Tellico Village residents with a valid USGA handicap (men and women). Teams will be limited to the first 30 sign-ups; sign-up sheets are available in each Tellico Village Pro shop.

The format will be a Stableford, where each player's course handicap will be deducted from 36 to determine their individual point quota. The highest scoring team will win the Tellico Cup! (ALL player's scores count!)

Entry Fee is just \$5 per player, with the entry fee going toward the purchase of a traveling trophy that will be displayed at the winning team's pro shop.

Please join us and have some fun making this team event a success!

Sincerely, Glenn Hudson, PGA, Head Golf Professional, The Links at Kahite

2015 MGA Turkey Shoot Nov. 14

2015 has been a great year for the MGA and we will be wrapping the season up on Saturday, Nov. 14, with our annual Turkey Shoot at Toqua.

The Tournament format will be a 4-person scramble, with A, B, C, and D pairings selected by the Tournament Committee. Entry fee is \$15 for prizes (does not include cart and green fees). Also the MGA will be buying all players lunch and beer after play. Starting time is scheduled for a 9:30 a.m. shotgun and all players can sign up on Chelsea.

Following play there will be an awards luncheon where will be announcing Player of the Year, Most Improved, and the newly elected Officers for the MGA Board of Directors.

Don't miss out on a great day of golf, FREE BEER and FREE LUNCH. Sign up on Chelsea today!!

See you at the golf course, Adam Jacob, Head Golf Professional, Tanasi Golf Club