

Tell-E-Gram Text Only Version, Jan. 24, 2017

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

- **Long Range Planning, 9:30 a.m. Thursday, Jan. 26, POA Conference Room**
- **Rec 101, 12:30 p.m. Thursday, Jan. 26, Wellness Center**
- **POA Board Workshop, 10 a.m. Wednesday, Feb. 1, POA Conference Room**
- **Architectural Control Committee, 9 a.m. Thursday, February 2, POA Conference Room**

History of the Medical Building Concept

By Winston Blazer, General Manager

The medical building concept is not a new one in the Village. This project is one that has been in the background of the POA Board for around 12 years. The POA Board believed given our demographics that this would be a good fit and a needed service for the Village. However, doing our due diligence we have waited for the appropriate time to make the medical building a reality.

Let me give you a brief timeline of the events that lead us to where we are today. In 2005 after the Facilities Task Force had put an amenities plan together, the Board wanted to know if there was a medical group or hospital that would like to partner with us on the cost of the Wellness Center. We didn't find anyone interested at that time. In 2007 after the Rec Committee toured the Fairfield Glade community and saw how the recreation world and medical world were tied together; the POA Board decided at that time to study the idea of putting a medical building near the Wellness Center. However the recession killed that effort. Then it wasn't until 2013 that the Board requested a study and the creation of a "master plan" of the Kruger property (Wellness Center) - that plan showed the location of a medical building.

A number of property-owner surveys have indicated that this is a service that is needed in the Village. Long Range Planning also identified this as a need through their benchmarking studies over the years. The real need was identified by our marketing program where numerous potential customers have asked about medical services in our community

In early 2016, I began talks with Ed Curtis of Summit Medical to discuss the possibility of an office in TV. They were very interested in a partnership with Tellico Village, and the homework for the Board and I began. We have spent many hours going over the history of Summit Medical Group, legal documents, services they will provide, insurances they will carry as well as many other things.

Summit Medical Group started in 1995. Currently, Summit Medical Group has about 220 physicians in 55 office locations and five hospitals serving patients in 13 counties in the East Tennessee region. It was this background that led the Board to pursue putting a medical building near the Wellness Center.

In order to arrive at a deal acceptable to both parties, the building had to meet the needs and design specifications of the tenant, it had to be compatible with the site plan envisioned for the Wellness Center complex, it had to leave ownership and control of the site and the building with TVPOA, and it had to be economically attractive to both parties. An additional internal consideration was that the deal be self-funding and have minimal impact on the rest of the TVPOA budget, finances, cash flows and capital plans. We believe that this proposal comes as close as any to accomplishing these goals.

The agreement with Summit Medical Group, PLLC is a 10-year lease, payable monthly, 100% financed using fixed interest rate conventional bank financing. The lease payments cover the 10-year principal and interest payments on the fully amortized loan, property taxes and some exterior building maintenance. It is "cash neutral" to the rest of TVPOA operations. At the end of the 10-year lease and repayment period, TVPOA owns the land and building free and clear.

There are two five-year renewal options for Summit to extend its lease of the premises. The loan does not use any of our other lines of credit or credit capacity. The project does not compete against, or crowd out, other capital projects from the budget or five year plan. And, it has a positive impact on net income from the first year of occupancy.

The POA Board and management dedicated a great deal of effort to performing its due diligence and negotiating lease terms with Summit Medical Group which best mitigate any risk to the POA. In order to maintain complete control of the use of this strategic property on the Wellness Center Campus, the POA insisted on utilizing a building lease with Summit. The lease will be executed directly with the Summit Medical Group partnership entity and not a single purpose entity created for this facility to further minimize risk. In addition, in conjunction with its due diligence, the POA vetted the financial stability of the Summit Medical Group partnership entity to ensure that it was financially sound.

In negotiating the particular lease terms, the POA worked diligently to try to minimize risk and financial exposure. The lease requires the Summit Medical Group remain responsible for the costs of all utilities and interior maintenance. Accordingly, TVPOA is only obligated to maintain the exterior of the facility and major mechanical systems, most of which will be covered by warranty.

