

## Tell-E-Gram Text Only Version, March 15, 2016

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

- **POA Board Meeting, 1:30 p.m. Wednesday, March 16, Yacht Club**
- **Architectural Control Committee, 9 a.m. Thursday, March 17, POA Conference Room**
- **Long Range Planning, 10 a.m. Thursday, March 24, POA Conference Room**
- **Public Services Advisory Committee, 1 p.m. Thursday, March 24, POA Conference Room**

## **From the Boardroom** **Setting the Record Straight – Tellico Village Lots and the County Tax Sale Issue**

### **By Tellico Village Board of Directors**

There has been some public discussion once again concerning the status of the Tellico Village lots that are delinquent in paying the Loudon County taxes and are therefore candidates for the Loudon County Tax Sale. The delinquent lots were acquired by a combination of individuals and land speculators who ultimately did not pay the taxes or assessments on their Tellico Village lots, some of which were returned to the POA. Normally, delinquent properties are put through a County tax sale to attempt to recoup some of the lost tax revenue for the County.

Under Tennessee law, if the County puts a lot up for sale and it is not sold, the County takes possession of the lot and then is responsible for all financial obligations that run with the lot. In our case, that would mean that the County would be responsible for paying assessments for each lot that is located in Tellico Village. The County has declined to put these delinquent Tellico Village lots through the tax sale because it does not want to be obligated to pay any POA assessments on lots that are unsold at the tax sale. The POA understands that the County cannot afford to pay the assessments for any lots that are not sold at the tax sale. However, the POA does not want the unsold lots to remain in limbo and has therefore offered to take the lots back without any County assessment payments. The POA stated this position several times to the County, both in person and in writing, over the course of more than a year. While notifying the POA that they received our written offer to take the unsold lots back, the County did not respond to the POA to conclude this matter.

In a recent editorial in the News-Herald, the comment was made as to why can't these two parties get together and solve this dilemma. The POA would like to work out a win-win solution to this problem with the County representatives. The tax sale process, even if the lots are unsold, would eliminate the liens on these properties thereby making them more marketable. In some cases the period of delinquency has raised the tax liens above the commercial value of the lots, making them essentially unsellable now and in the future.

If the lots are ever sold to a third party who will build a residence, the County would then receive from 100 to 200 times the revenue over the undeveloped lot and the POA would receive it assessments. Thus, both the County and the POA are incentivized to do whatever they can to get these lots back into the hands of third parties that will pay both taxes and assessments.

In summary, the POA desires to work with the Loudon County representatives to finalize a mutually beneficial settlement whereby they would place the delinquent lots up for tax sale. If sold, no further action is required and revenues would be generated for both the County and the POA. If unsold, the properties would then be returned to the POA free of any encumbrances, no assessments would be payable by the County to the POA, and the lots would then be more marketable for future revenues for both the County and the POA. In order to move toward a timely conclusion of this matter, the POA has once again sent a written proposal to the County today offering to take back the Tellico Village lots that are unsold at the upcoming tax sale.

## Tellico Village Property Owners Association

### Board Meeting Agenda

1:30 p.m. March 16, 2016, Yacht Club

<u>Topic</u>	<u>Purpose/Outcome</u>	<u>Responsible</u>
	Call to Order	Alan Hart
I. President's Announcements		Alan Hart
• POA Office Renovation		
II. Minutes of February 9, 2016	Approve	Alan Hart
III. Advisory Committee/Liaison Reports	Update	
• HOA		Rick Carlin
• Finance		Parker Owen/Kendra Forsythe
• Public Works/ACC		Jeff Gagley/Buddy Murray
• ACC Blue Book Changes—Landscape		
• Non-Solicitation Rule—Revised		
• PIC—Scope of Projects		
• Water Feature—South Entrance Update		
• Safety Update		
• Golf		Jim West
• Recreation		Holly Bryant
IV. Other/Member Comments		

### Internal Trails Committee members sought

Are you interested in serving on the Internal Trails Committee? The Internal Trails Committee will be tasked with:

- Renovation of Existing Internal Trails
  - Map current trails
    - Create comprehensive publication identifying trails
    - Create long-term marketing resource for existing trails
  - Identify Improvement needs
    - Create Trail Beautification Committee to spearhead the long term care for existing neighborhood trails
    - Work with Public Works, Lions Club, and/or Boy Scouts to implement low cost improvements to existing trails
- Possibility for New Internal Trails
  - Identify most desired location for additional trails and/or connecting trails
    - Possibly create a trails survey
    - Review Greenway blueprints and identify most cost effective trail additions based on their work

Applications can be picked up at the Wellness Center or emailed beginning March 1 and must be returned to the Wellness Center by March 31. If you are interested, please contact Holly Bryant at [hbryant@tvpoa.org](mailto:hbryant@tvpoa.org) or 865-458-7070.

