



**POA Meetings and Events:**

- Golf Advisory Committee, 3 p.m. Thursday, April 12, Toqua Maintenance Building
- Finance Advisory Committee, 9 a.m. Friday, April 13, POA Office
- POA Board Meeting, 1:30 p.m. Wednesday, April 18, Yacht Club
- Architectural Control Committee, 9 a.m. Thursday, April 19, POA Office

TELICO VILLAGE POA **Tell-E-Gram**  
**Week Ending April 6, 2012**

# Tellico Village Through the Years [Part 1]

By **Winston Blazer**  
*General Manager*

*Editor's Note: 2012 marks the 25th Anniversary of the first residents arriving in Tellico Village.*

Tellico Village's quarter-century history easily divides into three separate and fairly distinctive eras—an exciting but tumultuous infancy, a frisky and prosperous adolescence, and a maturing but recession-scarred young adulthood.

As part of the Village's observance of its 25th anniversary, I have prepared this series of stories to recall some of those earlier years and to assess where we stand as we head into the future. This is the first of a three-part series.

## Infancy

POA dates the Village's birth as Feb. 6, 1987, when the first residents moved in. Other residents quickly followed—more quickly, in fact, than the Village was prepared for.

In that first year, the developer, Cooper Communities, Inc., rushed to complete roads and install utilities in the Toqua and Chota neighborhoods. It also worked to construct a Visitor's Center complex and Toqua Golf Course. Private builders were putting up houses about as fast as roads and utilities became available. The pace was hectic.

The Visitors Center complex opened in May of that year and Toqua Golf Course in July. By the end of the year, there were 2,100 property owners and 59 resident families. Those first 59 families came to be known as "The Pioneers."

The pace continued in 1988: a community church was organized in March; the Yacht and Country Club opened in October and Chota Recreation Center in December.

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## Now Featured on Channel 3

- **Mr. Tellico** airs 11 a.m. and p.m. daily. If you are a baseball fan, catch the Mr. Tellico show as Dana Hogan interviews Bryan Steverson, author of a book on the negro leagues; and John Schwartz, who has a story of a great day at Yankee Stadium with Joe DiMaggio.

Don't live in the Loudon County portion of the Village or have Charter? All Channel 3 shows are available online.

Watch online: [www.tellicovillage.org/in-the-news/channel3/videos](http://www.tellicovillage.org/in-the-news/channel3/videos)



**Help us celebrate 25 years of Tellico Village! Next Event: The Recreation Department will kicking off an open house week full of festivities. Everyone is invited to utilize one of the recreation facilities for free, all week, April 22-28.**



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This early success was both a blessing and a curse. On the outside, it stamped Tellico Village as a vibrant permanent landmark on the map of East Tennessee. But on the inside, the Village was hemorrhaging red ink at a rate that drove it to the verge of bankruptcy by the end of its fourth year.

CCI was a successful, experienced, and well-financed developer of planned communities, and the Village grew and prospered as a result. But Tellico Village turned out to be different from the three communities CCI was developing in Arkansas, and this difference was to extract a heavy price.

Based on its Arkansas experience, CCI expected to sell most of the lots in Tellico Village to future retirees from out of state, brought here through a vigorous direct-mail advertising campaign. It envisioned small 1,200- to 1,500-square-foot retirement homes and laid out small lots and narrow streets accordingly.

A delay of several years before the out-of-state property owners retired, built homes, and moved here was expected. This meant the demand for POA services would not be felt for several years. A low initial assessment rate of \$25 a month was based on this false premise.

The early Tellico Village residents enjoyed the bargain of a lifetime. For \$25 a month, they could live here and play all the golf they wanted for free. There were no user fees. Too good to last? You bet!

Adding to the financial woes of POA was the fact that, as part of the land purchase agreement with TVA and the Tellico Reservoir Development Agency, CCI was obligated to complete the first three amenities—a golf course, recreation center, and yacht club—within 36 months, regardless of the number of residents here to use them. POA would have to equip and operate them.

As a result, POA quickly found itself burdened with more than it could handle. The \$25-a-month assessment was not enough, and CCI arranged for a \$3 million line of credit for POA to tide it over.

By 1989, POA's financial condition had deteriorated to the crisis stage. It budgeted a loss of \$1,036,007 in 1989 and was \$2,862,000 in debt to CCI on its \$3 million line of credit. In fact, its line of credit would be exhausted in early 1990 if something wasn't done.

