

Tell-E-Gram Text Only Version, Dec. 18, 2015

POA Meetings and Events (red denotes irregularity of time, day, and/or location):

- **POA Offices closed Dec. 24 and 25 for Christmas**
- **POA Offices closed Jan. 1 for New Year's Day**
- **POA Board Workshop, 10 a.m. Tuesday, Jan. 5, POA Conference Room**
- **Architectural Control Committee, 9 a.m. Thursday, Jan. 7, POA Conference Room**

General Manager Report for December

By Winston Blazer, General Manager

2015: A Good Year for the POA

This year has been a pretty good year for your Property Owners Association. It looks like we're going to bring the budget in for a nice, smooth landing on Dec. 31. At their meeting last week, I briefed the Board of Directors on several accomplishments that I feel Villagers should be very proud of.

This year was the year we transitioned two more of our restaurants, the Toqua and Tanasi clubhouses, over to AWE Hospitality. We now have excellent financial reporting, full alcoholic beverage service, and very professional operations for our two clubhouses. I believe we now have a very professional contractor running our food services, and our outlook in this area is the best that I have seen in my 22 years at Tellico Village.

This changeover to AWE at our two clubhouses was not in the 2015 budget, and so far through November we are \$88,000 over budget for the two clubhouses. In 2016 the clubhouses will be contracted without subsidy as they were in previous years, and now that we know what to expect from sales and operations, I am looking for a much better 2016 in this area. Overall, we have gained significant improvement in food service, quality, and execution, and management reporting has greatly improved.

In January 2014 the POA took over operation of the Kahite Clubhouse restaurant, and we had virtually no business records about the operation. To date we have a pretty good feel for the operation and will be looking to shop this operation out in 2016.

In our Accounting Department, we acquired a new Accounting Manager, Kendra Forsythe who replaced our previous manager in that area. We recruited her and brought to Tellico Village a highly qualified accountant, who is also a Certified Public Accountant, and excellent manager to run the department. With the addition of Kendra to lead the department, Finance Director Parker Owen is now able to better focus on POA financial matters. The bottom line is I now have very good people in these key roles.

The Cheeyo Place project is a new venture for Tellico Village; creating development and creating demand for POA lots. A year and a half ago, Cheeyo Place was a sparsely built out area with only one home built out of 18 lots. The POA worked with builders to create a cottage style neighborhood with sidewalks and lampposts, within walking distance to shopping, and home to the soon to be Cheeyo Park. This new concept has gained a lot of momentum with four homes complete and four more homes under construction. We have sold seven POA delinquent lots, and as a result, two other delinquent lots have sold. The average home value in this area is \$270,000 with a total value of around \$2.2 million.

Our Marketing and Communications Program is running well ahead of all its goals. Some of the main highlights are that we have welcomed 354 couples on the Discovery package (708 people) through November. We have 4,798 new leads in the database, and we have closed on the sale of 30

POA lots and have five more pending. We also have 87 sales of homes and lots in the Village that can be attributed to the marketing program this year.

Speaking of property sales, another success story is the number of homes permitted for 2015. The Architectural Control Committee granted 74 permits for new home construction in 2015. That compares to an average of 55 homes per year from 2008 through 2014 and is the most since the 113 homes permitted in 2007. This is excellent news for the continued growth of our community.

Finally, I want to speak to the new Welcome Center. We purchased a centralized business location for the POA Welcome Center. We have welcomed 121 walk-ins since we opened on Sept. 28, and we also had some 91 people meet here to start their tours of Tellico Village. That's in less than 90 days. This facility provides a great first impression for new visitors and a facility our current members can be proud of. We have had more than 500 people visit since we opened the Welcome Center.

As your General Manager, I am proud of what we have accomplished in 2015, and I look forward to an even better year next year

Board Seated for the New Year

The 2016 Tellico Village Property Owners Association Board of Directors is seated. The Board welcomes Bruce Johnson as a new member this year. Many thanks from all of us on the POA staff to Ginny Ranck for her years of service on the POA Board.

The Board has voted Alan Hart as their president for the upcoming year. Claire Frazer will serve as vice president, Joe Marlette as secretary and Bob Coates as treasurer.

Several committee assignments were also decided:

- The Audit Committee will consist of Bob Coates, Tom Lee and Cap Purvis.
- The Election Committee is Claire Frazer, Bruce Johnson and Tom Lee.
- The Nomination Committee is Claire Frazer, Alan Hart, and Tom Lee.

The advisory committee members were also approved at the latest Board meeting. Visit www.TellicoVillagePOA.org/typoa/committees to see a list of all the committees and their members.