From a liability perspective, the lease requires Summit Medical Group to maintain adequate liability insurance and broadly indemnify the POA for all claims arising out of the use of the facility. In addition, upon execution of the lease, Summit will provide the POA with a security deposit that may be applied immediately to cover any damages to the premises or in the unlikely event of default. Finally, the lease contains a strong default provision which, among other remedies, allows the POA to accelerate all rent due for the remainder of the lease and recover all costs incurred in the event of default.

Summit Medical plans to have a fulltime primary care physician on site to start and will be adding an advanced practitioner, along with lab work and physical therapy. The services being provided at the Tellico Village site are modeled after other successful Summit sites that service large Medicare populations. They are working with the specialists that they currently refer clients to regarding a schedule, whereby the specialists would have weekly/bi-weekly appointments available at our site. Their emphasis will be with those specialists that already see the TV residents.

This facility will offer some urgent care services but not emergency services. Here is an overview of the differences between what they will see and cannot. They will see patients with the following health issues: UTI, stomachache, broken bone (not a compound fracture), minor stitches, mild chest pain, mild abdominal pain, vomiting (no blood), minor head bumps, etc. The following are usually referred to an ER: compound fracture, victims of an auto accident, significant bleeding that will require more than minor stitching, severe chest pain, extreme abdominal pain, vomiting blood, head trauma (patient was unconscious), etc. This is certainly not an all-encompassing list but should provide some general understanding or range of services they expect to provide in the urgent care space. Their initial plan is to gain insight into the immediate needs/requirements of the TV residents. They will monitor and be flexible regarding operating hours and this will include reviewing the need/demand for extended and weekend hours if necessary. Summit estimates more than 1,000 current property owners use Summit today for primary care. If you do not use them, you can still use the facility as a walk-in clinic and will not be expected to change your current doctor.

We will be keeping the community updated on the progress as we move forward.

Yacht Club and Tanasi Bar & Grill

- **Super Bowl** at the Yacht Club: Why leave the Village? Enjoy some fun food and great company—all close to home.

- **Valentine’s Day** is right around the corner, don’t miss out! Call for reservations and more details.
 - **Pre-Valentine’s Music Monday**, Feb. 13, with a J. Luke serenade and Prime Rib Special. Your Valentine is so special why limit the romance to one evening?
 - Prime Rib dinner for two at Tanasi Bar & Grill
 - Regular menu at the Yacht Club
- **Yacht Club dining room and bar will be closed Jan. 24-25 for flooring.**

Tanasi Bar and Grill: 865-458-9392

Toqua Café: 865-458-1330

Yacht Club: 865-458-4363

Announcements regarding your clubs and organizations are available for review at the Tellico Village Broadcasting website:

A full schedule of upcoming POA meetings is also listed; as well as links to POA and Tellico Village websites.

Video programs from TVB are available on demand.

Visit:

www.tellicovillagebroadcasting.org

Charter Channel 193 Schedule	
www.TellicoVillageBroadcasting.org	
7 a.m.	Honor Awards Luncheon
8 a.m.	School Board Update
9 a.m.	Library Update
10 a.m.	Rec Rap
11 a.m.	County Update
Noon	POA Board Update
1 p.m.	Trippin’ Thru Tellico—New Year’s Resolutions
2 p.m.	Tellico Village Lifestyle Coordinator
3 p.m.	Spotlight on TV Lifestyle Coordinator
4 p.m.	Tellico Village University
5 p.m.	TV Naturally—Tennessee State Parks
6 p.m.	Trippin’ Thru Tellico—New Year’s Resolutions

Fore the Love of the Game—Golf News and Events

Kahite - 423-884-6108

**Toqua - 865-458-6546
-4707**

Tanasi - 865-458

2017 Winter Classic Feb. 25

Tellico Village's first golf event of the year is Saturday, Feb. 25, at Tanasi Golf Course! Starting time will be a 10 a.m. shotgun. Sign up sheets will be in all pro shops, and you may sign up either as a team or individually. Teams can be men, women, or mixed. Men will play either the orange or white tees, and women will play green or yellow. The tournament format will be Net Team Stableford. The entry fee is \$15 per person excluding green fees and cart. Beer and soft drinks will be served following play!

Please join me in making this event a success! You may email me at cflenniken@tvpoa.org to sign up!