POA formed a finance committee of five property owners to work with CCI to develop financial changes that would stop the financial

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## Next Few Days Ahead

### Saturday, April 7<sup>th</sup>

- 8 am- B Men Tennis (WC)
- 8:30 am- Fit & Tone (WC)
- 8:35 am- Deep Water (WC)
- 9:30 am- Advance Line Dancing (CRC)
- 10 am- Annual Easter Egg Hunt (WC)**
- 10 am- A Men Tennis (WC)
- 12:30 pm- Badminton (CRC)

### Sunday, April 8<sup>th</sup>

**All Rec Facilities CLOSED**  
**Happy Easter**

### Monday, April 9<sup>th</sup>

- 8 am- Aerobic Fit & Tone (KAC)
- 8 am- Basketball (CRC)
- 8:30 am- Aerobics (WC)
- 8:35 am- Water Aerobic (WC)
- 9:45 am- Water Exercise (WC)
- 9:45 am- Tai Chi Practice (KAC)
- 9:45 am- Intermediate Yoga (WC)
- 11 am- B Ladies Tennis (CRC)
- 11 am- Table Tennis (KAC)
- 11 am- Water Arthritis (WC)
- 11:30 am- Yoga (WC)
- 1 pm- Advance/Level 3) Line Dancing (WC)
- 1 pm- C Ladies Tennis (CRC)
- 1:15 pm- Badminton (CRC)
- 2:15 pm- Intermedi/Level 2 Line Dancing (WC)
- 3:30 pm- Stability Ball (WC)
- 4:15 pm- Basketball (CRC)
- 4:30 pm- Kickboxing (WC)
- 5 pm- Co-ed Fitness (WC)
- 6 pm- Yoga (WC)
- 6 pm- Duplicate Bridge (CRC)
- 7 pm- Just for Fun Photography (CRC)

### Tuesday, April 10<sup>th</sup>

- 8 am- Fit & Tone (WC)
- 8 am- A Men Tennis (WC)
- 9:15 am- Fit & Tone (WC)
- 9:30 am- Concert Committee (CRC)
- 10 am- Water Fun & Movement (WC)
- 10 am- B Men Tennis (WC)



**It's the 25th Anniversary of Tellico Village and the TVPOA is celebrating. Come celebrate this momentous occasion with the Recreation Department on the 25th of every month in 2012. All property owners are invited to use any of our facilities for FREE and every 25th member to check in at any of our three locations will receive a door prize.**

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hemorrhaging. This plan was approved in a vote by property owners. It increased monthly assessments from \$27.50 to \$45, instituted the first user fee at the golf course, and won an advance of \$4.5 million from CCI. In return for the advance, POA awarded certificates to CCI that the developer would use in a strong marketing program.

The next article in this series will pick up at this point and discuss POA's adolescent years.

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

### Shuckstack Fire Tower Hike April 11

The Tellico Village Hiking Club will depart 8 a.m. Wednesday, April 11, from Chota Center (formerly Cooper Visitors Center).

- Shuckstack Fire Tower
- Distance: Approximately 7 miles
- Elevation Gain: 3,000 ft.
- Rating: Difficult
- Driving Time: Approximately 1.5 hours. Note that this hike requires driving the Tail of the Dragon (US 129) and some hikers may develop motion sickness.
- Leader: Bob Stewart, 865-458-3727 or [rlsmks@gmail.com](mailto:rlsmks@gmail.com)

This is a difficult 7.0 mile roundtrip hike on the Appalachian Trail from Fontana Dam to the Shuckstack fire tower that offers one of those worth-the-effort, above-the-treetops, 360-degree panoramas. The trail has a 3,000 foot elevation gain over the 3.5 mile ascent.

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](http://www.tvhikers.com).

*Submitted by Bob Kutschera*

### Ducks Unlimited Wine Tasting Event April 14

The Volunteer Chapter of Ducks Unlimited is holding a special Wine Tasting fund raising event Saturday, April 14, 2012. The event celebrates

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10 am- Table Tennis (CRC)  
10:30 am- Tai Chi (WC)  
1 pm- TV Birders (CRC)  
1 pm- Knit & Crochet (CRC)  
1 pm- Open Play Mah Jongg (CRC)  
2 pm- Table Tennis (KAC)  
3 pm- Computer Club Board (CRC)  
4 pm- Beginning Racquetball (CRC)  
4 pm- Pilates Yoga (KAC)  
4 pm- Zumba (WC)  
4 pm- Aqua Zumba (WC)  
4:15 pm- Basketball (CRC)  
6 pm- Badminton (CRC)  
6 pm- Hand & Foot (KAC)

#### Wednesday, April 11<sup>th</sup>

8 am- Aerobic Fit & Tone (KAC)  
8:30 am- Aerobics (WC)  
8:35 am- Water Aerobics (WC)  
9 am- Bridge Practice & Play (CRC)  
9 am- A Ladies Tennis (WC)  
9:45 am- Water Exercise (WC)  
9:45 am- Tai Chi (WC)  
9:45 am- Tai Chi Practice (KAC)  
10 am- Badminton (CRC)  
11 am- Table Tennis (KAC)  
11 am- B Ladies Tennis (WC)  
11 am- Arthritis Water Class (WC)  
11:30 am- Yoga (WC)  
1 pm- Advance/Level 3 Line Dancing (WC)  
1 pm- Mah Jongg (KAC)  
1 pm- Contract Bridge (CRC)  
2:15 pm- Intermed/Level 2 Line Dancing (WC)  
3:30 pm- TOPS (CRC)  
4 pm- Pilates Yoga (WC)  
4:15 pm- Basketball (CRC)  
5 pm- Co-ed Water Fitness (WC)  
6 pm- Yoga (WC)  
6:30 pm- Bible Study (CRC)

#### Thursday, April 12<sup>th</sup>

8 am- Fit & Tone (WC)  
8 am- A Men Tennis (WC)  
8 am- B Men Tennis (WC)

## This just in from Recreation

The Rec Department has announced:

- Fit & Tone on Saturday, April 7, will be held at 8:30 a.m. because of the Easter Egg Hunt at 10 a.m.
- All Recreation facilities will be closed Sunday, April 8, for Easter Sunday.
- **Additional Weight Orientations** will be held 3 p.m. Monday and Tuesday, April 9 and 10.

