

Tell-E-Gram Text Only Version, April 26, 2016

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

- Long Range Planning, 10 a.m. Thursday, April 28, POA Conference Room
- Rec 101, 12:30 p.m. Thursday, April 28, Wellness Center
- Public Services Advisory Committee, 1 p.m. Thursday, April 28, POA Conference Room
- POA Board Workshop, 10 a.m. Tuesday, May 3, POA Conference Room

General Manager's April Report

By Winston Blazer, General Manager

Commercial Business Update in Tellico Village

A lot of times I get a question pertaining to commercial development in Tellico Village. Villagers want to know what the Board can do or is doing about recruiting businesses and/or keeping businesses in our community.

A couple of years ago the TVPOA Board asked the Long Range Planning Advisory Committee to take on the challenge of looking into this issue. I am pleased to report that the LRPAC provided a thorough update at the April Board Workshop held on April 5.

Bart Margoshes of the LRPAC started his report with the following: The goal of the LRPAC's commercial development strategy report is to establish a set of recommendations to the POA Board Of Directors to promote business growth within Tellico Village that enhances the community in which we live, attract new residents, and increases property values.

The current members of the LRPAC are Village residents: Tom Greene, Marty Hulett, Bart Margoshes, Jeff McMillan, Susan Dial, Larry Elder, and Gary Stuart. This was a two-year project with year one dedicated to gathering information and developing a set of recommendations. Year two is focused on reporting findings and recommending an implementation plan for commercial growth, reported Dr. Margoshes.

There are three elements to this strategic assessment:

- Catalogue existing and potential commercial locations
 - Identify existing businesses and vacant locations
 - Identify properties available for development
- Obtain homeowner input
 - Survey residents to obtain a needs assessment
 - Benchmark similar communities' commercial landscape
- Meet with subject matter experts for input

As the LRPAC catalogued the current commercial locations, they discovered that there are approximately 45 existing businesses in and around Tellico Village. There are ten store fronts not currently occupied. Included in the existing businesses are the four restaurants that are part of Tellico Village. There are other additional restaurants adjacent to Tellico Village.

A map of properties (lots and areas) available for commercial development was created. Most of the available properties are owned by developer Cooper Communities Inc. Other property owners include Tellico Village POA and other private parties. The LRPAC has discussed the potential for the development of these properties with long term POA employees and some commercial real estate developers with working knowledge of this area. It became clear to me as I heard their report that the LRPAC was very thorough in their research.

To ensure they obtained homeowner input, the LRPAC conducted a survey with the help of the HomeOwners Association and received 1182 responses. The most requested businesses – medical facility, sandwich/coffee/bakery/ice cream shop, sports bar, liquor store. Other requests include – car wash, cleaner, card/gift shop and drug store. Although this input was very important to receive and note, at least one of these desired businesses is not possible under current Tennessee law: liquor store. Under current law, a liquor store can only be licensed in an incorporated community, and Tellico Village is not an incorporated community.

Additionally, the LRPAC conducted a comprehensive Benchmarking study. The benchmarking study completed in 2014 did not specifically address commercial development however much was learned through site visits and interviews. Other than The Villages in Florida, there was very little commercial development in or adjacent to other benchmarked communities.

Finally, the LRPAC interviewed local subject matter experts on commercial development within Tellico Village. The Architectural Control Committee agreed that taking a look at revising the Commercial Construction Handbook (Red Book) is a reasonable strategy to move forward to positively influence commercial development.

The LRPAC also spoke with Marketing Manager Beth Kuberka. She relayed that Visitors wish that Tellico Village was closer to shopping and that local medically related services are important. She also included that empty storefronts and dated facades in Village Square create a negative perception.

Additionally, the LRPAC discussed with me the importance of maintaining a good relationship with TRDA and local Chambers of Commerce. Finally, they held discussions with commercial real estate developers in our area.

LRPAC's research yielded a list of conclusions:

- Historically many commercial ventures have failed due to a lack of patron support or as a result of poor management.
- The survey suggests that a medical facility, sandwich/coffee/bakery/ice cream shop, and a “Cheers type” sports bar are likely to be supported by the residents.
- The benchmarking study found that Tellico Village is NOT at a competitive disadvantage with like communities as it relates to commercial development.
- The POA can positively influence commercial development.
- There is an opportunity to revise the ACC Red Book.

