

Tell-E-Gram Text Only Version, June 19, 2012

POA Meetings and Events:

- POA Board Meeting, 1:30 p.m. Wednesday, June 20, Yacht Club
- Architectural Control Committee, 9 a.m. Thursday, June 21, POA Office
- POA 101, 2 p.m. Thursday, June 21, Kahite Activity Center Annex
- Long Range Planning, 10 a.m. June 28, POA Office

TVPOA Board Explains Amenities Cost in Village

It has been suggested by some that Tellico Village should have a tiered approach for assessments, such that property owners who own a vacant lot would pay a lower assessment than the property owners who have an improved lot with a home built upon it. This appears to be an appealing way to structure the assessments, and it is argued that perhaps we would have fewer delinquent lots if the assessment for those empty lots were lower than the assessment the residents pay. Some other associations are structured in this manner.

Here is the way the POA Board views assessments and why we believe the structure we have today does provide for some difference in rates for non-residents and residents, who all pay for the TVPOA Amenities.

The cost of any of our amenities can be split into two parts; the Owners' Cost of providing the amenity and the Users' Cost to use the amenity. The sum of these is the total direct cost of the amenity. All amenities "break even" on a cost/revenue basis each year as the sum of these revenues cover the total direct cost of the amenity. Very simply, the Owners' Cost of an amenity is the cost associated with just building and owning the amenity and generally don't change with the amount of use. The Users' Costs are those direct costs that are associated with use and cover the operation, use and maintenance of the amenity.

Let's provide an Example:

The Owners' Cost of a golf course would include:

- Depreciation (the cost associated with the original construction of the golf course)
- Base maintenance, the cost of just keeping the course from deteriorating and keeping it ready for use
- All insurance, taxes and lease costs for carts, etc., again the costs associated with just providing a golf course
- A portion of the salaries and benefits of the personnel who keep the course ready for play
- Utilities associated with just maintaining the course in ready condition

The Users' Cost for a golf course would include:

- Maintenance costs such as mowing, repair of sprinkler systems and cart paths. Generally, the more use the more cost incurred.
- The maintenance cost of repairing greens, fairways, etc. due to the wear and tear of the players using the course.
- Utilities associated with the daily play on the courses.
- The cost of maintenance of the golf carts and other equipment due to use.

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- Salaries and benefits associated with the clubhouse staff and the maintenance staff that directly service the users and maintain the course due to use.

Generally speaking, the Owners' Costs for the amenities are covered by the assessment from all property owners. All property owners are members or the “investors” in the amenities and benefit from having the amenities. As new people repurchase lots or homes, recognize the added value in having the use of golf courses, a Yacht Club, a Wellness Center, etc., they are willing to pay more in the purchase of their lot or home to have access to these amenities. The User Costs of our amenities, or those costs associated with the operation of the amenities, are approximately covered by user fees. The users (generally the residents but can be non-resident property owners, guests and others) benefit from actually using the amenities, so it seems fair and proper for them to pay for the costs associated with operating and maintaining the amenities while the non-resident property owners and residents who don't use the amenities, do not pay for this portion of the amenity costs.

So, in a way, the TVPOA does indeed have a two-tiered system for paying for the amenities of the association. The bottom line is that the amenities benefit all property owners. Even if you only own a lot or are a resident who does not use the amenities, having the amenities provides benefit to you through increased property values.

The real test is to ask yourself: do you get more value for your home or lot if it is located within Tellico Village or just someplace within the county? We think the answer is definitely: YES; you do have more value if you are located in Tellico Village. Ask any realtor, and we think they will give you the same answer.

Some Other Stuff You Need to Know...

Donations Sought for Library Fundraiser

The Tellico Village Public Library is one of five public libraries in Loudon County; the other public libraries are Greenback, Lenoir City, Loudon and Philadelphia. Because Tellico Village is not incorporated, there are no city taxes; therefore, there are no city dollars going into the library coffers.

