



TELL-E-GRAM

SPECIAL EDITION

SEPTEMBER 29, 2017



**TELLICO VILLAGE
PROPERTY OWNERS ASSOCIATION
WORKSHOP AGENDA
TUESDAY, OCTOBER 3, 2017, AT 10:00 A.M.
TELLICO VILLAGE POA CONFERENCE ROOM**

Topic	Purpose/Outcome	Presenter(s)	Time Frame
TVB	Update	Keith Sanderson	10:00a-10:30a
Other			

ACC Report as of September 30, 2017				
2017 Permits Issued	Sept	YTD	Prev. YTD	Grand
		9/30/17	9/30/16	Total
Single Family - Budget	6	53		
Single Family - Actual	22	105	69	3765
Townhomes	0	2	1	330
Commercial	0	1	0	40
TVSL	0	0	0	21
Shoreline Strip	7	38	22	1732
Miscellaneous	20	122	90	4174
Home Occupation	0	1	0	37
Final Reviews Completed	4			
Houses under construction:				
SF	99			
MF	1			
TVSL	0			
Total # under construction	100			
Kahite houses under construction	18			
Kahite permits issued	382			

BOARD MEETING HIGHLIGHTS

Below are the highlights from the Board meeting that occurred on September 27th:

- **Minutes** – The minutes from August 16th were approved as written by the Board 4-0.
- **HOA Update** - Sue English-Kovar gave a membership update – current membership is 1,940 households (~3,600 individuals). Last month, 260 people attended the HOA social. If you'd like to sign up for events, visit the TellicoLife. Results from the Housing/Aging in Place survey are available on the HOA website – 1,006 people responded to the survey. 97% of respondents said that they plan to stay in Tellico Village. The next general meeting is October 26th at 4 p.m. in the Community Church. This is the POA Candidate forum – you will be able to meet all Board candidates.
- **Communications/Marketing** – Beth Kuberka gave a status report covering the Marketing department's 2017 performance to date. The overall objective is to build awareness of the Tellico Village brand. The goal for the year was to bring in 5,100 leads and we are up to 3,733 for the year. 2017 performance reflects extensive integrated changes to our website. The Welcome Center has become a significant contributor to our performance. From January-August 2017, we have welcomed 4,372 people thus far. Our digital web programs are supporting increased Welcome Center lead performance. Overall, this program helps us have a competitive advantage over similar communities in the area. Discovery tours and day tours are up dramatically. Tours continue to be a very important factor in attracting people to the Village. Based off of the extensive data provided, the marketing program has contributed to significantly increased demand for Tellico Village properties.
- **Finance Report** – Kendra Forsythe presented the finance report and noted that there have been savings in salaries and benefits. Maintenance continues to be a large expense – cost of maintaining our systems is increasing. We had a large win with a big block owner. Parker Owen reported that the budget process is well underway. Starting October 9th, the detailed departmental budget reviews will occur. The regular Financial Advisory Committee meeting is October 13. Parker presented expectations for the Advisory Committees, Special Project Study Teams, and the Board. We have requested and received the automatic six month filing extension until November 15, but expect that we will beat that deadline comfortably. We expect to have draft returns for staff and Audit Committee review end of next week. Filing is expected in October. Several capital and maintenance funding requests were presented: Sewer Wet Well Coating (Tanasi Shores and Toqua), Replacement Pump for the Toqua Life station, HVAC replacement for Men's locker room at the Wellness Center (approved 4-0), purchase 87 hp leaf

vacuum machine and 2 collector boxes (approved 4-0), 4 medium used utility vehicles, and 2 used green mowers. The 2017 Capital Plan Project Variances through the September Board meeting were presented, as well as the 2017 Capital Plan Projects remaining as of the September Board meeting.

