



Tellico Village

POA Newsletter



First Quarter 2025



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PRESIDENT'S MESSAGE

JOHN ORR, POA BOARD PRESIDENT

The first three months of my presidency and the first quarter of the year have been exciting. We have experienced major leadership changes and initiated significant capital projects alongside

important board and POA initiatives. Despite all of this, the day-to-day operations of the POA continue to run smoothly.

Matt Benoit is currently serving as our Interim General Manager after volunteering for the position. He has been with the POA for about two years and brings over 20 years of city management experience to the role. During his time at the POA, Matt has successfully revitalized public works by placing the right managers in key positions and implementing effective policies and procedures. As a result, he was able to reduce the public works budget by over \$700,000 last year. Matt has been diligently addressing the many challenges facing the POA and is focused on achieving the stretch goals set by the board for this year.

Regarding a permanent leader of the organization, the board decided that we would need to define what we would be looking for in a new leader before initiating a search. A board sub-committee was formed and is working on:

- Identifying the desired skills and competencies
- Required experience & education
- Updating the job description
- Creating an interview guide and rating criteria

Once this work is done, we will decide on the interview process and timing, as well as who will be involved.

We celebrated a job well done in 2024 by the entire POA. We contributed \$12.5M to the reserves, 25% better than budget. We had documented Continuous Improvement savings of \$956,000, 91% better than budget. We completed our new and improved planning process with business plans from every department and the overall POA. The Board and the POA are diligently working on initiatives for 2025. These initiatives include a comprehensive policy review, the development of a Balanced Scorecard in preparation for the annual planning process, updating the reserve study, reassessing our cash flow requirements for infrastructure projects, and implementing Phase 1 of our new business systems.

The Tanasi reconstruction is progressing well, staying on schedule and within budget. We continue to anticipate the reopening of the Tanasi restaurant and pro shop in Q1 2026.

The TVPOA Board of Directors is committed to keeping our community informed and engaged. We look forward to working together this year to make Tellico Village an even better place to live.

John Orr, POA Board President

UPCOMING BOARD MEETINGS

May 21, 2025	Board Meeting	1:30 p.m.	Yacht Club Top Floor
June 18, 2025	Board Meeting	1:30 p.m.	Yacht Club Top Floor
July 16, 2025	Board Meeting	1:30 p.m.	Yacht Club Top Floor

COVER PHOTO: JULIE HAUGH
INSIDE COVER: SUSAN ARATA



2025 FIRST QUARTER UPDATE

MATT BENOIT, TVPOA INTERIM GENERAL MANAGER

As I've shared at Town Hall meetings and Board meetings, I am genuinely thankful for this opportunity. I am having fun. I'm utilizing some skills and drawing from past experiences I haven't had to rely on as much while serving as your Director of Public Works.

I liken the roles of the TVPOA Board and staff to setting the direction of the ship (the Board) and rowing (staff). Progress cannot be achieved without both roles being fully accomplished; the Board is taking a strategic step (using the balanced scorecard approach) to set direction.

I'll admit, the Balanced Scorecard approach is new to me, but I view "new" as an opportunity to grow and learn. I believe the Board is taking a very prudent approach to introducing this method in the organization. I also contend your TVPOA staff is ready for the challenge. Make no mistake: This is a journey. Rome was not built in a day! Collective patience and persistence will be key.

I want to express my appreciation for the Tellico Village Board of Directors. Each of them has been supportive and encouraging during this period. In this role, I've observed how hard they work! They are truly engaged and care deeply about Tellico Village. While they may differ philosophically on policy, I can attest they do work well with each other. They are polite and respectful and bring different career paths and experiences that bring value to their decision-making processes and me.

The second task is to update the Reserve Study. The Reserve Study serves as a critical tool for Tellico Village, given that our primary and consistent source of revenue (assessments) is capped and our ability to borrow funds is limited. The Reserve Study aims to identify assets and correlate the cash flow needs for replacing those assets. Interestingly, it seems easier than it actually is! The TVPOA staff must consider maintenance schedules, which prolong the life of an asset, and the viability, both financially and operationally, of actually replacing an asset.

