

TELL-E-GRAM

APRIL 30, 2019



HOW WE WILL PAY FOR TWO CLUBHOUSE PROJECTS IN A FISCALLY RESPONSIBLE MANNER

PARKER OWEN, CHIEF FINANCIAL OFFICER

With the Toqua Clubhouse replacement and the Kahite Community Center well under construction, some property owners may be wondering how we plan to pay for these facilities in a fiscally responsible manner. With a combined cost exceeding \$3 million, this is the most ambitious expansion of new amenities since the Wellness Center was constructed in 2007. The key to achieving this attractive expansion of our facilities, without breaking the bank, is planning.

Planning for the Toqua Clubhouse replacement dates to 2006, when the POA Board created a committee to develop a plan to replace a clubhouse that was believed to be old and outdated. At that time, the Board decided to proceed with construction of the Wellness Center in 2007, with the Toqua project next in line. However, the recession of 2008 and beyond put all new amenity projects on hold.

The consideration of a new Toqua Clubhouse went through several starts and stops but began in earnest again in 2017 with the formation of an Ad Hoc Committee to evaluate a new Toqua Clubhouse. Those efforts resulted in the

TABLE OF CONTENTS

How We Will Pay for Two Clubhouse Projects in a Fiscally Responsible MannerPages 1-2

Irrigation Tips, Yacht Club Lunch, Beans & CreamPage 3

Construction Updates, Chip, Putt, Suds & StringsPage

n Memory, Free Shred Day, Farmer's Market, Lake Map, RecyclePage 5

TV Skywatchers, New Villagers, TV Woodworkers, TV Library, Fire Dept Fundraiser, Tellico Boaters Association

TV Library, Cruising Club, Ladies Book Club, Art Guild, Muddy BootsPage 7

Club, Art Guila, Maddy BootsPag

FlyersPages 9-1

Pet of the WeekPage 15

POA MEETINGS AND EVENTS:

May 1, 9 a.m. – PSAC, POA Conference Room

May 2, 9 a.m. – ACC, POA Conference Room

May 7, 1:30 p.m. – Board Workshop, POA Conference Room

May 8, 2 p.m. – Having Your Say, POA Conference Room (appointment required)

May 9, 9 a.m. – CAC, POA Conference Room

AND EVENTO.

Toqua project being included in the 2019 Capital Plan. Funding for the project, based on firm construction bids, was approved in December 2018.

Likewise, the Kahite Community Center was many years in the making. The double-wide was purchased and installed as a temporary facility in 2008. A master plan developed for the Kahite neighborhood in 2014 included a new community center and portico. The 2017 budget and 5-Year Plan included capital for design of both the Toqua Clubhouse replacement and the Kahite Community Center projects in 2018, with construction scheduled for 2019.

In the years leading up to these projects, previous Boards recognized the need for additional funding to be saved through the Amenity Reserve Fund. The allocation of assessment dollars going into the Amenity Reserve was increased from 2.5% in 2017 to 4.5% in 2018 and 2019. At the beginning of 2019, we had almost \$1.6 million in the reserve, with another \$420K to be added in 2019.

An element that was considered along the way in planning for significant capital additions was our debt level and payoff schedules. The Wellness Center and facilities loan of \$2.13 million that was borrowed when the Wellness Center was built will be paid off in August 2020. Debt service on that note will drop off a few months after the principal and interest payments on the Toqua Clubhouse bank financing will begin.

The overall financing planned for the two projects is as follows:

Kahite Community Center \$ 636K Amenity Reserve Fund \$ 148K Private Funding for the Portico \$ 784K Total Project

Toqua Clubhouse Replacement \$1,203K Amenity Reserve Fund \$1,200K Bank Financing \$2,403K Total Project

Totals for Both Projects Combined \$1,839K Amenity Reserve Fund \$148K Private Funding \$1,200K Bank Financing \$3,187K Total Both Projects

The two projects will first be funded with cash from the Amenity Reserve and Private Funding. A private funding contribution of \$148,000 was made in December 2018 and was immediately placed in the Amenity Reserve to be held until needed. Bank financing on the Toqua project will be used last to keep interest expense to a minimum. The loan is structured as a construction line of credit, with interest only paid during the first 12 months of the term, through March 2020. Thereafter, it becomes a fully amortized loan over 15 years, with the interest rate fixed for the first 5 years. The principal and interest on the \$1.2 million loan are almost half the principal and interest that we were paying on the Wellness Center note. This means that beyond August 2020, our debt service will be about \$100,000 per year lower than we have been paying for the Wellness Center!

