

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

- **POA Offices closed Jan. 2—reopen 8 a.m. Tuesday, Jan. 3**
- **POA Board Workshop, 10 a.m. Wednesday, Jan. 4, POA Conference Room**
- **Architectural Control Committee, 9 a.m. Thursday, Jan. 5, POA Conference Room**
- **Recreation Advisory Committee, 9 a.m. Thursday, Jan. 5, Wellness Center**

## **General Manager's Report for December**

By Winston Blazer, General Manager

### **Wrapping Up a Good Year for the POA**

This is the final installment of four articles highlighting the excellent accomplishments of the various departments of the Property Owners Association. This final piece covers a lot of the good things accomplished by the administrative departments of the POA.

There is one project of which I am very proud that we managed to get done this year. A couple of years ago we began the journey to renegotiate the lease with Tellico Reservoir Development Agency, and through a lot of hard work and perseverance we found success. This new agreement will end the lease almost 40 years earlier than the original agreement and save millions of dollars for the community.

What does this mean for Tellico Village? First, the new terms of the agreement (\$400,000 flat rate for 29 years) saves us over \$4 million over the life of the Lease amendment simply by removing the annual payment escalator that was in the original agreement. The total savings is nearly \$37 million over the life of the lease. Secondly, any uncertainties at the end of the original 99-year lease are now gone. At the end of the new lease (in 29 years), all the property will belong to the POA. This one project makes 2016 an outstanding year.

Another initiative is not so visible to Villagers, but it is extremely important to the operations of the POA. 2016 is the year we created a sea change in our culture when it comes to safety. All the department managers got on board and made sure the employees were on board. We have conducted safety reviews, held training classes, implemented new response procedures, and brought in guest presenters to ensure all employees embrace a proactive safety culture.

The following list shows other significant initiatives and accomplishments by the good folks who work in the administrative areas of the POA:

- Our Continuous Improvement program remains a great way to contribute to the bottom line. This year's contribution by the employees is \$150,000. Those are real dollars saved by employees in finding ways to do things better. That money will be contributed to the Amenity Reserve Fund to help pay for future amenities.
- Our Information Technology Department did a good thing this year by working with TDS on improving the internet speed for the Kahite neighborhood. Kahite does not enjoy cable television and internet and for years has managed by with very slow speeds through TDS. Now with the new agreement, residents of the Kahite neighborhood will enjoy almost the same level of service found in the Loudon County portion of Tellico Village.
- Our communications staff added another tool this year by venturing into the world of Twitter, and you can find us @TellicoVillage. The Public Relations Manager chat sessions are proving very popular each month, and Trippin' Thru Tellico seems to be a hit on Tellico Village Broadcasting.
- The Finance and Accounting staff always do a great job. This year they brought in a difficult budget and five-year plan. It was a challenge all the way through the process. They teamed with IT to manage another web-based Board election with no problems. Our Audit this year was virtually perfect and reflects excellent financial controls across all

departments. Finally, we managed to dispose of some surplus property and recoup a little cash in the process.

- Finally, in the marketing arena, Cheeyo Place Park was opened to rave reviews. This new concept will be extended into other areas of the community where we could use a little freshening up.

I'm very proud of the employees with have with the POA. This team does a great job of making Tellico Village a first-class community. They are a big reason why it's better at Tellico Village.

### **Keep voting**

To Villagers who have taken the time to go to [RealEstateScorecard.com](http://RealEstateScorecard.com) and vote for Tellico Village, thank you. I understand we are doing very well in the voting. Voting continues through Jan. 10. Last year, the website declared the winners in the various Bliss Award categories in late January.

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](http://RealEstateScorecard.com) and click on the Bliss Award voting icon.

### **POA offices closed**

The POA Administrative offices will be closed for New Year's on Monday, Jan. 2. We will be back in business at 8 a.m. on Tuesday, Jan. 3.

### **Happy holidays**

Finally, I want to take this opportunity to wish everyone a happy and safe New Year. Celebrate New Year's, and keep it safe. See you next year.

### **Yacht Club Restrooms Undergo Renovation**

As part of the TVPOA's Repair, Replace, Renovate program, the restrooms at the Yacht Club are currently being refurbished. During the course of the three-week project, there will always be at least one set of restrooms open and available for patrons. Thank you for your patience.

### **Bishop Construction starting Chatuga Point homes**

*This is the second of three articles announcing new Tellico Village housing initiatives being introduced by the TVPOA and local builders. The goal of each project is to continue to reduce the inventory of non-revenue generating TVPOA owned lots similar to the recently completed Cheeyo Place Park.*

#### **By Joe Bogardus**

The first of possibly ten new 2017 homes in the Chatuga Point neighborhood is being built by Bishop Construction on Utsesti Trace. Bishop and the Tellico Village Property Owners Association (TVPOA) are launching this new development following the recent success of the Cheeyo Place Park test program.