They concluded their report with a healthy list of recommendations that will continue to be in discussion with the Board:

- Continue, strengthen and promote the excellent Marketing Program that has demonstrated great results thus far.
- Investigate capitalizing on the POA relationship with TRDA for potential commercial development near/in Tellico Village, Local Chambers of Commerce to help attract businesses identified by the HOA Survey, Loudon County Economic Development Agency, and Tennessee Tourism Board
- Improve the environment and process that supports commercial development by leveraging the POA relationship with the HOA, New Villagers, and Channel 3 that would create a business-friendly environment that supports and attracts businesses. This could involve supporting current businesses through a “Buy Tellico Village” initiative.
- Search for a medical provider to establish a practice in Tellico Village. Ideally the office would provide both primary care and walk-in care.

- Establish a location in the Welcome Center where information is available on commercial development properties.
- Review the Red Book for opportunities for revisions with the intent to minimize traffic congestion, maintain/improve Tellico Village aesthetics, promote safety, and increase property values.
- LRPAC to include a commercial development analysis as part of the regularly scheduled Benchmarking Study.
- Share this report with other Tellico Village POA committees which may provide new ideas and insights to improve current capabilities and offerings.

It's important to note that what the LRPAC reported on are recommendations. Additionally, the LRPAC is to be commended for the complexity and completeness of their work that will hopefully bear fruit for our community in the near future.

Real Estate Momentum Carries into Q1

By Keith Sanderson, Vice Chair of Communications & Marketing Advisory Committee

The high demand for Tellico Village real estate continued from 2015 into the first quarter of this year as existing home and lot sales increased 26 percent year-over-year.

"The first quarter of 2016 easily was one of the best first quarters Tellico Village has experienced in many years," commented Michael Ruppert, owner of Lakeside Realty Group and a preferred Realtor in the Tellico Village Property Owners Association (TVPOA) marketing/communications program. "The Village's for sale inventory was under pressure during the opening three months of the year. Competitively priced, well-maintained properties did not stay on the market very long."

A total of 63 homes and lots were sold in the opening months of 2016 as compared to 50 properties in 2015. Last year tied with 2005 as the best year ever for existing home sales when 226 homes were sold. The first quarter of 2016 is ahead of that record-tying pace.

Price per-square-foot in the community increased by 3.6 percent in the first quarter year-over-year. The average size of a sold existing home was 2,717 square feet, slightly smaller than the average sized home in Q1, 2015 at 2,816.

"Completed visits to the community in the first quarter were way ahead of last year," reported Beth Kuberka, TVPOA marketing manager. Kuberka noted there were 54 completed Discovery Packages and Day Tours drawing 108 people to the community for an increase of 46%. The Welcome Center totaled 160 non-resident visitors with 31 being walk-ins.

Looking at the near-term future, Kuberka said, "We're anticipating a strong spring thanks to the increased brand awareness generated by our various communications - print, billboard advertising and internet activities. We expect to be very busy."

Keith Sanderson is a Tellico Villager, former marketing communications professional and is currently vice-chair of the Communications & Marketing Advisory Committee. TVPOA marketing team member, Joe Bogardus contributed to this article.

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 and enter your ZIP code. Remember, solicitors are not allowed in Tellico Village.

Yacht Club and Tanasi Bar & Grill

Yacht Club:

- Join us Friday, April 29, for Prime Rib special and Tiki Bar on the dock featuring Kudzu 7-10 p.m.

Tanasi Bar & Grill:

- Music Monday, May 2, Josiah Atchley will be entertaining the crowd 6:30-8:30 p.m.

Don't forget Mother's Day is almost here. Make your reservations at the Yacht Club for our wonderful buffet—11 a.m.-3 p.m.

Farmers Market begin 9 a.m.-noon Wednesdays, May 11, May 18, May 25, in the Yacht Club's parking lot.

Tanasi Bar and Grill: 865-458-9392

Toqua Café: 865-458-1330

Yacht Club: 865-458-4363

Fundraisers and Charitable Events

Craft and Bake Sale April 30

The Crafters at the Community Church of Tellico Village are holding their annual spring craft and bake sale 9 a.m.-noon Saturday, April 30, in the Church's Christian Life Center at 130 Chota Center, Loudon, TN. Handmade spring items will be available including seasonal floral arrangements and wreaths, needlework items, bridge tallies, mailbox covers and much more. In addition, baked goods will be available. All proceeds are used to support local non-profit organizations and scholarships.