The financing plan for these two projects evolved over time, just like the projects themselves. They are funded from a combination of Amenity Reserve funds saved up over many years, private funding from the Kahite neighborhood community, and bank financing provided by United Community Bank, who has been our banking partner for many years and provided financing for the Wellness Center when others turned us down. In a sense, these projects are being paid for by current and former residents who enjoyed the use of the original Toqua Clubhouse, and by current and future residents who will benefit from the expanded and improved Toqua Clubhouse. Also, all will enjoy the new Kahite Community Center with expanded outdoor dining and activities, with appreciation to those property owners who provided private funding for the portico. Finally, the Public Works Division will benefit from the use of the Kahite double-wide when it is relocated to their facilities to provide much-needed meeting space and offices.

To all who had a hand in developing these projects from conception to construction, the Tellico Village community owes you tremendous gratitude. It is an exciting time to be a part of these new additions that will keep Tellico Village fresh and appealing both to current residents and potential new neighbors for many years to come.

IRRIGATION TIPS

It's almost time to start up your irrigation systems for the season! Before you do, we'd like to share some tips on how to properly irrigate your lawn. The truth is, most homeowners overwater their lawns, which causes unnecessary cost overruns and can actually damage the grass. To learn how to best irrigate your lawn, watch this video with Dr. Tom Sample and TVPOA Staff Engineer Bud Murray. You can also read the full presentation here. Check your irrigation settings today to prepare for summer!

YACHT CLUB NOW SERVING LUNCH

The Yacht Club is now serving lunch from 11 a.m. to 2 p.m. Tuesday – Saturday and offering brunch on Sunday from 10 a.m. to 2 p.m.

Tuesday – Saturday: Lunch: 11 a.m. – 2 p.m.

Bar opens: 4 p.m. Dinner: 5 p.m. – 9 p.m.

Click here to view the new lunch menu!

Sunday brunch: 10 a.m. – 2 p.m. ch menu!





Angus Chopped Steak

SHOP TV: VILLAGE'S FIRST COFFEE & ICE CREAM SHOP TO OPEN

Tellico Village's first coffee and ice cream shop—Beans & Cream—is scheduled to open Friday, May 31.

The business, which is located at 212 Village Square behind the Welcome Center, will feature a wide-range of coffee drinks, other beverages, ice cream and pastries. Hours of operation will be Sunday through Thursday from 7:00 a.m. to 7:00 p.m. and Friday and Saturday from 7:00 a.m. to 9:00 p.m.

It has the potential to become a prime gathering spot for Villagers. The shop will seat 16 and during the warm weather months, an additional 10 customers can be seated outside.

The business will be managed by Leighann Clifton, a native of East Tennessee and an experienced coffee shop manager. "I'm excited to bring this business to Tellico Village. It's my understanding Villagers have been requesting a coffee shop open in the community for years."

Local coffeemaker Vienna Coffee will be providing the coffee. The shop will offer decaf, dark roast, and medium house blend daily, plus the usual assortment of lattes, espresso, etc. One of the featured beverages, which Clifton hopes will become the signature drink of Beans & Cream, will be affogato—espresso poured over ice cream.

The ice cream will be hand crafted from locally provided dairy producers. There will be four staple ice cream flavors with another five flavors rotated regularly. Sorbets will also be available. The pastries will be fresh daily and locally prepared.

Clifton is seeking to hire three or four Villagers to work in the shop. Beans & Cream will be having a job fair on Wednesday, May 1 from 11:00 a.m. to 6:00 p.m. Interested Villagers should apply at Beans & Cream at 212 Village Square.

Beans & Cream is a member of the Tellico Village Business Alliance. More information can be obtained at www.beansandcream.net.

UPDATE: TOQUA CLUBHOUSE & KAHITE COMMUNITY CENTER

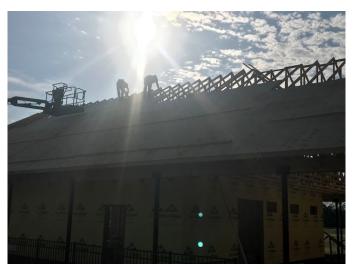
TOQUA: The shear walls are being hung. Shear wall is the first layer of the outside walls and it helps prevent the trusses from twisting.