There are two things I suspect will emerge in the second quarter that I'm truly excited about: The first is using the Balanced Scorecard process as a strategic planning tool. For those less familiar with the Balanced Scorecard approach to strategic planning, it is a tool that sets priorities and encourages balance not just in financial objectives but also in the learning and growth of employees, efficient decision-making, and customer service.

For residents, it provides the trend line for planning our future needs. Some of you may think, "Boring!!!" But, like I said in the introduction, I'm having fun!

PUBLIC WORKS- RESURFACING ROADS & REPLACING METERS

The second quarter for the Public Works Department marks two significant periods for maintaining some of our critical assets. The first is our annual street maintenance program. At the April Board meeting, the Board approved just under \$1.1 million for the mill and overlay of streets within Mialoqua and Tanasi Shores. The mill and overlay process is about the closest thing residents can expect to a new street. We "grind" off the top layer of asphalt and replace it with a new layer. In May, we'll request additional funds for our street sealing program.

Services Advisory Committee, we have established a street maintenance program that is cost-effective and relatively easy to administer. Above all, it is designed to meet the expectations of our residents.

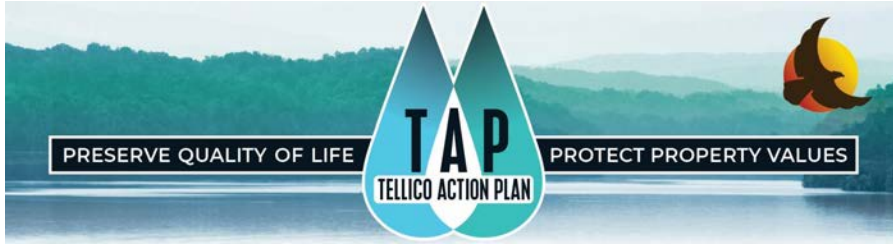
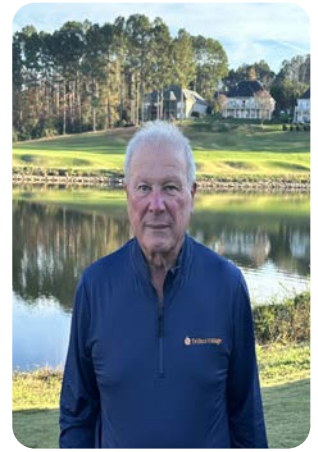
Although the presentations at the Board meetings don't always allow for elaboration, our street maintenance program combines less expensive and more routine maintenance to avoid having to actually replace a street. We rely on street sealing, at approximately \$2.40 per square yard, to extend the life of the asset until mill and overlay, at approximately \$19.50 per square yard, eventually becomes a necessity. With the help of the Public

The second project involves replacing approximately 750 water meters. The Water and Sewer Division has made significant progress toward adopting a reliable, cost-effective approach to metering water usage in recent years. We are close to phasing out older mechanical meters, which typically wear out in 8 to 10 years, in favor of digital meters with a lifespan closer to 20 years. Consequently, we have mostly transitioned from manually read meters to those that can be read using technology while driving by the address. The benefit is increased accuracy and efficiency.

Installing this year's allocation of meters will take some time, but it is an important and worthwhile investment.

TVPOA PILOT STUDY TO ADDRESS RDII

SCOTT MACRAE, SENIOR PROJECT MANAGER



As part of the overall approach to the TAP projects, the TVPOA is working to identify a cost-effective method to remediate rain-derived infiltration and intrusion (RDII). Because RDII occurs at individual sewer tanks at each home, there are four possible sources:

1. The lids on low-lying or below-grade tank tops
2. The gasket around the two sewer lines and conduit through the tank walls
3. Damage or unauthorized connection to the main sewer line from the house into the tank
4. Damage to the tank itself

The easiest potential source of RDII to identify and remediate is rainwater entering through #1 above, the tank lid.

The TVPOA developed a plan to address RDII through a Pilot Study, where TVPOA staff have been inspecting sewer tanks in specific areas within Tellico Village to determine if they are likely sources of RDII. The Public Works (PW) staff have installed flow meters on the outlet lines from sewer tanks at sewer collection lines within Tellico Village to analyze wastewater flow during dry and wet weather. The goal of this study is to develop a method to identify and remediate RDII in a cost-effective, timely manner.