- **Toqua Clubhouse Design** – Tom Lee recapped the April presentation and recommendations for the Toqua Clubhouse. The justification for the expansion of the clubhouse was also presented – kitchen is inadequate, dining room cannot accommodate demand, and lack of space at Toqua makes events unpractical. Several recommendations were presented. Passed 3-1 to approve proceeding into conceptual design. All slides with recommendations, conclusions, and the needs analysis are available on the TVPOA website.
- **Other/Member Comments** – Bruce Johnson – Kahite community center/double wide replacement – briefed the Board and moved forward into conceptual design. On the process of writing specifications for that contract. Talked to several builders, moving forward, doing some repair work on the double wide. This year, we will come back to the Board for approval. Both projects are on schedule. Security cameras – front entrance of Kahite approved for cameras. Committee looked into what needed to be installed and came up with a plan to execute that plan at the direction of the Board. Cameras have been in operation since then. Sherriff's Department is working with Tellico Village to prevent vandalism/crime.

***All powerpoint slides from the Board meeting are available on the TVPOA website (www.tellicovillagepoa.org)**

SUBSTATION UPDATE

All sub testing is complete. Final walk through is scheduled next week. Next week, construction will begin of the take-off lines (the ones that connect existing lines or new lines to the sub). TVA will complete the wiring of their revenue meters. After a walk through at the end of the week with the crew, the goal is to energize the transformers. The crew will then allow them to heat and settle in and begin thermal oil circulation over the weekend. On the 16th or 17th, they will close in and put load on the lines.



BRUSH PICKUP

Brush will be picked up through October. Brush will NOT be picked up November – February. Leaves are picked up November – February. Brush will start again in March. If you have any questions, please contact Public Works at 865-458-5408.

STAYINTV HOSTS SEMINAR ON “SENIOR LIVING OPTIONS”

STAYinTV to host a special seminar on "Senior Living Options." The Tellico Village Homeowner's Association and The Neighborhood will help provide input received from the recent questionnaire on senior living and describe what living options we have available in the area. Several local companies will be there to answer your questions after the overview presentations. This seminar will be presented at the Yacht Club upstairs meeting room on Tuesday, October 3rd from 4 to 6 p.m. Mark your calendars for this unique event!

POA 101 - OCTOBER 4TH

Did you just move to the Village and want to learn more about our committees, clubs, and history of Tellico Village? Come to POA 101! The next session is Wednesday, October 4th at 2 p.m. on the top floor of the Yacht Club. Attendees receive a binder full of information, maps of the region, contact names, resources and governing documents, along with a goody bag. The presentation lasts about an hour. RSVP to Jessica Miles at JMiles@TVPOA.org or 865-458-5408, ext. 4115. We hope to see you there!



— Grand opening of —
**Summit Medical Group
at Tellico Village**

Summit Medical Group and Tellico Village Property Owners Association have partnered to bring the excellence and convenience of a Summit primary care practice to the Tellico Village community.

Residents and new patients are invited to an open house to celebrate our opening.

Tuesday, Oct. 3 | 3-5 p.m.



Summit Medical Group
at Tellico Village

202 Dahi Drive | Loudon, TN 37774

Ribbon-cutting ceremony begins at 3 p.m., followed by:

Summit Medical Group facility tours

Meet and greet with Dr. Carreras

Summit Physical Therapy free
balance testing with Dr. Balaf

Free health screenings by Humana

Healthy food and exercise
demonstrations by Humana

Prizes raffled throughout the event

Music and light refreshments



Humana

2018 CLUB/GROUP RESERVATIONS FOR THE YACHT CLUB

If you are a club/group president and intend on reserving a meeting space in the Yacht Club for meetings in 2018, you must contact Linnea Elliott at the Yacht Club to reserve your space. She can be contacted at lelliott.awehospitality@gmail.com or 865-458-4363. The deadline to reserve your space is Thursday, December 21st.

YACHT CLUB CLOSURE

The Yacht Club will be closed on Saturday, October 7th for two private events. We apologize for any inconvenience this may cause.