KAHITE: Today, workers are continuing plumbing work and sheeting the roof. The roof sheeting is scheduled to be completed tomorrow and then will begin to put roofing material down. Crews will also begin to connect the pavilion to the clubhouse.

Stay up to date with the ongoing construction for both projects! Click <u>here</u> for the progress at Toqua and click <u>here</u> to see progress at Kahite.







Kahite Community Center

CHIP, PUTT, SUDS & STRINGS

The inaugural Chip, Putt, Suds & Strings event at our Tanasi Golf Course was held on April 26th.

This was a great opportunity for golfers and non-golfers to enjoy our wonderful golf amenity with an afternoon of music, camaraderie, a little chipping and putting, and some fantastic food from CJ's Taco Truck!

The next Chip, Putt, Suds, & Strings event will be on May 29th from 4:30 to 7 p.m. at Tansai Golf Course. CJ's Taco Truck will be back with fresh tacos!





IN MEMORY

Patty Robichaud, a long-time employee of TVPOA who retired in February 2017, recently passed away. Patty loved her family and her three cats. Upon her death, she wanted everyone to celebrate rather than mourn. It was her wish for everyone to sing a ZZ Top song in her memory.

Please keep Patty's family in your prayers as they move forward without her.



FREE SHRED DAY

Next Tuesday, May 7th is our annual Shred Day! They will be located behind the Welcome Center and will be there all day starting at 8:00 a.m.

FARMER'S MARKET

The Tellico Village Farmer's Market will begin on Wednesday, May 22 from 9 a.m.-12 p.m. at the Tugaloo Beach Pavilion Parking Lot. The market will run through the month of October. If you would like more information on becoming a vendor or if _you would like to share the information with a vendor, please email lmccray@tvpoa.org or call 865-458-5408 ext. 4131.

LAKE MAP

The weather is warming up! Stop by the POA Welcome Center for a complimentary historic navigation chart of Tellico Lake and Little Tennessee River to guide you through the upcoming summer months. The Welcome Center is located at 202 Chota Road.

RECYCLE!

Did you know you can recycle your cans right here in the Village? The Tellico Village Garden Club uses the proceeds for all the entrances throughout our community. Drop-off bins are located at convenient areas such as the golf courses, pavilions, and boat docks.

Make sure you utilize the recycle bins to help keep our entrance gardens and environment beautiful!



UPCOMING EVENTS AND MEETINGS

TV SKYWATCHERS

The Tellico Village Skywatchers will meet on Wednesday, May 1st at 7 p.m. at Chota Recreation Center room D. The program will be a presentation on NASA's New Horizon Project by Ted Stryk of Oak Ridge. Please join us if you are interested in watching the skies and knowing what is out there. For more information, please email Mary Garner at mhgarnertn@yahoo.com.

NEW VILLAGERS

The New Villagers club holds a social on the first Thursday of each month at the Yacht Club. The next social will be Thursday, May 2nd at 4:30 p.m. New members should arrive by 4:00 p.m. Please note: no event sign ups will be accepted before 4:30 p.m. Visit the New Villagers website for more information.

TV WOODWORKERS

The Tellico Village Woodworkers Club will hold their general meeting on May 2nd at 7:15 p.m. on the top floor of the Yacht Club. This month's program will feature Tom Dietrich, who discuss the process used to build his jet ski boat. The public is welcome to attend. For more information, go to www.tvwoodworkers.com.

TV PUBLIC LIBRARY

Friday, May 3rd, 10 a.m. – noon

Caitlin Hamilton Summie, an award winning author, will discuss her short stories in the deeply moving and memorable, *To Lay Rest Our Ghosts*, which examines the importance of family and the need for home. She earned an MFA with Distinction from Colorado State University. She and her family live in Knoxville. This will be held at The Public Library at Tellico Village at no charge. Please call the library to reserve a seat at 865-458-5199.

FIRE DEPT FUNDRAISER

Saturday May 4, 2019 will mark the 11th anniversary of the "Villagers Supporting Fire and Rescue" annual Fire Department Fundraiser. Mark your calendars and come join your friends and neighbors from 11:00 a.m. – 2:00 p.m. to help kick off the 2019 fundraising campaign. Check out the equipment displays and demonstrations, pick up some safety information tips, and spend some time getting to know the Volunteers and what they do to protect your life and property. There will be lunch and refreshments available.