The new homes will be concentrated along Utsesti Way and Utsesti Trace. One property has already been sold with two more under contract. Bishop's goal is to complete ten homes in the area by year end 2017. Currently, there are 39 non-revenue generating TVPOA lots located in Chatuga Point.

Four different patio home designs will be available offering, on average, about 1,600 square feet of living space. All will be single level with an option for a bonus room above the garage. Future owners will have the opportunity to upgrade their homes with tier-one hard wood, granite and tile. Base price of the homes will be in the \$240,000 to \$280,000 range.

Andre Bishop, owner of Bishop Construction commented, "Demand for smaller homes has really accelerated in the past few years. Having built in the Village for years, partnering with the TVPOA to provide a patio home product seemed like a win-win for everyone involved."

The Chatuga Point initiative will be the second program announced by the TVPOA to reduce the inventory of non-revenue generating lots. Recently, Mashburn Homes and the TVPOA launched a new building project in Mialaquo Coves. Both these programs have come about after the successful conclusion of the Cheeyo Place Park test program.

Cheeyo Place Park was launched in December 2014, and in two years, 12 of the TVPOA owned lots have homes on them. These previously non-revenue-generating lots will now contribute in excess of \$18,000 of yearly assessment income in 2017 and beyond. Four lots owned by individuals and one TVPOA lot, presently remain undeveloped. There was already one existing home in the Cheeyo Place neighborhood when the test program began. Revenue from the Cheeyo Place lot sales totaled \$16,710 (net proceeds) to the TVPOA. Unlike Cheeyo Place Park, there will be no TVPOA owned house in the Chatuga Point neighborhood.

Overseeing the projects is Beth Kuberka, TVPOA marketing manager. Summarizing the situation, she said, "In 2016, we've hosted more than 2,000 visitors to our Welcome Center. Many are in the early stages of determining where they want to live, others are looking for an existing home and still others want a smaller, new home. With these Mashburn and Bishop ventures, we can accommodate potential Villagers looking for a brand new downsized home."

"Cheeyo Place Park demonstrated there is a need and broad based interest for this type of product. As the community's brand awareness continues to grow, there will be ongoing demand for all types of housing in the Village," Kuberka concluded.

*Joe Bogardus is a retired marketing communications professional and Tellico Village resident who has acted as an unpaid volunteer consultant to the TVPOA in the re-launch of the Tellico Village brand and the accompanying marketing/communications program. Bogardus currently is chairman of the Loudon County Visitors Bureau Board of Directors.*

## **Vote for the 2017 Bliss Award**

Below is information on how and where you can vote for Tellico Village as the best place to live. As part of the process, you will be asked to enter your email address to verify property ownership status. You need not to worry about privacy issues. According to Margie Casey at [www.RealEstateScorecard.com](http://www.RealEstateScorecard.com), "These email addresses are not being added to our marketing database and will not be shared with any third party."

### **VOTING RULES:**

- Submissions will only be accepted from property owners of record.
- Property owners are to submit their vote online at [www.RealEstateScorecard.com](http://www.RealEstateScorecard.com). To quickly vote, click the orange medallion 'Vote Now' on the left side of the upper image. The voting medallion will not show up on mobile devices and tablets.
- Only one vote per property address will count.
- Property owners can choose to vote anonymously.
- Submission deadline is Jan. 10, 2017.

The comment section is the most important part of the Bliss Award ballot.

So let's get out there and vote! Voting takes less than a minute. It's a great way to make a positive contribution to the marketing/communications program for Tellico Village. All you need to do is just "Tell'em it's better at Tellico Village."

# Charter Channel 193 Schedule

[www.TellicoVillageBroadcasting.org](http://www.TellicoVillageBroadcasting.org)

7 a.m.	Tellico Village Naturally: State Parks
8 a.m.	School Board Update
9 a.m.	Library Update
10 a.m.	Committee Corner: Golf Advisory Committee
11 a.m.	County Update
Noon	Tellico Village POA Board Update
1 p.m.	The United Way Drive 2016
2 p.m.	Tellico Village University
3 p.m.	Spotlight on TV Lifestyle Coordinator
4 p.m.	Tellico Community Players Update
5 p.m.	Trippin' Thru Tellico: Honor Awards for 2016
6 p.m.	Committee Corner: Recreation Advisory Committee