SOLD OUT: T-BART Bratfest Fundraiser May 2

All tickets have been sold and waiting list tickets distributed.

Kids First Child Advocacy Center to Hold Annual Dinner and Auction May 3

Kids First Child Advocacy Center of the Ninth Judicial District will hold its annual dinner and auction fundraiser 5:30 p.m. Tuesday, May 3. The theme for this year's event is *"A Child's Journey...from Victim to Survivor."* The event will be held at Bridgewater Place, 205 Bridgewater Road, Knoxville. Special guest speaker will be Rusty Wallace, one of NASCAR racing's most well-known and charismatic personalities. A NASCAR Winston Cup Champion and winner of 55 career races, he was inducted into the NASCAR Hall of Fame in 2013. He is also a member of the National Motorsports Press Association Hall of Fame, former member of the NASCAR broadcasting team for ESPN, and owner of several Rusty Wallace car dealerships in East Tennessee. Wallace will share parts of his life's journey with attendees.

Those attending will also be treated to a delightful evening in a lovely venue with musical entertainment by The Top Notes, a 20-piece community band that plays swing hits of Benny Goodman, Count Basie, Woody Herman and other greats of the '40s. This is a special opportunity to hear these skilled musicians entertain with music from an era when swing was a "must" at every prominent social event.

Tickets are \$100 per person and can be reserved through Denise at the Kids First Child Advocacy Center by calling 865.986.1505, by email at ddubrule@cac9jd.org, online at www.kidsfirsttn.org, or by sending a reservation request and payment to the Child Advocacy Center, PO Box 928, Lenoir City, TN 37771. All major credit cards and PayPal are accepted.

Those who are unable to attend the May 3 event but wish to support the work of the CAC may designate their contributions to Kids First programs such as Therapy, Family Therapy, Operations or to the Endowment Fund. Checks should be made payable to the Child Advocacy Center. Donations may also be made by credit card and PayPal.

TV Lions Annual “Golf for Sight” Outing May 7

Tee time for the TV Lions annual “Golf for Sight” outing is only about a month away. This annual event will take place on Saturday, May 7, at the Toqua Golf course in Tellico Village. The event commences with a shotgun start at 9 a.m.

The format is best ball after all players hit from either the white tees, men, or the green tees, women. After the drive each player will hit from the best ball location up to and including putting. Senior tees may be used for age plus handicap index of 90 or more.

Foursomes can be formed as either all male, all female or mixed. Prizes will be awarded to the best scoring foursomes in all these categories. In addition to team prizes, there will be individual contests for men and women for closest to the hole, longest drive and most accurate drive. And most importantly of all, there will be a car to be won for a hole-in-one on one of the four par three holes on the course.

Entry fees are \$45/person plus green fees for Tellico Village property owners and \$85/person for non-property owners. There will also be opportunities to enhance scoring by buying mulligans for use throughout the course. The entry fees include a continental breakfast, lunch, a goody bag and range balls.

Registrations are currently being accepted. There are entry forms at all the TV clubhouses. Once completed, they should be mailed to **Howard Higby, 107 Tuhdegwa Way, Loudon, TN 37774**. Additional information can be obtained by contacting Howard at 865-458-9356 or by e-mail to h-m-bowl@charter.net.

TV Volunteer Fire Dept. Fund-raising Campaign Open House Kickoff

Come out and join your friends and neighbors on Saturday, May 7, for our 8th annual “Neighbors helping Neighbors” Tellico Village Fire Dept. Fund Raising Campaign Open House Kick-off. The Open House will be held at the Fire Station, 210 Chota Rd. from 11 a.m. until 2 p.m. Volunteers will be on hand to greet you with a smile and a warm handshake. Also, there will be equipment displays, demonstrations, safety information and treats for the kids. Lunch and refreshments will be served as our way of saying Thank You for your moral and financial support over the years.

Last year about 50% of the Village households contributed support to our volunteers, and this year we are hoping to increase that support. Having a well-equipped and well trained medical emergency and fire fighting service in the Village is beneficial to all Village residents.

So please come out and meet the men and women who give freely their time and energy to protect your life and property, and enjoy a hamburger or hot dog and a cold drink.

Driving in the Rain

Just a reminder, the State of Tennessee requires drivers to have their car headlights on during rain, fog, and other times when visibility can be a factor. Let’s keep our roads safe!