Last year, over 700 residents attended our Open House Fundraiser. Just over 50% of the Village households contributed to the support of the Fire Department operations. This year we are shooting for 100% support from the Village households. The Fire Department relies on the support of the Village residents for over 55% of its funding. They can't continue to provide the outstanding services we now enjoy without your continued support. Please come out and meet the men and women who give their time and energy freely to protect your life and property.

TELLICO BOATERS ASSOCIATION

T-BART's (Tellico Boaters Assistance Response Team) Tellico Lake Orientation program is scheduled for Sunday, May 5th from 1 to 4 p.m. at the Tellico Village Yacht Club. The orientation is free and open to all who wish to learn more about our beautiful lake and the recreational opportunities it provides. T-BART members will discuss lake characteristics and features, lake activities, boating safety tips, organizations, and facilities available. Please bring your Tellico Lake map. If you don't have one, they will be available for purchase at the meeting. For more information, contact Robert Brantley at 610-308-5585.

TV PUBLIC LIBRARY

May 6th & May 10th | The Public Library at Tellico Village | 9:30 – 11:30 a.m.

This two-part iPad class will cover settings, Safari, iTunes, email, calendars, ebook downloading, and much more. Handouts will be provided. Class size is limited to 15 people. There is a \$10 fee that includes both days. You must come to the library to register and pay.

May 15th | The Public Library at Tellico Village | 1 – 2 p.m.

How to Manage Back Pain and Keep Your Back Healthy, presented by Dr. Mag Abdu PT from the Adanced Physiotherapy Clinic in Lenoir City. There is no charge for this session. Please call 865-458-5199 to reserve a seat.

CRUISING CLUB

The Tellico Cruising (Boating) Club will hold its regular monthly meeting on May 8th at the lower level of the Tellico Village Yacht Club. Social hour begins at 5 p.m. with the meeting following immediately at 6 p.m. This club includes all types of boats: pontoons, bow riders, wake boats, cruisers, and all motorized craft. Anyone with any percentage of boat ownership is eligible for membership. Come check us out and learn about all the fun we have while boating!

LADIES BOOK CLUB

The Tellico Village Ladies Book Club will meet on, May 9th at Tanasi Clubhouse restaurant. We will meet at 11:30 a.m. for lunch with the discussion following at 12:15 p.m. The discussion about *The President's Daughter* by Barbara Chase-Riboud will be led by Jan Panter. If you like to read, please join us.

ART GUILD

May 10th – 12th | Christian Life Center at the Tellico Village Community Church

All artists, aspiring artists, and art enthusiasts are invited to attend the new art collection exhibit at the Art Guild's Spring Art Show. Both two-dimensional and three-dimensional artwork will be on display—from painting, drawing, and photography to sculpture, jewelry, pottery, and fabric art. The Art Guild is excited to welcome Knoxville artist Mike Berry as their juror this year. The public is invited to the opening reception on Friday, May 10th from 5 – 8 p.m. The exhibit continues on Saturday, May 11th from 10 a.m. – 4 p.m. and Sunday, May 12th from 8 a.m. – 2 p.m. There is no charge to attend. Visit www.tellicoartguild.org for more information.

MUDDY BOOTS

May 13th | Muddy Boots Hike - Norris Dam State Park: Marine Railway Loop (Rain Date May 20)

Length of Hike: 3.9 miles **Elevation Gain:** 660 feet

Rating: Moderate

Time: 8:00 a.m. – No registration; just show up!

Location: Departing from Chota Center parking lot, across from the gas station **Location/Distance/Drive Time:** Near Lake City, approximately 60 miles; 1 hour

Hike Leader: Christie Bruns

Hike Description: Marine Railway Loop Trail is a 3.9-mile loop trail located near Lake City, Tennessee. The Marine Railway Loop follows old roads that served local residents until the mid-1930s when the Tennessee Valley Authority built Norris Dam. The Marine Railway Loop trail is located on the "modern" side of Norris Dam State Park that lies west of Norris Dam. It gets its name from a railway that ran from Cove Creek up to the ridge top before the construction of Norris Dam when the bottom land was occupied by houses and farms. A rail car pulled by oxen or mules helped transport crops and supplies up the steep, rugged slopes, and perhaps was even used to help load and offload a ferry that crossed Cove Creek.