## Yacht Club and Tanasi Bar & Grill

- NEW! Tanasi Bar & Grill is now delivering dinner 4:30-7:30 p.m. every day. Call for details: 865-458-9392.
- The **Toqua Café** is available for holiday parties for up to 60 guests.
- Holiday schedule:
  - The **Yacht Club** will be closed Dec. 23-29 and will open for regular hours Friday, Dec. 30.
  - **Tanasi Bar & Grill** will have a special **New Year's Day Brunch Buffet 9 a.m.-3 p.m.**. There will be a live omelet and carving station. The spread will include breakfast favorites and traditional New Year's meals. Tanasi Bar & Grill will **close after the brunch**.
- Tanasi menu: [www.tellicovillagepoa.org/images/tellico/pdfs/ta-menu.pdf](http://www.tellicovillagepoa.org/images/tellico/pdfs/ta-menu.pdf)
- Yacht Club menu: [www.tellicovillageyachtclub.com](http://www.tellicovillageyachtclub.com)

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

**Toqua Café: 865-458-1330**

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

## Library Corner

- **Jan. 6, 10 a.m.-noon:** The Library is proud to host Nationally renowned author and "Old Master Needle Artist," Joan McIntee, at a demonstration and book signing of the authentic Colonial needle art: TENERIFFE EMBROIDERY. Ms. McIntee has taught Teneriffe Embroidery for 35 years and copyrighted two full-color instruction booklets on the art, and has taught seven different needle arts. She is honored in *Who's Who of Community Leaders in America*, and active in Dolly Parton's Imagination Library.

## **Tennessee ID Services in Village 10 a.m.-2 p.m. Thursday, Jan. 12**

The State of Tennessee offers a unique opportunity for Veterans called the “Highways for Heroes Program.” Through this program, Tennesseans are able to take advantage of various identification services right in the comfort of their own community. On Thursday, Jan. 12, 10 a.m.-2 p.m., the Tennessee mobile unit will be set up in the parking lot at the corner of Chota Road and Highway 444, immediately in front of the Lakeside Real Estate offices. The mobile unit travels the state to issue Veteran designated driver licenses and Commercial Driver Licenses (CDL) to eligible Veterans and Service Members.

Special thanks to Lakeside Real Estate Group for providing parking, restrooms, coffee, and the Loudon County Clerk’s office (located there Thursdays) providing license plates.

Even though the program is designed to bring these services to Veterans, **ALL** Villagers are invited to participate.

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

### **NO TV Computer Users Club General Meeting Jan. 3**

Due to the date of the General Meeting being so close to the holidays, the Board has elected to **cancel** the Jan. 3 meeting. The next scheduled meeting will be Feb. 7. Enjoy the holidays with your family and friends and be safe.

The Board of Directors will meet, as usual, the second Tuesday of each month in Room D at the Rec Center. Visitors are welcome.

Visit our website at [www.TVCUC.org](http://www.TVCUC.org).

### **GriefShare programs starts Jan. 5**

The 13-week program of 2017 GriefShare program starts out Jan. 5 and runs 10:30 a.m.-12:30 p.m. every Thursday until March 30. The program’s sponsor is Christ Our Savior Lutheran Church (Hwy. 72 and Wade Road). You’re not alone! This is a non-denominational program for men and women who have lost a loved one to death. Our trained facilitators attend the Tellico Village Community Church as well as Christ Our Savior Lutheran Church. If you have any questions or just wish to speak with us, please call 865-657-3300 for Maryanne or Joseph T. Whitlaw.

### **Garden Club meets Jan. 5**

The next meeting of the Garden Club will be 12:30 p.m. Thursday, Jan. 5, on the top floor of the Yacht Club. Membership is \$10/year per household. Guests are welcome!

January’s topic is “Tree Pruning and Maintenance.” Improper pruning is the quickest way to damage your trees. Learn proper pruning techniques for healthy productive trees. Ben Hazel, an I.S.A. Certified Arborist, is owner of Pree’s Tree Specialist Inc., and has worked in the tree care industry for 15 years. Presentation will include, identifying which limbs to remove, how to cut correctly, and proper timing for best results.

Contact Betty Thompson, 248-912-4827 for more information.

### **Woodworkers Club meets Jan. 5**

The Tellico Village Woodworkers Club will hold its next monthly meeting on Thursday, Jan. 5, on the top floor of the Yacht Club at 7 p.m. There will be no formal speakers at the meeting, instead members will share their learning experiences from making their toys for this past year’s Toys for Tots program. The public is invited to attend. For more information, go to [www.tvwoodworkers.com](http://www.tvwoodworkers.com).