In December 2011, ground breaking took place for construction of a new, state-of-the-art library with completion slated for this fall. The new facility on Irene Road will provide for expanded shelving, social networking training, access to new technologies, additional patron seating, increased parking, improved security, small community group meetings and patio events. The Tellico Village Public Library serves Loudon County as well as surrounding communities.

The Friends of the Tellico Village Public Library are preparing for a Wine and Beer Tasting and Silent Auction to be held 5-8 p.m. Thursday, Sept. 20, in the Tellico Village Yacht Club. Funds raised from this event will be used to furnish the new library (shelving, furniture, etc.). We would like to request your assistance with this very important fundraiser.

Would you consider donating a service, product or item to be auctioned off at our event? Any denomination of gift card, gift certificate or actual item would be greatly appreciated. As a donor to our event, you will be listed in our program and on our website!

Arrangements for donations to be picked up by a FOTVL member can be made by contacting: Dee Butler at tellicolake@att.net or Rich Seymour at purdue14@charter.net or Sam McQueeney at samnskip@charter.net.

Visit the Tellico Village Public Library's website <http://www.tvlibrary.org/> to find the donation forms and suggestions ideas. Our fundraising cannot be successful without your support and

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generosity. Thank you in advance for your consideration. We hope that we can count on your generosity.

Submitted by Sam McQueeney

2012 Member-Guest Home Show June 22

The annual home show is almost here, showcasing builders Keener Homes, Village Homes, and Weaver Homes Company, 1-5 p.m. Friday, June 22, free and open to the public. The tour includes four homes. Maps provided at Tellico Village Golf Courses and POA Office.

This home, built by Keener Homes and located at 129 Saligugi, is owned by Craig and Sue Richert. It is a 3,500 sq. ft. waterfront “Craftsman” style home designed by Donald Gardner, has Tennessee Mountain Stone and Hardie board exterior with 28 custom Hemlock porch posts. It also features antique bronze gutters, custom mahogany front door, stone patio and walkway to lake with fire pit. Timbertech XLM synthetic decking with hidden fasteners are on the rear porches. There are cherry kitchen cabinets, custom stained bead board barrel vault ceiling in the master bedroom. Custom tile showers are in all bathrooms, custom trim is throughout house, as well as custom staircase with wrought iron balusters.

Submitted by Len Willis

Yacht Club Offerings and Upcoming Special Events

Upcoming Events

- Lunch is back in action: 11:30 a.m.-2 p.m. Tuesday through Friday. Check out the menu online!
- The Friday Tiki Bar is back in full swing (inside and outside—weather permitting)! Tiki Bar starts kickin’ around 7 p.m. The newly renovated downstairs is ready for spring and summer parties. Tiki grill is now ready for business (inside and outside - weather permitting).
- Saturday Night Fever: FREE special bar appetizer with your first drink at the bar.
- Sunday Brunch - come casual or dressy and enjoy a relaxed atmosphere.
- The Tellico Village Yacht and Country Club can now be found on Facebook. Follow this link or search and “like” our page: www.facebook.com/pages/Tellico-Village-Yacht-and-Country-Club/438163296194885
- JULY 4 TICKETS ARE ON SALE NOW AT THE YACHT CLUB. A \$10 ticket gets a live band, firework show, lawn and patio access, and one free house drink at the bar.
- JUNE 25 CHEF’S DEMO IS SOLD OUT.
- Another Jazz Brunch is scheduled for July 8. More details will be available soon.

On a Special Note...

Did you know you can find the Yacht Club calendar and menus online? Go to www.TellicoVillage.org, select AMENITIES, click on YACHT CLUB.

For reservations and information, call 865-458-4363.

POA 101 June 21

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:

- **June 21, 2 p.m. Thursday, Kahite Activity Center**

Reservations are required. Call Patty Robichaud, 865-458-5408 ext. 4115, or email probichaud@tvpoa.org.

