

## Tell-E-Gram Text Only Version, April 15, 2011

### POA Meetings and Events:

- Brush Pick Up Schedule Behind Due to Heavy Demand. Your patience is appreciated. For more information, call Public Works, 865-458-4522.
- POA Board Meeting, 1:30 p.m. Wednesday, April 20, Yacht Club
- Architectural Control Committee, 9 a.m. Thursday, April 21, POA Office

## TELLICO VILLAGE PROPERTY OWNERS ASSOCIATION BOARD MEETING AGENDA 1:30 p.m. Wednesday, April 20, 2011 Tellico Village Yacht Club

	<u>Purpose/ Outcome</u>	<u>Responsible</u>
	Call to Order	Bob Coates
I. Minutes (March 16, 2011)	Approve	Bob Coates
II. Announcements		
III. 2010 Audit Report	Update	Ken Ballien
IV. Advisory Committee/Liaison Reports		
• Continuous Improvement Quarterly Report		Mitzi Lane
• Compass Group Quarterly Report		Andy Fox
• Golf		Jim West
• Finance		Cotton Hunt
• HOA		Karen Brown
• Board Liaison		
• Other		
V. 2011 GM Goals & Objectives	Review	Winston Blazer
VI. Key Success Indicators	Update	Winston Blazer
VII. Audience Comments		

## Update on Amendment to C&Rs

*Editor's Note: This is the first of what will be a series of articles about the Amendment to the C&Rs which goes into effect this year.*

The Declaration of Covenants and Restrictions (C&Rs) for Tellico Village is one of the primary governing documents for the Property Owners Association. They were first written in 1985 by the developer, Cooper Communities, Inc.

In 2008, property owners had their first chance to weigh in on that document and support the first

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amendment proposed by the TVPOA Board of Directors. That approved Amendment goes into effect this December.

The Amendment changed the amendatory section of the C&Rs and made it a little less onerous for property owners to change the document that is so important to the governance and future of Tellico Village.

There were five things changed by the Amendment:

1. Remove the requirement for a written instrument that must be signed and then officially recorded in Loudon and Monroe Counties, thereby eliminating an extraordinarily difficult administrative requirement (i.e., the collection of approximately 4,500 signature pages representing two thirds of all possible votes) and the payment by TVPOA of more than \$40,000 (based on current filing fees) in recording fees to Loudon County and Monroe County.
2. Make clear that amendments can be made at any time after 2011 instead of only at the end of the initial 26-year term ending in 2011 and each succeeding 10-year period.
3. Shorten the time the approved amendment must be recorded in advance of its effective date from three years to one year.
4. Authorize the Property Owners to approve amendments in accordance with state law requirements for nonprofit associations, a more streamlined and less expensive process that allows Property Owners to vote by written ballots.
5. Clarify that the 90-day prior notice to Property Owners only applies to prior notice for the actual vote or approval by the Property Owners. As currently written, the 90-day prior notice provision applies to "any action taken" and poses possible litigation risks because of its vagueness.

Throughout 2011, the POA will publish articles to highlight each of these changes. For more information on the C&R Amendment, property owners may visit the TVPOA website at [www.tellicovillage.org/tvpoa/news/car-info](http://www.tellicovillage.org/tvpoa/news/car-info), or you can find it by clicking on TVPOA, then News, then C&R Info in the Member area of the Tellico Village website.

### **Future Changes**

Many property owners have wondered aloud if the Board is going to propose any further changes to the C&Rs. As of right now, the current Board does not have any Amendments under consideration. However, this or future Boards can propose an Amendment to the C&Rs and forward it to the property owners for approval.

One important item that has NOT changed is the requirement to gain approval of two-thirds of all property owners for an Amendment to be adopted. The current philosophy is: "If it's important enough to change, it's important enough to gain two-thirds approval."

Throughout this year, keep checking in with the C&R Info page on the website to see the latest information concerning the Amendment that goes into effect this year.

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

#### **Save the Date: TVVFD Open House May 7**

The Tellico Village Volunteer Fire Department will hold an open house 11 a.m.-2 p.m. Saturday, May 7. This is a great opportunity to meet the volunteers and see their equipment! Lunch will be served.