Pilot Study Steps:

1. Inspect a group of tanks in neighborhoods where we can monitor flow. These areas have main sewer lines that can be monitored with newly purchased flow meters.
2. Install flow meter(s) on the sewer line in those areas. In some cases, we may install the flow meters while inspecting tanks in the neighborhood.
3. Install flow meters on sewer lines at specific homes identified as likely or unlikely sources of RDII.
4. Monitor dry and wet weather flows.
5. Install five-inch extension collars on identified tanks.
6. Monitor wet weather flow after the extension collars are installed.

Progress Update:

• Total Inspections:

1,382 inspections completed

351 low-lying tanks identified as potential sources of RDII

295 five-inch extensions have been installed so far

As extensions are installed, Public Works staff also inspects pumps, cleans floats, and checks control and alarm panels

• Mialaquo Inspections:

Expected to continue through April and then move into Toqua.

Next Steps:

This Pilot Study is the first step in addressing RDII. The initial inspections and flow meter installations took place in the Kahite neighborhood, and we are watching the flows in this area. Work is now progressing in Mialaquo.

The Big Picture:

We have 5,872 total tanks to inspect, and we have completed 1,382 inspections. Updates will be shared in future Tell-E-Grams as additional areas are inspected and further actions are identified.

RDII Goal = 5,872 Households





FIRST QUARTER 2025 FINANCIAL UPDATES

JUDY BEDFORD, CHIEF FINANCIAL OFFICER

The first quarter of 2025 reflects a strong start to the year, with a net surplus of \$2.3 million—coming in over \$800K better than budget. This favorable result is due to stable revenues, higher interest income, and lower-than-

expected expenses. Maintenance savings were primarily due to timing across departments and some water/sewer line repairs that have not yet been required.

Our cash position remains healthy, with \$34.8 million in total cash and marketable securities at quarter-end. Reserve balances continue to earn solid returns, and unearned revenue has grown due to prepaid assessments, user fees, and Water/Sewer Infrastructure Asset Fee (WSIAF) collections. We've spent WSIAF funds on two capital projects—the elevated water tank and the main pump station—while the remaining funds continue to earn interest until deployed.

Audit, Reserve Study, and System Upgrade

We are finalizing the 2024 Audit for presentation at the May Board meeting. In parallel, our updated Reserve Study—prepared in partnership with Facilities Advisors, Inc.—is expected in draft form by the end of May, with a final version to follow later

this summer. The study will help guide long-term financial planning as we approach build-out and prepare for future infrastructure investments. The implementation of our new accounting system, SAGE Intacct, is also progressing on schedule. We are nearing completion of the Build Phase and entering the Training Phase with the Accounting team. Testing will follow shortly. Our goal is to use the new system to support this year's budget season, improving our reporting capabilities and efficiency.

Busy Summer Ahead

Following audit season, we will head straight into tax return preparation and the annual budget process. This year's budget development will include the second phase of our SAGE implementation, the use of updated business plans, and department-level SWOT analyses. Each department will align its objectives and performance metrics with the Board-developed Balanced Scorecard to better support strategic and financial planning.

We appreciate the ongoing support of our Board, committees, and community members. The Finance and Accounting team remains committed to transparency, accountability, and strong financial stewardship as we navigate this important year of transition and investment.

TANASI REBUILD UPDATE- PHASING PROGRESS & PERMITTING MILESTONES

The Tanasi rebuild is officially underway, and we're pleased to share that steady progress is being made on both construction phases and permitting.

Phase zero focused on preparing the infrastructure. The early groundwork has been a priority to ensure smooth transitions into later construction phases. We have completed the cart path from the temporary Pro Shop to the Starter Building, and the cart path around Hole #9 Green to the boat docks is in progress. These efforts aim to minimize site disruptions and support both construction and golf operations.