Lunch: After our hike, we will drive about 10 minutes to Clinton and have lunch at Harrison's Grill: 110 Hillvale

Road, Clinton, TN 37716

Be Prepared: Bring water and a trail snack. Bug spray is recommended in season. Hiking boots and poles are highly recommended, but not essential. We suggest you bring an extra pair of shoes and a trash bag for dirty hiking shoes to keep the driver's car floor clean. In the event you require medical attention during a hike, we suggest that each participant wear their name tag and bring a photo ID and medical information cards.

Muddy Boots Coordinators: Phil Brenner | phil.brenner@hotmail.com | 703-774-4778 Kevin Fusco | velkfabfour@gmail.com | 561-213-0449

HOA

May's HOA Social will be May 14th from 4:30 - 6 p.m. at the Yacht Club, featuring an earlier time and a new format with expanded raffle drawing, brief engaging, and informative presentations. Consider dinner with the group at the Yacht Club.

The HOA will hold a Welcome Orientation for new villagers on May 16th on the third floor of the Yacht Club from 6:30 – 8:00 p.m. Come learn about our community and our key organizations.

For more information about these events, please visit www.hoatv.org.





FOR RESERVATIONS CALL:

865-458-4363









Presented by The U.S. Army Corp of Engineers Hosted by the U.S. Coast Guard Auxiliary

WHEN: May 7th, Over flow session May 13th 2019

1:00 p.m. - 2:30 p.m.

WHERE: Tellico Village Yacht Club

(top floor meeting room)

COST: FREE, No advance registration required

Have you thought about piloting your watercraft through the Ft. Loudon lock? Learn how to safely transit the lock and discover the history and challenges of maintaining the remarkable Tennessee river lock system managed by the Army Corps of Engineers. Ft Loudon Lockmaster Matt Emmons and one of the lock operators will be present and speak to the questions Tellico boaters have about lock operation and provide tips for making a passage. So come and learn about this national resource located right down stream.

SPACE IS LIMITED
PLEASE CALL EARLY TO MAKE YOUR RESERVATION

Call: Tom Jumer @ (865) 332-3502 / email tomjumer@gmail.com

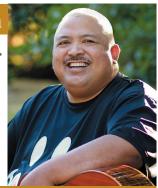
For more class info - go to

http://www.uscgape.blogspot.com

St. Thomas the Apostle Catholic Church

"Loving, Learning and Living Your Faith Through Stories and Songs" with

Jesse Manibusan



An evening of stories and songs to uplift the parishioners of St. Thomas in loving, learning and living our faith.

Sunday, May 5, 2019 4:00 PM – 6:00 PM

Free will donation

St. Thomas the Apostle Catholic Church 1580 Saint Thomas Way Lenoir City, TN 37772

For more information:

Penny Manczko 847-997-7369 • mustang62261@comcast.net

Register Free at: https://bit.ly/2tFgpiu





TELLICO VILLAGE

Join us at the Christian Life Center Tellico Village Community Church

130 Chota Center

Highway 444 (Tellico Parkway) to Richey Rd. and follow the signs

SPRING ART SHOW

Friday May 10, 5 - 8pm

Reception and Meet the Artists

Saturday May 11, 10 - 4 Sunday May 12, 8 - 2

Monroe County Friends of Animals

Wags, Whiskers & Wine

Saturday, May 11th 5:30-9:00 Tellico Village Yacht Club

Wine Tasting, Appetizers, Silent Auction, Music Tickets \$75 • Smart Casual

TICKETS AVAILABLE AT UNITED COMMUNITY BANK, TELLICO VILLAGE VOLUNTEER FEDERAL BANK, VONORE AND MCFA THRIFT STORE, MADISONVILLE



Time for a 3D Tomo Mammogram?



UT Medical Center's Mobile Mammography Unit will provide screenings at

Kahite Clubhouse

Wednesday, May 15, 2019

9am- 4pm
Appointment is required

Criteria for Screening Mammogram: Age 40+

No current breast problems No personal history of breast cancer Inform us if you have breast implants

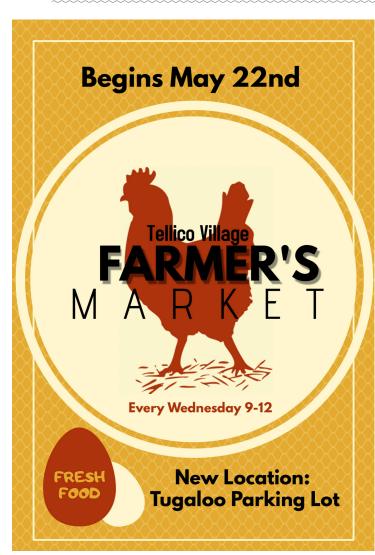
At least one year since your last screening mammogram

Insurance is filed for each participant.