Board members also serve as liaisons to the various advisory committees. The Board members and the committees they are assigned to:

- Architectural Control – Bob Coates
- Communications and Marketing – Tom Lee
- Finance – Bruce Johnson
- Golf – Alan Hart
- Long Range Planning – Joe Marlette
- Public Services – Cap Purvis
- Recreation – Claire Frazer.

Finally, Board members also serve as liaison to a few other committees and boards in the Village:

- Honors Award Committee: Claire Frazer
- Townhouse Association: Tom Lee

Keep voting

To those Villagers who have taken the time to go to RealEstateScorecard.com and vote for Tellico Village, thank you. I understand we are doing very well in the voting. Voting continues through the first week of February. Last year, the website declared the winners in the various Bliss Award categories in late January, but this time around, it will probably be mid-February.

Again, thank you to the hundreds of Villagers who have voted. Thank you for telling them, "It's Better at Tellico Village." For more information or to vote, go to RealEstateScorecard.com and click on the Bliss Award voting icon.

POA offices closed

The POA Administrative offices will be closed for Christmas on Thursday and Friday, Dec. 24 and 25 and for New Year's on Friday, Jan. 1. We will be back in business at 8 a.m. on Monday, Jan. 4.

Happy holidays

Finally, I want to take this opportunity to wish everyone Merry Christmas and a happy and safe New Year. We will be publishing more highlights of 2015 very soon. Watch all of our communications channels to see many more accomplishments by our staff and volunteers over the last year.

Celebrate New Years, and keep it safe. See you next year.

It Is Time to "Tell 'em You're Happy!"

The deadline to vote for the 2016 Bliss Award is fast approaching.

Balloting closes Sunday, Feb. 7.

Have you told RealEstateScorecard.com (RES) how happy you are to live in Tellico Village? If not, vote now. Click on this link to vote:

www.RealEstateScorecard.com/node/add/property-owner-review

Tellico Village won the 2014 Bliss which is given to the Happiest Community in the Southeast. In 2015, the Village won "The Best Community Spirit."

Highlights from the Board Meeting

In case you missed the POA Board meeting Wednesday afternoon at the Yacht Club:

- President Alan Hart accepted a ceremonial check from Mitzi Lane, Continuous Improvement Manager, in the amount of \$150,000 to go into the Amenities Reserve Fund. The check represents the amount of Continuous Improvement savings in 2015 through the efforts of the POA employees. These are real dollar savings for the year. This is the largest amount returned to the POA coffers through this program.
- The POA Board bid a fond farewell and thank you to Ginny Ranck for her many years of service on the POA Board. Ginny will continue to stay involved in with the POA by serving on the Communications and Marketing Advisory Committee.
- Finance Director Parker Owen sought and got approval for a WATE Weather Cam to be installed here in Tellico Village. The cost to the POA is approximately \$6000 and is a one-time purchase of the camera. WATE Channel 6 television covers the annual costs for maintenance, tech support and data. The camera is slotted to be installed at #10 at Tanasi Golf Course looking out toward the marina. We will let the community know when they can log on to see the new view from the weather cam.
- John Cherry updated the Board on the new Tellico Village smartphone app. Villagers and visitors can download the app at the Apple App Store or through Google Play for Androids by searching for Tellico Village. It's free and downloads in just a couple of minutes.
- The Board approved a slate of committee members for the new year. All of the advisory committee rosters have been updated on the POA website at the Committees tab.
- The 2015 Board adjourned, and the 2016 Board was seated. They then selected officers, Board committees, and liaison assignments. All of those seats and assignments are reflected in the General Manager's article in this Tell-E-Gram and in next week's Connection.

Recent Events and Bragging Rights

Ford Club Donates Books

Larry Campbell (center), president of the Tellico Village Ford Club, delivers 39 books to Steekee School Principal Tracy Franklin (right), and Assistant Principal Susan Kelley (left). The books were donated by club members at their recent annual Christmas party.

Submitted by Bob Bierman

Friends 'n Fun Christmas Party

Below: Some 22 members of the Village's Friends 'n Fun women's social club gathered for a Christmas party for the first time since the club was established some three years ago. The party was held at the home of Gary and Amy Dunajewski. The club has monthly meetings and fun outings several times a month. A theatre event and Mardi Gras party are scheduled for early 2016.

Submitted by Bob Bierman

Vandalism Reported

Unfortunately, Tellico Village was hit with a bit of Grinch-like vandalism late Thursday night and early Friday morning. Dozens of mailboxes were damaged and destroyed throughout the community. If your mailbox fell victim to these ne'er-do-wells and you would like to report it to the POA, please call (865) 458-4522. You will also want to report it to the Sheriff's office at their non-emergency number of (865) 458-9081.