*Submitted by Jack Row  
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## Porters Creek Trail Hike April 27

The Tellico Village Hiking Club will leave the Cooper Visitors Center 8 a.m. Wednesday, April 27, to hike:

- Porters Creek Trail
- Distance: Approximately 7.4 miles
- Rating: Moderate with 1,400 feet of elevation gain
- Driving Time: 2 Hours
- Leader: Gary Glessner, 865-657-9677

This trail includes wildflowers, Fern Falls, and remains of early settlements. The wildflowers in late April should be exceptional. Fern Falls is a 40' waterfall. The trailhead is in the Greenbrier area, about 10 miles East of Gatlinburg.

Hiking boots and hiking stick(s) are recommended for both hikes. Bring ample water and a trail lunch .

Directions will be provided the morning of the hike. Car-pooling is recommended and will be set up the morning of the hikes. Passengers are asked to contribute \$5 to the driver to help cover gas, etc.

For more information and schedule for future hikes, go to [www.tvhikers.com](http://www.tvhikers.com).

*Submitted by Bob Kutschera*

## Summer Directory Review Ongoing

To prepare for the June edition, the draft of the Village Directory will be on review at the Tellico Village Public Library March 30-April 27. Please verify that any changes submitted since the last edition appear correctly.

Change forms can be submitted at the Library through that period, or changes can be emailed to [cindy.white@news-herald.net](mailto:cindy.white@news-herald.net).

### Next Few Days Ahead

#### Saturday, April 16<sup>th</sup>

- 8:15 am- Fit & Tone (WC)
- 8:30 am- Racquetball (CRC)
- 8:35 am- Deep Water (WC)
- 9:30 am- Aerobics (WC)
- 9:30 am- Advanced Line Dance (CRC)
- 10:30 am- Wallyball (CRC)
- 12:30 pm- Badminton (CRC)

#### Monday, April 18<sup>th</sup>

- 8 am- Basketball (CRC)
- 8:30 am- Aerobic Fit & Tone (KAC)
- 8:30 am- Racquetball (CRC)
- 8:30 am- Aerobics (WC)
- 8:35 am- Water Aerobic (WC)
- 9:45 am- Water Exercise (WC)
- 9:45 am- Tai Chi (KAC)
- 9:45 am- Stability Ball (WC)
- 10 am- New Villagers (CRC)
- 10 am- Welcome Coffee (Tanasi)
- 11 am- Table Tennis (KAC)
- 11 am- Water Arthritis (WC)
- 11:30 am- Yoga (WC)
- 1 pm- Inter Line Dancing (WC)
- 1 pm- Carving Club (CRC)
- 1:15 pm- Badminton (CRC)
- 2:15 pm- Basic Line Dancing (WC)

- 4:15 pm- Basketball (CRC)
- 4:30 pm- Co-ed Water Interval (WC)
- 4:30 pm- Kickboxing (WC)
- 6 pm- Duplicate Bridge (CRC)
- 7 pm- The Bead Goes On (CRC)

#### Tuesday, April 19<sup>th</sup>

- 8 am- Fit & Tone (WC)
- 8:30 am- Racquetball (CRC)
- 9 am- Beg & Inter Watercolor (CRC)
- 9:15 am- Fit & Tone (WC)
- 10 am- Water Fun & Movement (WC)
- 10 am- Table Tennis (CRC)
- 10:30 am- Tai Chi (WC)
- 2 pm- TV Townhouse Assoc (CRC)
- 2 pm- Table Tennis (KAC)
- 2 pm- Wallyball (CRC)
- 4 pm- Beginning Racquetball (CRC)
- 4 pm- Pilates Yoga (KAC)
- 4 pm- Intermediate Yoga (WC)
- 4 pm- Aqua Zumba (WC)
- 4 pm- Zumba (WC)
- 4:15 pm- Basketball (CRC)
- 6 pm- Badminton (CRC)
- 6:30 pm- Hand & Foot (CRC)
- 6:30 pm- Bible Study (CRC)

#### Wednesday, April 20<sup>th</sup>

- 8:30 am- Aerobic Fit & Tone (KAC)
- 8:30 am- Racquetball (CRC)