Next Few Days Ahead

Wednesday, June 20th

8 am- Swim Team Practice (CRC)
8 am- Aerobic Fit & Tone (KAC)
8 am- A Ladies Tennis (WC)
8:30 am- Racquetball (CRC)
8:30 am- Aerobics (WC)
8:35 am- Water Aerobics (WC)
9:15 am- Water Exercise (KAC)
9:45 am- Water Exercise (WC)
9:45 am- Tai Chi (WC)
9:45 am- Tai Chi Practice (KAC)
10 am- Badminton (CRC)
10 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)
1:30 pm- POA Board Meeting (YC)
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- Pontoon Picnic
5 pm-Co-ed Water Fitness (WC)
6 pm- Yoga (WC)
6 pm- Adult Bible Study (CRC)
6:30 pm- Euchre (CRC)
7 pm- Bluegrass (CRC)

Thursday, June 21st

8 am- Fit & Tone (WC)
8 am- A Men Tennis (WC)
8 am- B Men Tennis (WC)
8:30 am- Pilates (KAC)
8:30 am- Racquetball (CRC)
9 am- ACC (POA)
9:15 am- Fit & Tone (WC)
9:30 am- 5 Crown Cards (CRC)
10 am- Tanasi Cove Townhouse (CRC)
10 am- Water Fun & Movement (WC)
10 am- B Ladies Tennis (CRC)
10:15 am- Poolates (CRC)
10:30 am- New Villagers (CRC)
10:30 am- Healing Foods Seminar (CRC)
10:30 am- Beginning Tai Chi (WC)
11 am- Wallyball (CRC)
11 am- Table Tennis (CRC)
12:30 pm- Ladies Duplicate Bridge (CRC)
1 pm- Open Play Mah Jongg (CRC)
1 pm- Intro/Level 1 Line Dance (WC)
2 pm- POA 101 (KAC)
2:15 pm- Jin Shin Jyutsu (WC)
3 pm- Weight Watchers (CRC)
3:30 pm- Weight Equip Orientation (WC)
4 pm- Zumba (WC)
4 pm- Beginning Racquetball (CRC)
4:15 pm- Basketball (CRC)

6 pm- Swim Team Practice (WC)
6 pm- Rummikub (CRC)
6:15 pm- Badminton (CRC)

Friday, June 22nd

8 am- Swim Team Practice (CRC)
8 am- Aerobic Fit & Tone (KAC)
8 am- Basketball (CRC)
8 am- B Ladies Tennis (WC)
8:30 am- Racquetball (CRC)
8:30 am- Aerobics (WC)
8:35 am- Water Aerobics (WC)
9:15 am- Water Exercise (KAC)
9:45 am- Tai Chi (KAC)
9:45 am- Fit & Tone (WC)
9:45 am- Intermediate Yoga (WC)
9:45 am- Water Exercise (WC)
10 am- A Ladies Tennis (WC)
11 am- Arthritis Water Class (WC)
11:30 am- Yoga (WC)
12 pm- Open Badminton (CRC)
1 pm- Bridge (CRC)
2 pm- Inspired Writing (CRC)
4 pm- Aqua Zumba (WC)
5 pm- Co-ed Water Fitness (WC)

Saturday, June 23rd

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

Monday, June 25th

8 am- Swim Team Practice (CRC)
8 am- Aerobic Fit & Tone (KAC)
8 am- Basketball (CRC)
8:30 am- Racquetball (CRC)
8:30 am- Aerobics (WC)
8:35 am- Water Aerobic (WC)
9:15 am- Water Exercise (KAC)
9:45 am- Water Exercise (WC)
9:45 am- Tai Chi Practice (KAC)
9:45 am- Intermediate Yoga (WC)
10 am- B Ladies Tennis (CRC)
10:30 am- Water Arthritis (KAC)
11 am- CAMP TELLICO (CRC)
11 am- Water Arthritis (WC)
11:30 am- Yoga (WC)
1 pm- Advanced/Level 3 Line Dancing (WC)
1:15 pm- Badminton (CRC)
2:15 pm- Intermed/Level 2 Line Dancing (WC)
3 pm- Mac Users (CRC)
3:30 pm- Stability Ball (WC)
4:15 pm- Basketball (CRC)
5 pm- Co-ed Water Fitness (WC)
5:45 pm- Bridge (CRC)
6 pm- Yoga (WC)