Phase One's focus has been on grading and foundation work. The putting green area has been removed and brought to grade. That area has been tamped, which is needed to stabilize the area. They have also laid the stone and are working on compaction. Once that is completed, they will do

a binder and add the curbs. The completion of this phase is early May. Once completed, this will become the new parking area for golf operations.

In addition, grading is underway to prepare the parking pad below Hole #9 Green, which will support expanded access and parking needs. We have received Fire Marshal Approval, secured the building permit, and secured the boring permit from TDOT. The temporary and permanent entrances are still pending.

As we move through the early phases of construction, each step brings us closer to delivering a renewed Tanasi facility that will better serve the community for years to come. We remain committed to keeping residents informed as the project progresses and appreciate everyone's continued support.

ENHANCING COMMUNICATION

BETH KUBERKA, CHIEF DEVELOPMENT, MARKETING & COMMUNICATIONS OFFICER

Enhancing Communication and Customer Service in Tellico Village

At Tellico Village, we are committed to improving our communication to ensure property owners have access to the necessary tools to stay informed and remain engaged. We recognize the importance of keeping residents updated, addressing concerns efficiently, and providing exceptional customer service as a top priority.



YOUR GO-TO SPOT FOR TELLICO VILLAGE QUESTIONS, HELP, AND MORE!

HelpSpot: A Valuable Communication Tool

One key tool available to property owners is HelpSpot, an online ticketing system designed to streamline communication within the POA. The POA refers to the professional staff responsible for managing operations throughout the Village.

With HelpSpot, you can:

- Ask questions
- Submit requests for work to be done
- Get answers
- View frequently asked questions
- Rate the quality of the POA response

This system has been in place for several years and is a valuable resource for our community. In 2024 alone, over 1,900 HelpSpot tickets were submitted by property owners looking for answers and assistance. The system not only ensures that requests are documented and tracked, but it also allows users to follow up on their submissions.

After a request is resolved, a brief survey is sent to gather feedback on the customer experience. The POA is here to serve the Village, and we take that responsibility seriously. To date, we have received feedback indicating that the majority of residents are "Satisfied" or "Very Satisfied" with their HelpSpot experience.

HelpSpot Request Process:

1. Submit your request through the HelpSpot at tvpoa.helpspot.com
2. You will receive a ticket number immediately.

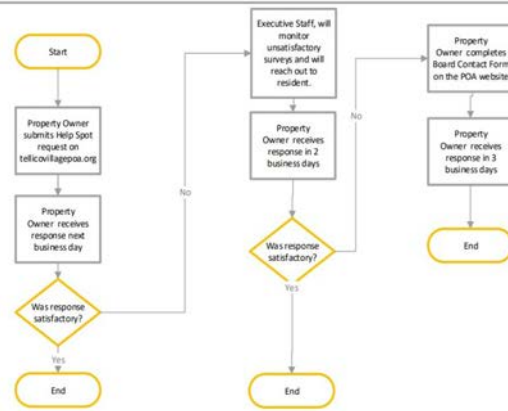
The ticket will be assigned to the appropriate department within one business day.

3. Once assigned, a team member will contact you within an additional business day to confirm they are working on your request.

4. Some tickets may be resolved quickly, while others may remain open for several days depending on the complexity of the issue.



Tellico Village HelpSpot Flow Chart



Streamlining Communication with the POA Board

When HelpSpot does not fully address your concern and you wish to escalate it to the POA Board, we have introduced a quick and easy Board Contact Form on the POA website in place of emailing individual Board members. This form ensures that all Board members receive messages in a centralized location, allowing for better tracking and response management. Please include your HelpSpot ticket number when submitting the form.

As we strive to make the Village the best place to live in East Tennessee, we appreciate you—our residents! We look forward to continuing to enhance our communication efforts for the benefit of all Tellico Village residents and property owners.

Board Comments & Feedback

Name (required)
First Last

Email (required)

HelpSpot Ticket #

Feedback

CAPTCHA
 I'm not a robot

PARKS & RECREATION, LOOKING TO THE FUTURE

SIMON BRADBURY, PARKS & RECREATION DIRECTOR



Successful leaders subscribe to the concept of surrounding themselves with experts and people better than them in specific areas. I have been fortunate to do this with the Parks and Recreation Staff Team and Villagers

involved with our Parks and Recreation Department. We have so much treasured intellectual knowledge in the Village!