Sincerely, Casey Flenniken

Fundraising Events

Good Samaritan food drive Feb. 6-16

The Tellico Village Women's Club (GFWC) is sponsoring a food drive for the Good Samaritan Center as our community project for this year. We will be collecting food in tubs placed at Chota Recreation Center, Wellness Center, Tanasi Clubhouse, and Tellico Village Welcome Center from Feb. 6 through Feb. 16. Good Sam has asked for bath soap, beef stew, box potatoes, canned pasta, canned chili, cooking oil, 2-lb. bag of corn meal, 1-lb bag of dried beans, feminine pads or tampons, 2-lb. bag of flour, instant pudding, oatmeal, peanut butter, and saltines. Please help support this effort to assist Good Samaritan to provide tons of food to needy people in Loudon County.

TV Lions' Chili/Soup Dinner Feb. 28

The TV Lions are well into the planning phase of what provides everyone a great opportunity to get out of the house on these cold winter nights and eat a great meal and socialize with friends and neighbors – its annual Chili/Soup Dinner.

This is the club's first fund raising event of the year. The event will be held on Tuesday, Feb. 28, commencing at 4 p.m. and continuing until 7 p.m. As usual, it will be held in the Christian Life Center of the TV Community Church. Ticket prices are \$11/person in advance or \$13/person at the door. They can be purchased from any Lion or at Sloan's, United Community Bank, or Village Salon. If you don't know any Lions, call Marcia Higby at 865-458-9356 or Larry Stickler at 865-458-6582. This is a popular event and tickets are limited so get yours early.

The proceeds from this and other Lions fund raising events are used to support the club's service activities in Loudon County and East Tennessee. One example of the use of these funds is the free eyeglass program for indigent county citizens. A Health Fair is conducted at the Good Samaritan Center in Lenoir City once every month. Individuals who attend are screened for high blood pressure, glucose and are given an eye examination. Those who are determined to need glasses can receive them free of charge if they qualify under federal poverty guideline. Over the course of the last 12 months this program provided 125 pair of free glasses at a cost to the club of just under \$15,000.

You can support this and other Lions program by buying your ticket and joining your friends and neighbors for a great meal. The photo shows some of last year's attendees enjoying the menu which includes chili, soup, antipasto salad, garlic bread, assorted beverages and ice cream. Come one, come all.

MACA golf tourney March 18

Please mark your calendar for the Monroe Area Council for the Arts (MACA) 8th ANNUAL SPRING OPEN Golf Tournament on Saturday, March 18, at The Links at Kahite.

The format for the tournament is a 4-person scramble. Because this is a scramble format, all men will play from white tees and all women will play from green tees. You can sign up as a team or individually (we will put teams together for individual signups). The entry fee is just \$85 per person, and includes:

- Green and cart fees and practice balls
- Complimentary beverage cart
- Fresh continental breakfast
- Signature Pasta Buffet lunch with homemade desserts
- Prizes for top finishing teams!

In addition to all of the above, you will also have an opportunity to win a NEW CAR, courtesy of Jacky Jones Ford!

If you aren't familiar with the Monroe Area Council for the Arts, I encourage you to visit their website at www.monroearts.com. MACA is a truly wonderful organization that, in addition to offering a variety of different professional programs as a part of an annual performing season, MACA works with area schools, churches and civic organizations to provide arts education programs, artist residencies and more.

Please join me for a fun day of golf supporting this great organization.

FREE SERVICE: Emergency Notifications System Citizen Sign Up

The Loudon County E-911 Center along with the Loudon County Emergency Management/Homeland Security Agency have teamed up to provide a notification system to provide emergency alerts to citizens in times of natural or man-made disasters.

Citizens can sign up to receive alerts via:

- Text Message
- Voice Call
- Email
- Mobile Phone

Potential Notifications: Weather Alerts, Missing Children, Law Enforcement Events, Hazardous Material Events

Sign up via the internet at:

- www.loudoncounty911.org
- www.loudoncountyemergencymanagement.org
- Or by calling 865-458-7298

2017 Reciprocal Courtesy Cards for Yachting Clubs of America Are Here

Property owners can purchase Reciprocal Courtesy Cards for the Yachting Clubs of America in the POA office for \$20. The card will allow you to frequent the more than 800 yachting clubs which, like TVYCC, are members of the association. There are YCA affiliated yacht clubs throughout the USA and its territories. For more information about YCOA, go to www.ycaol.com; the website that tells about the Association and all the yacht clubs that are members. Stop by the POA office to learn where member clubs are. For other questions about the program, call Mitzi Lane, 865-458-5408, extension 4100.