For the Love of the Game—Golf News and Events

Kahite - 423-884-6108

Toqua - 865-458-6546
-4707

Tanasi - 865-458

Ladies Clinics

Our PGA Professional staff will continue the Wednesday Ladies Clinics. The cost will once again be \$20 per student for each clinic! Get signed up today and let us help you lower your scores!

Ladies Clinics are Wednesday afternoons at the Toqua Golf Course; there are two sessions: 1-2 p.m.

and 2-3 p.m.

Schedule:

- April 27 - Chipping/Pitching
- May 4 - Bunker Play
- May 11 - Iron Play
- May 18 - Drivers
- May 25 - Fairway woods/Hybrids
- June 1 - Putting
- June 8 - Chipping/Pitching revisited

Important Information

*Maximum Student-Teacher Ratio will be 5:1 to guarantee all students receive ample amount of 1-on-1 instruction.

*Students must sign up for EACH session individually

*The cost of each session is \$20 per student

Call Tanasi Golf Shop at 865-458-4707 to sign up! Space is limited to the first 10 students for each session.

2016 Member/Member

Sign-ups have begun for the 2016 MGA Member/Member. After one week we have over 70 teams. Don't delay on signing up and stop by Toqua today.

The event will be held on June 4th and 5th at the Kahite and Tanasi golf courses. To be eligible you must be a MGA member and the maximum handicap index difference is 15-strokes between you and your partner. The cost of the event is \$80 a player, excluding green and cart fees. When signing up, each team needs to pay the full entry amount to be entered into the field.

What does your entry fee get you? You will receive a tee gift valued over \$65 thanks to the Yacht Club and Titleist golf, lunch and **FREE BEER** everyday and prizes for the winning teams in each flight. There will also be a Friday night party at Toqua from 6-8 p.m. at the Toqua pavilion and putting green. There will be **FREE BEER**, soft drinks and a challenging putting course and short game shot to test your skills.

The format is a two person best ball (net score) using 85% of your handicap as of June 1. Players can choose to play from the white or orange tees and each day has a shotgun start at 8:30 a.m.

Some Other Stuff You Need to Know...

Garden Club seeks publicity chair

The Leadership Committee for the TV Garden Club has an opening position for an External Publicity Chair. The publicity chair or co-chairs manage all aspects of external communications including sending monthly notifications of meetings and events to various TV media outlets. The chair serves as liaison to the webmaster and is official photographer for the club (if the photography part won't work for you, we have others that can do that). This job can be mostly done from one's computer and shouldn't require a lot of time.

This is a very important position, and your Garden Club needs it filled asap. Please consider lending your talents to the TVGC. For more information, please contact Joann Truntz (865 657-

9065) truntz17@yahoo.com or Meredith Jaffe (865 408-1420) ldlady@charter.net. Help in getting you started is available.

Tellico Community Players to hold auditions for *Grace & Glorie* April 26-27

The Tellico Community Players will hold auditions for the two-act play *Grace and Glorie* by Tom Ziegler April 25, 26 and 27 at the Patricia Smith Theater, Tellico Community Playhouse, 304 Lakeside Plaza, Loudon, TN.

Audition hours are 3-5 p.m., Tuesday and 6-8 p.m. Wednesday.

Dates of the production are June 16-18 and June 23-26.

Set in the Blue Ridge Mountains, the play involves the interaction of two ladies, Grace and Glorie. Grace has checked herself out of the hospital and returned to her beloved homestead cottage in the mountains to die. Her volunteer hospice worker, Glorie, is a Harvard MBA recently transplanted to the rural backwater from New York. As she attempts to care for and comfort the cantankerous Grace, the sophisticated Glorie gains new perspective on life's values and its highs and lows, with some easy laughs along the way.

Pam Russell is directing and Len Willis is producing the play. On Broadway, Estelle Parsons played Grace and Lucie Arnaz played Glorie.

For information, contact Pam Russell at (865) 356-6994.

Hike Mizell Bluff Trail April 27

The Tellico Village Hiking Club will depart 8 a.m. Wednesday, April 27, from Chota Center, to hike:

- Mizell Bluff Trail towards Wind River (East Lakeshore) Trail
- Distance: Approximately 5 miles in and out
- Rating: Easy
- Driving Time: 30 Minutes
- Leader: Larry Elder, 865 657-9722 or eelder49@gmail.com

This trail is a pleasant hiking experience winding along the shoreline from the new Jackson Bend Rd/Mizell Bluff parking towards Wind River/Jackson Bend Rd. There are a few slopes of moderate elevation.