To schedule an appointment please call the UT Breast Health Outreach Program at

865-305-9753

This program made possible through support from the Susan G. Komen East TN, Champions for a Cause, and National Breast Cancer Foundation







COMMUNITY CHURCH AT TELLICO VILLAGE

Library Book Sale*	April 26	9:00am-6:00pm	Fellowship Hall
Library Book Sale*	April 27	9:00am-1:00pm	Fellowship Hall
The Knoxville Jazz Orchestra (Fine Arts)	May 2	7:00pm-8:30pm	Sanctuary
Starting Point	May 5	11:30am-Noon	Fireside Room
Computer User's Club*	May 7	6:00pm-7:00pm	Fellowship Hall
Art Guild Show*	May 10-12		Fellowship Hall
Golf Fellowship	May 18	3:00pm-6:00pm	Toqua
HOA General Meeting*	May 23	4:00pm-6:00pm	Sanctuary

^{*}Please contact appropriate organization for more info







Sunday MorningWorship 8:00 & 10:15

10:15 service is streamed live every Sunday at TellicoChurch.com

Children's Sunday School @ 9:10 Childcare Available @ 10:15



Tellico Village Veterans of Foreign Wars Post !!! Pickleball Tournament Fundraiser !!!

18 May 2019 \$20/person Entry Fee 12 Competitive Brackets 8 Doubles Teams / Bracket

B2/C Women B2/C Men B2/C Mixed B1 Women B1 Men B1 Mixed

A2 Women A2 Men A2 Mixed

Al Women Al Men Al Mixed

Tourney Information and Registration at our website 1st Lt. Alexander Bonnyman, Jr. VFW Post 12135

www.tellicovillagevfwpost.org



PET OF THE WEEK:



Thanos is a 3-year-old solid black shorthair with gorgeous golden eyes. He is quite the amusing character. If he likes you, he forcefully demands chin scratches and pets. He is an odd boy who is a bit particular about the company he keeps. He recognizes his chosen and is very insistent they give him the attention and reverence he demands! Are you one of his chosen? Only you and Thanos know for sure.

Grace is a 1-year-old, delightful mix of tabby and Siamese, with some stripes and blue eyes. She's very sweet, docile, cuddly, and friendly, and appreciates any attention with a slightly subdued personality. She would be great for someone looking for a quiet cuddler.

No one is a stranger to Shadow and she expects all to pet and adore her! Shadow is very outgoing and confident and is also wonderfully vocal in her interactions. She would be great in a home that would appreciate her dominant, active, and enchanting personality. She is a sleek, shiny, black shorthair minipanther with golden eyes and is about 8 months old.

Keeping a cat inside is one of the best ways to ensure a long and healthy life, but it won't be a very happy existence unless you add some intrigue to the surroundings. Cats like to climb; add vertical cat trees or empty shelving that are sturdy and safe. Evaluate them to determine if they are likely to tip over. They enjoy simple toys like ping pong balls (not for homes with dogs), a 3-foot piece of rope with a knot at each end, but nothing that they can chew or swallow. Rotate toys periodically to keep your cat interested. Cats love to look out windows and nap in the sun. Leave a radio or TV on during the day for them at a very low volume (high volume can damage their super-sensitive ears).

All animals adopted are spayed or neutered, wormed, have age appropriate vaccinations and testing, and are microchipped with registration. Cats are litterbox trained. \$50 adoption fee for animals over 1 year old, \$60 under 1 year.

The Monroe County Animal Shelter is located at 170 Kefauver Lane in Madisonville (behind Wal-Mart) and is open Tuesday – Friday from 11 – 4:30 and Saturdays from 11 – 2. Call 423-442-1015 for more information and check out all available pets on our website, https://www.monroecountyfriendsofanimals.org. The official Facebook page is "TN Monroe County Animal Shelter." Adoption gift certificates are available all year.