TV University classes for February

- Feb. 17: The Victorian Era through Literature, 9-11 a.m., Chota Recreation Center, Room D
- Feb/ 24: Tax Law—Claiming Adult Dependents, Chota Recreation Center, Room D

Go to the TVU website at www.tvuniversity.org and read the complete course descriptions using the CLASSES IN TV tab. Click on the link below to get to the site. Register for a course by submitting your name, e-mail, phone and the title of the course you are interested in. A confirmation will be sent. TELLICO VILLAGE UNIVERSITY is committed to bringing lifelong learning that is diverse, convenient and affordable to our neighbors. TVU is brought to you your friendly neighborhood volunteers.

Tennessee ID Services in Village 10 a.m.-2 p.m. Thursday, Feb. 2

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 the first Thursday of each month (through August), 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.

Rec Update—Floor Trainers Available

Floor trainers will be available to answer your questions about basic exercise routines and equipment use in January at no charge. Grab them for a quick Q and A on Mondays, Tuesdays, and Wednesdays 8-10 a.m. They are eager to assist you and don't forget to grab a complimentary coffee on the way out! These special offers are here on a trial basis so be sure and give us your feedback.

Some Other Stuff You Need to Know...

- **Yacht Club dining room and bar will be closed Jan. 24-25 for flooring work.**

Hike Piney River Jan. 25

The Tellico Village Hiking Club will depart 8 a.m. Wednesday, Jan. 25, from Chota Center, to hike:

- PINEY RIVER, BOWATER POCKET WILDERNESS
- Distance: 10 miles
- Rating: Moderate
- Elevation Gain: 300 feet
- Driving time: 1 hour
- Leader: Rick Carlin, rick0738@gmail.com or 513-518-0738

This is an in-and-out hike. The trail provides stunning natural scenery without steep ascents and descents and follows the Piney River. There are views of the many cascades of the river. After 3 miles in, the trail goes over a suspension bridge and for the next 2 miles follows a narrow gauge railroad bed with the river alongside.

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.

Astronomy Club meets Jan. 26

The Tellico Village Astronomy Club will meet at 7:30 p.m. Thursday, Jan. 26, in Room D of the Chota Recreation Center. For more information, contact Roy Morrow, rmorrowb44@gmail.com.

HOA Welcome Orientation Jan. 26

New to Tellico Village? Whether you are a new resident of Tellico Village or would like an update, you are invited to the HOA Welcome Orientation January 26 at 6:30 p.m. Please join us at the Yacht Club (upper level) to hear presentations by service providers and organizations of our Village such as the Fire Department, First Responders, T-Bart (water safety,), the Wellness Center, The Recreation Department, The Neighborhood (Assisted Living, Alzheimer's/Memory Care,) New Villagers, Community Players, The Library, Coast Guard, and, of course, the HOA! You will receive a full packet of informational brochures and a warm welcome to your new home. Please contact Sue Kimball (248)534-0340, Suekimballre1@gmail.com with questions or to say "We're coming!"

Community Shred Day Jan. 28

ORNL in Lenoir City is hosting a community shred day 9 a.m.-noon (or until trucks are full) Saturday, Jan. 28. Due to the limited amount of space available for shredding per truck, each vehicle is permitted to shred up to THREE banker's boxes (or three 13-gallon trash bags) of paper. Shredding is first come, first served. When the trucks are full, shredding will no longer be available. Paper is the only acceptable material for shredding.

February Ladies Luncheon & Fashion Show RSVP by Jan. 25

Wear Red and join us Wednesday, Feb. 1, for lunch and to view fashions provided by Stein Mart. Music will be provided by Linda Schuessler and vendors will include Jewels & Threads, Mimi's Wreaths, D and Y Candy, Quilted Cards & Oils, and Tupperware. Doors open at 10 a.m. for your shopping and visiting convenience with lunch served at 11:30 a.m. Charity baking will benefit The Parkinson's Foundation. Menu is Baked Ziti with Meat Sauce and a Caesar Salad. Reservations with \$15 per person cash or check

can be made at HOA Social or at the Yacht Club by Jan. 25 deadline. Go Red for women and let's end Heart Disease

Tellico Village Garden Club meets Feb. 2

The Tellico Village Garden Club will meet 12:30 p.m. Thursday, Feb. 2, in the Yacht Club's top floor, to discuss "Curb Appeal and Landscape Design Principles." Guest speaker Scott Drucker, of Dream Gardens Landscape Design/ Installation of Chattanooga, will give us tips on making our home easier to sell or just a more beautiful place in which to live.