Please refer to the following link for directions and a trail map which you can save for future hikes.

<http://tellicowater.org/documents/Complete%20ELT%20Map.pdf>

Hiking boots and hiking stick(s) are recommended. Bring ample water and a trail snack. Driving instructions will be distributed at the Chota Center and \$2 per person to the driver is suggested.

For more information, go to www.TVHikers.com.

May Ladies Luncheon & Fashion Show deadline April 27

Tellico Village Ladies Luncheon & Fashion Show will be held on Wednesday, May 4, at the Yacht Club. Reservation deadline is Wednesday, April 27. Fashions will be presented by Janis Ann along with music provided by Peggy Bastien. Our Vendors this month will include Bling & Beads, American Commissary LLC and Pampered Chef. Doors open at 10 a.m for your shopping and visiting convenience with lunch being served promptly at 11:30 a.m. Wine will be available for cash purchase between 10-11:30 a.m. to enjoy with lunch. Nina Wise will be our Guest Charity Baker with desserts available for purchase at the luncheon. The sale of desserts will benefit the Tellico Public Library. The menu is Mixed greens topped with grilled chicken, fresh mozzarella, heirloom tomatoes and fresh basil finished with balsamic reduction. Rolls, coffee, tea and water included. Reservations can be made along with cash or check for

\$15 at the Yacht Club. This will be the last luncheon for the season. For additional information, contact Chairperson, Karen Sue Keith (248) 808-2248 (cell/text), kskeith1@aim.com.

Soggy Bottom Whitestone Inn Paddle—deadline April 29

On May 12, the Soggy Bottom Kayak Club has planned a 3.5-mile paddle from Riley Creek to the beautiful Whitestone Country Inn for lunch. We will leave from TV Sloan's Hardware at 8:30 a.m. After lunch, we will take a stroll on some of the available trails before paddling the 3.5 miles back to Riley Creek. For those who want to burn more calories, you can add to the mileage by exploring some of the shoreline coves. Non kayaking spouses or friends are welcome to join us at the Whitestone Inn at 12:30 p.m. for lunch.

The lunch which includes salad, chicken, vegetables and dessert is a prepaid event costing \$21 which includes taxes, tip and ice tea. Please make checks payable to Tom Dietrich and send to 124 Depew Drive, Loudon. If you have a non-kayaking spouse joining us, they need to pre-pay for the lunch also. Checks will not be cashed until after the event. Reservations for the lunch need to be made by April 29.

If the weather forecast is unfavorable for kayaking, we will cancel the day before the event and return your checks. For any further questions, please contact Tom Dietrich at tdietric1@aol.com.

Annual Tellico Lake Blessing of the Fleet April 30

Open to all vessels on Tellico Lake

Sponsored by Tellico Cruising Club

The **Blessing of the Fleet** is a tradition that began centuries ago in Mediterranean fishing communities. The practice is predominantly Catholic and a blessing from the local priest was meant to ensure a safe and bountiful season. However, both the ancient Greeks and Romans held elaborate ceremonies when their ships were christened, not much different from our ship launches of today. Parties were held; toasts of wine to the honored deity, a blessing from the high priest, and water poured over the boat were the basic events of the ceremony. Any deviation from these events was considered a bad omen, with the result being a tragedy at sea. Poseidon, who was considered the God of the sea, as well as earthquakes and horses, was a favorite of the Greeks to ask for protection. The Romans preferred Neptune, who was also considered a God of the sea. Some Native Americans, who painted symbols or animals on their canoes, also held launch ceremonies consisting of feasts, prayer and blessings.

The boats will meet 9:30 a.m. Saturday, April 30, at mile marker 8.4 (Sinking Creek) and follow the lead boat to the blessing. After the ceremony, join the revelry at the Family Beach and Pavilion on Tugaloo Lane for food, drinks, and friendship. Cost: \$5 per boat. This is a “pot luck” so please be reminded to bring a dish to share with others, and your own beverage of choice.

For additional information contact: Errol Keith at ewkeith@aim.com, 865-458-4277, or cell: 248-808-2250. To see more, go to <https://vimeo.com/160386202>.