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the 75th Anniversary for Ducks Unlimited, the world's leader in waterfowl habitat conservation. Everyone is welcome to the 75th Anniversary Ducks Unlimited Wine Tasting event at the Tellico Village Yacht Club.

- Date: Saturday, April 14, 2012
- Time: 6-9 p.m.
- Place: Tellico Village Yacht Club
- Tickets: (Includes heavy hors D'oeuvres and wine tasting)
  - \$100 Couples;
  - \$60 Single adult
  - \$300 Bronze Sponsor Tickets: [ducks.com](http://ducks.com) (Events) or call 865-408-2563

The slogan for the 75th Anniversary celebration is Conservation for Generations. Generations of DU supporters have been at the center of North America's conservation movement for the past 75 years. The residents of Tellico Village and Loudon County have a long and generous history of support of DU and its fund raising/conservation efforts.

DU evolved from a fundraising organization focused on securing waterfowl nesting areas in Canada to become the world's leader in wetlands and waterfowl conservation. Founded in 1937, DU has conserved more than 12.4 million acres of waterfowl habitat across North America and raised more than \$3.3 billion for wetlands conservation thanks to contributions from more than a million DU supporters across the continent, Canada, U. S. A. and Mexico. Of the dollars raised by DU, 81% goes to waterfowl and wetlands conservation projects and education, 16% goes to fundraising and development and 3% goes to administration and human resources.

From 2006-2010, more than \$687,000 has been spent in Tennessee. Over the years local DU dollars have developed at least 19 Tennessee wetlands projects. Of local interest is the Tellico Lake WMA. Levees and water control structures provide a dependable source of water and supporting a shallow impoundment adjacent to Tellico Lake benefiting primarily mallards and Canada geese. The Tellico Lake WMA is managed by the Tennessee Wildlife Resources Agency and provides quality wintering habitat for migrating waterfowl.

## Free Golf Clinic April 10

Join the golf pro staff 4 p.m. Tuesday, April 10, at the Kahite practice range. This week's clinic will cover bunker play—an always fun and entertaining topic. The Kahite Pub will have drink specials and be open for dinner following the clinic.

8:30 am- Pilates (KAC)  
 9 am- Friends of Library (CRC)  
 9:15 am- Fit & Tone (WC)  
 9:30 am- 5 Crown Cards (CRC)  
 10 am- Water Fun & Movement (WC)  
 10 am- B Ladies Tennis (CRC)  
 10:30 am- Beginning Tai Chi (WC)  
 11 am- Table Tennis (CRC)  
 12 pm- C Ladies Tennis (CRC)  
 12:30 pm- Ladies Duplicate Bridge (CRC)  
 1 pm- Intro (level 1) Line Dance (WC)  
 2:15 pm- Jin Shin Jyustu (WC)  
 3 pm- Golf Adv Comm (TO)  
 3 pm- Weight Watchers (CRC)  
 4 pm- Poolates (WC)  
 4 pm- Zumba (WC)  
 4 pm- Beginning Racquetball (CRC)  
 4:15 pm- Basketball (CRC)  
 6:15 pm- Badminton (CRC)

### Friday, April 13<sup>th</sup>

8 am- Aerobic Fit & Tone (KAC)  
 8 am- Basketball (CRC)  
 8:30 am- Aerobics (WC)  
 8:35 am- Water Aerobics (WC)  
 9 am- Finance Adv Comm (POA)  
 9 am- B Ladies Tennis (WC)  
 9:45 am- Tai Chi (KAC)  
 9:45 am- Fit & Tone (WC)  
 9:45 am- Intermediate Yoga (WC)  
 9:45 am- Water Exercise (WC)  
 11 am- A Ladies Tennis (WC)  
 11 am- Arthritis Water Class (WC)  
 11:30 am- Yoga (WC)  
 12 pm- Open Badminton (CRC)  
 1 pm- Line Dance Practice (WC)  
 1 pm- Bridge (CRC)  
 2 pm- Inspired Writing Class (CRC)  
 4 pm- Aqua Zumba (WC)  
 5 pm- Co-ed Water Fitness (WC)

### Saturday, April 14<sup>th</sup>

8 am- B Men Tennis (WC)  
 8:45 am- Fit & Tone (WC)  
 8:35 am- Deep Water (WC)  
 9:30 am- Bokoshe Bible Study (CRC)  
 10 am- A Men Tennis (WC)  
 10:30 am- Advance Line Dancing (WC)  
 12:30 pm- Badminton (CRC)

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

**Racquetball Courts Reopened**