### **New Beginning Tai Chi class begins Jan. 12**

The Taoist Tai Chi Society will offer a beginning Tai Chi class 10:30 a.m.-noon beginning Thursday, Jan. 12, in the Wellness Center. (You do not need to be a member of the Wellness Center to attend these classes.) This three-month session will teach you the 108-movement exercise set. For more information, contact Gail Eades, 865-599-6785.

Taoist Tai Chi is a slow movement “internal” form of the ancient Chinese martial art. It is widely known for its health benefits, for increased flexibility and strength, for improved balance, and for taming the “busy mind.” It can be practiced by people of all ages and physical conditions.

The Taoist Tai Chi Society is a tax-exempt, charitable and all-volunteer organization. Their qualified instructors donate their time in order to share the health-giving benefits of Tai Chi.

### **Ladies Book Club meets Jan. 12**

The Tellico Village Ladies Book Club will meet in the Tanasi Clubhouse Thursday, Jan. 12, for 11:30 a.m. lunch followed by a 12:15 discussion led by Kathleen Crowley of “All the King’s Men,” by Robert Penn Warren.

### **Christian Men’s Fellowship Breakfast Thursdays**

Every Thursday morning, 8-9 a.m., there is a group of men who meet at the Tanasi Clubhouse for breakfast, for fellowship and to hear a short devotional thought. The group is non-denominational and is called Christian Men's Fellowship Breakfast. All men are welcome. Any questions, call Larry Denney (865-408-9725) or Bob Ericson (865-458-9877).

## **Know before you go—holiday schedule**

### **POA Administrative Offices:**

- Closed Monday, Jan. 2

### **Welcome Center:**

- Closed Saturday-Monday, Dec. 31-Jan. 2

## **Dining**

### **Kahite Pub**

- Will close 3 p.m. Saturday, Dec. 31
- Closed Sunday, Jan. 1

### **Tanasi Bar & Grill**

- Closed Saturday, Dec. 31
- Open Sunday, Jan. 1, open 9 a.m.-3 p.m.

### **Toqua Café**

- Open Saturday, Dec. 31, 7:30 a.m.-2 p.m.
- Closed Sunday, Jan. 1

### **Yacht Club**

- Closed Friday-Thursday, Dec. 23-29

## **Golf**

### **All courses**

- Closed Sunday, Jan. 1

## **Recreation**

### **Chota Recreation Center**

- Saturday, Dec. 31, closing at 5 p.m.
- Closed Sunday, Jan. 1

### **Wellness Center**

- Saturday, Dec. 31, closing at 5 p.m.
- Closed Sunday, Jan. 1

## **C.O.P.'s House Check Forms now available at TV Welcome Center**

House Check Forms and lock boxes are in two locations: the TV Welcome Center, 202 Chota Rd., and the Tanasi Club House. The lock box has been moved from the Public Library at Tellico Village to the more centralized location with additional hours of operation. Forms may also be downloaded from the [HOA](#)

[website](#) and dropped off at either location.

COPs (Citizens Observer Patrol) is a cooperative effort between the Loudon County Sheriff's Office and volunteers concerned about the welfare and security of Tellico Village residents. As such, house checks are only performed in Tellico Village. During a house check an exterior inspection is done by making a complete walk around of the house, where conditions permit, in addition to patrolling the area where the home is located. COP volunteers patrol over 250 hours each month.

*Ralph Kidd, C.O.P. Program Director*

## **Holiday trash schedule**

There will be **no change** to the Santek schedule:

- New Year's Day falls on a Sunday.

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

## **Getting the most from your Directory**

Village residents receive a free Directory every winter and summer courtesy of Loudon County Publishers (the folks who are responsible for the *News-Herald* and *The Connection*). The POA does not share property owner information.

The POA office has directories for purchase in the POA office for those wishing to have an extra copy. The cost is \$3.30 each.

- If you are not listed in the Directory and wish to be, you can fill out the card between pages 42 and 43, or you can send an email to Amanda Kimbrell at [Amanda.Kimbrell@news-herald.net](mailto:Amanda.Kimbrell@news-herald.net).
- If you need to change any of your information, such as a new email address, send that information to Amanda, too.

Some of the frequent questions we are asked at the POA is information found in the Directory:

- Village businesses' phone numbers: All Village businesses are listed on page 24 of the Directory with location and phone numbers.
- Club listings can be found on pages 17 and 18 listed as Activities Directory.
  - We are frequently asked about medical equipment to borrow, etc. Under the Activities Directory, look for EQUIPMENT. (I suggest highlighting that entry so you can find it easily if you ever need it.)

I also recommend tabbing the businesses and clubs for easy access. Plus, if you recycle your old Directory when the new one arrives by putting the old one in your car, it will already be tabbed.

Another thing I like to do is use a highlighter on any phone number or address I look up. It saves time in the future should I ever need that information again.