### Booking a Pavilion

Do you know who to call to book either the Family Beach Pavilion, Kahite Pavilion, or the Toqua Pavilion? Larissa Lownsdale at Chota Recreation Center , 865-458-6779, takes the

bookings for the pavilions. So give her a call for that special event you are planning.

<b>Available Boat Slips in Tellico Village as of February</b>			
<b>Location</b>	<b>Size</b>	<b>Number Available</b>	<b>Yearly Cost</b>
Kahite	10' x 24'	6	\$651
	11' x 24'	17	\$716
	Personal Water Craft	0	\$344
Tanasi	10' x 24'	16	\$651
	11' x 24'	19	\$716
	Personal Water Craft	1	\$344
Yacht Club	10' x 20'	44	\$543
	10' x 24'	4	\$651
	12' x 30'	0	\$976
	14' x 30'/15' x 30'	5/2	\$1,505/\$1,616
	Personal Water Craft	3	\$344

For more information, contact Karen Davis in Public Works, 865-458-4522.

### **Yacht Club and Tanasi Bar and Grill**

Join us for **Fish Fry Fridays** at Tanasi Bar & Grill: Hand Beer Battered Cod with two sides, \$10.95. **Wine & Canvas** night 6-9 p.m. **Thirsty Thursday**, March 24, in the Yacht Club. Sign up, show up, and paint! Art supplies provided with step-by-step instruction. Register online at [www.wineandcanvas.com](http://www.wineandcanvas.com) or call 865-356-9179.

#### **Saint Paddy's Day**

- The Yacht Club and Tanasi Bar & Grill will both be serving **Comed Beef and Cabbage** Thursday, March 17. It is also **Thirsty Thursday** at the Yacht Club. Call for details.
- First **Tiki Bar** of the season featuring DJ Lou 7-10 p.m. Friday, March 18. Wear your green for luck!

#### **Easter Sunday**

- Have **Easter Brunch** at the Yacht Club 11 a.m.-3 p.m. Sunday, March 27, \$24.95 for adults and \$12.50 for children (ages 6-12). Call now for reservations!
- Tanasi buffet available 9 a.m.-1 p.m. Sunday, March 27.

**Tanasi Bar and Grill: 865-458-9392**

**Toqua Café: 865-458-1330**

**Yacht Club: 865-458-4363**

### **What Is That Arrow on the Garbage Container?**

Did you know the arrow on your garbage container is to point the garbage cart toward the street so the Santek truck driver can pick up the container with a mechanized lift arm? If the container is either sideways or backwards, it requires the truck driver to exit the truck and move the container. With the arrow pointed at the street, the driver will not have to exit the truck to pick up the trash container

*Information and photos submitted by Keith Rivard*

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

### Ford Club meets March 16

The Tellico Village Ford Club will meet 11:30 a.m. Wednesday, March 16, at the Tanasi Restaurant for lunch and a business meeting. This month's guest speaker is Len Willis who will discuss the Village Players. Any previous Ford Motor Company employee is welcome to attend and/or join the club.

For additional information, contact Club President Ron Clayton at 865-458-2342.

### Art Guild meets March 17

The Tellico Village Art Guild monthly meeting will be held Thursday, March 17 at the Yacht Club on the top floor. Light refreshments will be served at 9:30 a.m. The business meeting will begin at 10 a.m. Following the business meeting, Jeremy Doss will be the guest speaker.

Jeremy Doss grew up in northern Alabama, where spending time in nature gave him a desire to paint the beauty of the outdoors, but that is not where his talent stops. He also has a passion for painting figures and still life. Doss paints in oils with a mixture of impressionism and realism and focuses on capturing how the beauty of nature makes him feel. Mostly self-taught, he prefers the alla prima style of painting. In a word, he is a diverse artist. Doss says he has come to know that the Lord is why he paints. "There is no way I can recreate what has been masterfully created nor do I want to try. Yet I have been privileged to paint how it makes me feel." He hopes that as viewers look at one of his paintings, they sense hope and peace. Doss has traveled many places to paint and has lived in New York City and Santa Fe, NM. He now resides in Townsend, TN, with his wife and two children. Many of his beautiful paintings, as well as information on his upcoming class, Painting a Studio Painting from Start to Finish, can be seen on his website, [www.jeremydossart.com](http://www.jeremydossart.com)

This is the last month to order our beautiful nametags at the meeting to be picked up next month. The cost is \$10. Also you will want to come and hear about our new logo design. Guests are always welcome to attend.

### Upcoming Library lectures

- March 17, 10-11 a.m. - "The ABCs of Post Traumatic Stress Disorder" will be presented by Dr. Kathleen Sales who practiced psychiatry for 40 years in rural areas surrounding Knoxville. She specialized in treating PTSD starting with Vietnam veterans and worked with abused and traumatized people throughout her career. She authors a blog, [PTSDUpdate.com](http://PTSDUpdate.com) which aims to educate veterans about PTSD.
- March 29, 9:30-10:30 a.m. - "North American Bluebirds": Have you seen any of the 140 Bluebird nest boxes in and around our neighborhoods? Specialist Chuck James, president of the Tennessee Bluebird Society and board member of the North American Bluebird Society will educate you on this beautiful bird and its habits. James will explain the data collected from our local nest boxes and the information gathered to send to Cornell University's lab of Ornithology.