The role of a Parks and Recreation Department is to facilitate quality experiences based on community input. Every community is different with unique demographics, amenities, culture, wants, and needs. To effectively facilitate quality parks and recreation services for the community of Tellico Village, your parks and recreation advisory committee and staff team are embarking on an updated 5-year strategic plan. The strategic plan involves taking an inventory of everything we do regarding service, facilities, and budget, as well as questioning how we move forward: enhance, modify, or discontinue. The process involves smart goals, surveys, focus groups, utilization reviews, trends, and the economic environment. The method also provides insight into new areas of interest for the community.

The advisory committee, led by Laura Wehrle, has already met on several occasions without staff involvement to provide pure input from the committee regarding the design of the strategic plan. We have conducted surveys on our largest program, group fitness classes, which involve over 1,700 participants weekly. We requested input from both participants and instructors, and based on their feedback, we intend to implement some changes starting this summer, in addition to incorporating them into our 5-year strategic plan.

The advisory committee and management team held a public input meeting at Kahite that involved surveys, focus groups, and department presentations. The meeting was well attended, and valuable information was gained. Based on the input received we intend to make some updates as soon as this summer, while also being part of the five-year plan.

We have two very exciting projects going on right now that I am excited to highlight. The first is our Greenspace initiative, which I discussed during this

year's budget process. This is a key focus of our department and the Timeless Tellico Foundation. Like everything else in the department, I emphasize starting small, doing it well, and growing it with community input. Our Greenspace initiative is legacy work. We are taking care of our greenspace amenities to enjoy now, and more importantly for many years to come.

We were very fortunate to have Randy Vogel, a retired Ecologist from Illinois, serving as Vice Chair



of the Parks and Recreation Advisory Committee this year. Randy is leading us in this exciting project. Here is a write-up from Randy explaining the project.

The public open space (greenspace) owned by the POA in Tellico Village is a valuable asset. All those acres of forested land add beauty, contribute to the quality of life it preserves, and even add value to all our homes. Over the years, numerous trails have been constructed, according to professional guidelines by the "Kahite Chain Gang." This incredible group of Villagers from Kahite have worked tirelessly each week under the supervision of the "Warden" Gary Mulliner to create these trails with hand tools

to provide opportunities for fellow residents to enjoy and experience nature up close. They had been working for several years creating trails in Kahite and partnered with Simon to expand the



trails to all parts of the village. We now have over 30 miles of trails in the Village, and we owe a huge debt of gratitude to all the people involved in this effort.



Those who regularly walk the trails may have noticed pink flags at various locations along the trails behind the pickleball courts at the Wellness Center, along the Coyatee Trail Loop, and along inspiration park trails. Please do not remove or disturb these flags because if you look around the vicinity of each, you'll notice that they mark spots where the leaves have been disturbed and cleared away from small areas. These are locations where seeds of native woodland plants (including spring wildflowers) have been planted to start the restoration process and help return native plant species diversity to our forests. Additional plantings utilizing plant plugs are planned for next month.

To manage expectations, I should note that restoration efforts like this are lengthy processes. You will not see forests full of spring wildflowers in the next few years or even in the next decade, but if you look closely along the trails next spring and during the springs to come you should start



seeing plants you haven't noticed before including spring wildflowers. You should also notice some summer blooming

species later each year. The goal here is not to plant all the forest acreage. That would be cost prohibitive. Rather, the goal is to re-introduce patches of native species that should be present in our forests and then let Mother Nature take over and start spreading those species around using the natural propagation strategies employed by each species. The wind spreads some species. Some are spread by water. Animals move some in a variety of ways.

Your Parks and Recreation Department will be developing and implementing an overall forest restoration plan to guide us in the years to come. We plan to continue this effort by expanding to other greenspace areas and further enhancing the ones where work is now underway. We're really excited about this opportunity and how it will improve the health of our forests and make them even more valuable assets. We will be providing additional information.

Tennis, anyone? We are excited to have been approved for our second project, updating the tennis courts at Chota.