Scott is an approved teacher for the Federated Garden Clubs. He will be offering two more classes the following week in Chattanooga. They will be on "Botanical Gardens" and a hands on class on "Container Gardening. "

Membership \$10/year per household. Guests are welcomed. Contact Betty Thompson at 248-912-4827 for more information.

Woodworkers Club meets Feb. 2

The Tellico Village Woodworkers Club will hold their monthly meeting on Thursday, Feb. 2, at the Yacht Club on the top floor. The meeting will start at 7 pm and will feature Tom Monahan who will discuss various wood finishes. The public is invited. For more information, go to tvwoodworkers.com.

Cruising Club meets Feb. 8

The Tellico Cruising Club will hold its monthly meeting on Wednesday, Feb. 8, at the Tellico Village Yacht Club.

The social hour begins at 5 p.m. with the meeting starting promptly at 6 p.m. All Tellico Lake boaters are welcome. Any questions should be directed to Commander Tom Morgan at 865-657-9380.

Fishing Club meets Feb. 8

The Tellico Village Fishing Club will meet 7 p.m. Wednesday, Feb. 8, on the top floor of the Yacht Club. The club promotes fellowship, learning fishing techniques and knowledge of local lakes, as well as presentations by various speakers on topics related to fishing in the area. Guests are welcome. For further information, please contact 2017 President Chip Young at 614-562-9310 or crtseyoung@gmail.com.

HOA General Meeting Agenda for Feb. 9

4-6 p.m. Feb. 9, Tellico Village Community Church

Welcome HOA Members

Keynotes:

POA Road Map for 2017 and Beyond

Medical facility in Tellico Village

Board Members/Committee Chairs/Liaisons: John Bordelon, John Fuchs, Steve McBrien, Wayne Magill, Sue English-Kovar, Tim Kalina, John Bologna, Rick Carlin, Leon Roisman, Bill Taylor, Mary Reif, Wayne Williamson, Susan Kimball, Gail Link, Nina Wise, Marsha Herzog, Pat Forgrave, Joe Beyel, Bill Baxter, Bobbi Taylor, Linda Klein, Dennis Stanczuk, John Baucom, Ellen Frohreif, Ron Frohreif, Linda Bailey

I. Call to order

II. Opening Remarks – John Bordelon, HOA President

III. Board Members Reports

- President's Report – John Bordelon – The Year Ahead - Adding Value to Your Membership
- Treasurer's Report – Tim Kalina

IV. Volunteer Recognition

- Tellico Village Computer Users Club: Gary Robertson, President

V. Keynote: POA Road Map for 2017 and Beyond

- POA Board Goals for 2017 and How We Will Implement Them: Bruce Johnson, POA Board

President and Winston Blazer, POA General Manager

- Summit Medical's plans for the new facility: Ed Curtis, CEO of Summit Medical, LLP

VI. Public Comments & Questions

Women's Bible Study Fellowship Tuesdays

The Women's Bible Study Fellowship meets 9:10 a.m. every Tuesday through April (no class March 14) at the Community Church at Tellico Village. The sessions will begin again in September. Currently, 106 Village women attend representing 10 different churches. We welcome all who are interested! For more information, call Glenda Worrell.

Christian Men's Fellowship Breakfast Thursdays

The Christian Men's Fellowship Breakfast is a non-denominational group of men who meet every Thursday morning 8-9 a.m. at the Tanasi Clubhouse. We enjoy getting to know each other, having interesting conversations around the tables while a good breakfast is enjoyed.

Date Change: POA 101 Feb. 2

POA 101 is a program presented by TVPOA staff to give property owners an overview of Village governance and history. Maps, governing documents, Tellico Village license plate and more are given to participants. The next session is: **2 p.m. Thursday, Feb. 2 (rescheduled from Feb. 1), Yacht Club.** Reservations are required so enough handouts are made. Call Patty Robichaud, 865-458-5408 ext. 4115, or email gram@tvpoa.org.