### Rummikub open play March 17

Feel lucky for that crock of gold? Then come join us playing Rummikub with seasoned and newbie players 6:30-9 p.m. Thursday, March 17, at Chota Rec Center. Have your own game? Feel free in bringing it along to start an additional table. Any questions or concerns, please contact Tom Conrad at 1-865-274-9549 or email [keelfoot@yahoo.com](mailto:keelfoot@yahoo.com). See you then! NOTE: Discussion & vote will be made to have a second meeting of play that will be held during the day.

### Polish Heritage Club Easter Dinner March 20

The Polish Heritage Club celebrates a traditional Polish Easter together called swienconka, which is held on Easter Saturday. The custom is to take food that will be eaten on Easter to a church. The priest blesses

the food, and then the food may be consumed Easter Sunday. This year the dinner will be held in Kahite on March 20. For more information on the club, go to [polishheritageclub.org](http://polishheritageclub.org).

### **Women's Club meets March 21**

The GFWC Tellico Village Women's Club will meet 4 p.m. Monday, March 21, in the Tanasi Clubhouse. For more information, contact Barbara Ellerbrock at 865-657-3596 or go to [tellicowomensclub.org](http://tellicowomensclub.org).

The GFWC Tellico Village Women's Club is dedicated to improving the communities in which we live and helping others through volunteer service. We are the proud custodians of a heritage that addresses social issues affecting women and families through programs that defend women and promote human rights.

Upcoming events:

- March 19—Shoreline Cleanup
- May 11—Installation Luncheon
- June 2—Picnic at the Family Beach and Pavilion (Tugaloo)
- Nov. 2016 Home Tour

### **Piano jazz March 22**

Enjoy piano jazz, a Tellico Jazz & Music Lovers event, 7-9 p.m. Tuesday, March 22, in the Yacht Club, featuring The Swinging Swede!

Johny Carlsson hails from Sweden. I met him at the Lakeshore Inn, Mt. Dora when I visit my daughter. He is featured every Friday evening as a trio. He is a fantastic piano player playing all the tunes we love. He travels from Sweden October through April to take advantage of the Florida weather. I am flying him in as I believe he will be a hit with our Tellico Jazz & Music Lovers.

Accompanying him on bass will be the new UT faculty member, Jon Hamar. He is a versatile artist whose ability to find a tasteful, unique voice in any musical situation has made him a staple in the Northwest music scene.

No concert would be complete without Professor Keith Brown, the incomparable drum master from UT.

Admission is \$10/person – Happy Hour cash bar service available. Please forward a check to Steve Geoffrey, 216 Kiowa Point, Loudon, TN 37774, by Saturday March 19. For questions, call 865-408-1370.

Optional dining at the YC before the TJML session? A reservation by 5:15-5:30 p.m. is recommended; call 865-458-4363.

Thank You for your support and Keep Swing'in!!!

*Submitted by Steve Geoffrey*

### **Hike Ramsey Cascades March 23**

The Tellico Village Hiking Club will depart 8 a.m. Wednesday, March 23, from Chota Center, to hike:

- RAMSEY CASCADES
- Distance: 8 miles
- Rating: Difficult
- Driving Time: 2 hours
- Elevation gain: 2,100 feet
- Leader: Gary Glessner, 865-657-9677 or [glessner@me.com](mailto:glessner@me.com)

A hike through a virgin forest to a 90-foot cascade, the highest waterfall accessible by trail in the National Park. The trail follows first the Middle Prong of the Little Pigeon River and then the Ramsey Prong. The elevation gain increases as the trail approaches the cascade.

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](http://www.TVHikers.com).

## **Men-Only Introduction to Yoga Clinic Begins March 22**

The **VOLS** do it... the **PGA** does it... even the **NFL** does it... Let's do it, let's learn to flex!  
Men-Only Introduction to Yoga Clinic (yes, MEN only!): In a "safe," non-judgmental environment, this six-session clinic offers the basics of a yoga practice including breathing, stretching, poses, balances, and relaxation.

Each session will be held 11:45 a.m.-12:45 p.m. in the Wellness Center:

- Tuesday, March 22
- Tuesday, March 29
- Friday, April 1
- Tuesday, April 5
- Friday, April 8
- Tuesday, April 12

Just bring a mat, a towel, and a willingness to try new things!

You say you're not flexible you can't do yoga? Just the opposite! By doing yoga, you'll become more flexible!

You say yoga is too easy, you prefer to lift weights? Ask anyone who has tried yoga; it is harder than you expect and is a perfect complement to other forms of strength-training.

If it's good enough for the **VOLS**, the **PGA**, and the **NFL**, What are **YOU** waiting for?

For more information, come by or call the Wellness Center, 865-458-7070.