Some Other Stuff You Need to Know...

Leaf Removal Progress

The leaf crews continue to work their way through the Village. Here's today's update AND some additional information.

- The Toqua crew is on Walosi heading south on the lake side of Toqua Road. They will next head to Chanusi.
- The POA crew is in Tommotley on Okema. Once they are complete in Tommotley, they will be heading to Kahite next.
- Little known fact: The crews made a complete sweep through Tellico Village in two weeks from Nov. 1 – 14. Since then, due to the volume of leaves, they have not quite completed a second sweep.

They'll keep working until all the leaves are taken care of or until Feb. 29 when they switch to brush pickup.

Tellico Village Christmas Past

Below: A picture from a Tellico Village Christmas Past: Attached is a picture from the Tellico Village Cruising Club Boat Parade in 2010. The boat was Tom and Marbeth Dietrich's *Indian Summer*. The crew putting it together was Tom and Marbeth Dietrich, Jerry and Nancy Campbell and Wayne and Sue Tinder.

Rescheduled: Hike Abrams Falls Dec. 21

The Muddy Boots Hiking Club will depart 8 a.m. Monday, Dec. 21, from Chota Center (across from the gas station) to hike:

- Abrams Falls in the Smokies

- Distance: 5 miles
- Rating: moderate
- Elevation gain: 300 feet
- Driving time: 1 hour 15 minutes
- Hike leader: Margo Ross

This hike will follow Abrams creek most of the way, ending at Abrams Falls described by many as the best waterfall in the park.

Bring snack, water, lunch, boots, poles and \$5 for the drivers.

Time for 2016 MGA Dues

The Men's Golf Association ("MGA") wants to remind all members that 2016 dues are due starting Jan. 1, 2016. Checks for \$35, made payable to TV MGA can be mailed to or dropped at any of the three Village golf pro shops.

If you are not a MGA member and would like to join the MGA, please submit a completed Tellico Village Handicap Service Request Form with your payment. This form can be downloaded from the TV MGA Home Page, www.tvmga.com, by clicking the "How to Join the MGA" caption.

MGA dues cover the cost of maintaining, for each member, a USGA Handicap Index issued through the Tennessee Golf Association. Dues are also used to provide prizes for tournaments and refreshments for events sponsored by the MGA.

You will automatically become a MGA member by paying the \$35 dues. Check the MGA website for a calendar of golfing events. There are a mix of individual, two-man, and four-man events with a shotgun start in prime golf time. It's a great way to meet other golfers. Come on out and join your neighbors in our Thursday golf game.

January Ladies Luncheon & Fashion Show

Tellico Village Ladies Luncheon & Fashion Show will be held on Wednesday, Jan. 6, 2016, at the Yacht Club. Reservation deadline is Wednesday, Dec. 30. Fashions will be presented by the Good Neighbors Shoppe along with music provided by Peggy Bastein. The topic of interest will be the purpose of Good Samaritan. Vendors this month include Fused Glass Jewelry by Marcy Baucom, Betty Cheshire with Tupperware, and Ray Wright with Photo Pictures for Decorating. Doors open at 10 a.m. for your shopping convenience with lunch being served promptly at 11:30 a.m. Sheryl Hirsch will be baking desserts for your purchase at the luncheon benefiting the Good Samaritan. The cold weather menu for January is 12-hour braised short rib on top of whipped potatoes with seasonal vegetable. Rolls, coffee, tea and water included. Reservations can be made along with cash or check for \$15 at the Yacht Club, New Villager and HOA social meetings. **Yacht club will be closed Dec. 20-28 so plan accordingly.** For additional information, contact Chairperson Karen Sue Keith at (248) 808-2248 (cell/text) or kskeith1@aim.com

Holiday Schedule for Clubhouse Restaurants

- Kahite will be closing at 3 p.m. Christmas Eve, Dec. 24, and closed Christmas Day, Dec. 25.
- Tanasi will be closed Christmas Eve and Christmas Day, Dec. 24-25.
- Toqua will be closed Christmas Eve and Christmas Day, Dec. 24-25.
- Kahite will be closing at 3 p.m. New Year's Eve, Dec. 31, and closed New Year's Day, Jan. 1.

Holiday trash schedule

With Christmas on Friday, Dec. 25, and New Year's Day Jan. 1, Santek will change their schedule:

If your regular day is Friday, your pickup will be Saturday on Dec. 26 and Jan. 2.

For questions or more information, call Santek at 844-500-1161.