This project has been several years in the making and involved a collaborative effort from several people, including the PRAC, management team, FAC, Board of Directors, tennis community, procurement manager, FAC Liaison, and our Tennis Club President.



Maribeth Krawczyk took on the leadership of the Tennis Club and has done a fantastic job of growing tennis in the community, advocating for the sport, and, most importantly, serving as a unified voice for tennis instead of several hundred individual voices. Maribeth and her tennis club team were instrumental in making this project a reality.

We will have three tennis courts renovated with 2 inches of asphalt added, like we did with pickleball courts at the Wellness Center and Kahite, as well as the tennis court at Kahite. Upon further investigation, it was determined that court four did not need this type of renovation, but did need an acrylic finish added to the current surface. The project also includes updating the fence to include a black vinyl coating. Our courts are going to look new, with the bonus of saving \$100,000 of capital dollars allotted for the project.





SPRING INTO FLAVOR, FOOD, & FRESH STARTS

SKYLER MCCLURKIN, DIRECTOR OF FOOD SERVICES

Spring has arrived in Tellico Village, bringing a fresh season of opportunity, energy, and growth. Thank you all for your continued dedication and patronage of our restaurants! This month,

we're highlighting key restaurant updates and exciting news to keep you informed.

The Yacht Club is hosting five upcoming lakeside charity concerts in collaboration with the Elite Tunes Concert Series club.



They will take place on May 4, May 24, June 28, August 2, and September 20. Although some concerts fall on a Sunday,

the Yacht Club dining room will open for a period to provide dinner service.

We're thrilled to welcome back Edgar Lopez as General Manager of The Yacht Club! Edgar brings a wealth of experience and dedication, having



previously been part of the team during The Yacht Club's time under AWE Hospitality management. Known for his strong work ethic and commitment to excellence, Edgar is a valued leader, and we're excited to have him back on board. Let's give him a warm welcome as he helps guide The Yacht

Club into a vibrant new season.

We took a moment to ask Edgar a few questions to help get to know him better!

Food Service: How long have you been in the restaurant business?

Edgar: *I have been in the restaurant business for 18 years.*

Food Service: What's your favorite part of the job?

Edgar: *The Yacht Club has something different going on each week; It could be a party or dinner special, there is always something going on every day.*

Food Service: What do you enjoy doing outside of work?

Edgar: *I enjoy the outdoors, hiking, and water skiing.*

Food Service: What's one fun fact most people don't know about you?

Edgar: *I am an Eagle Scout from Troop 354 in Lenoir City.*

Our special wedding promotion at The Yacht Club is now underway! For a limited time, we are offering a 50% discount on the venue fee for select remaining dates in Spring and Summer 2025. Don't miss this opportunity to share this promotion with any friends or family who may be planning a wedding and are looking for a last-minute venue (or want to switch venues!) during this time.

Our new weekly specials have been a huge hit, and we're loving the energy! From savory tacos and delicious

pasta to mouthwatering burgers, wings, and pizzas—there's something to look forward to almost every day of the week. Join us



for Taco Tuesday, Pasta Thursday, and Burger Saturday at the Yacht Club, Wing Wednesday at Toqua Bar & Grill, and Pizza Saturday at Kahite Pub & Grill. Thanks for showing up hungry and making these weekly events such a success.

As we enter the busy and exciting warmer months, the restaurants and golf courses will be bustling, and we would like to thank each of you for your continued commitment to the Tellico Village Food Service department. Here's to a successful Spring and Summer season!

LET THE SEASON BEGIN

CASEY FLENNIKEN, DIRECTOR OF GOLF OPERATIONS



That Was Quick!

If you blinked, you might have missed it – Q1 flew by! As we wrap up the first quarter of 2025, it's hard to believe we are already into the golf season. January through March may have felt like a blur, but Golf Operations was anything

but idle. Our team continued to manage daily operations while planning for a tremendous golf season. Planning over 325 events in a single season across three golf courses requires a complete team effort. Our staff has been busy organizing leagues and events, preparing golf shops with new gear, and ensuring a smooth transition for our players this Spring.

Gratitude for your Support at Tanasi

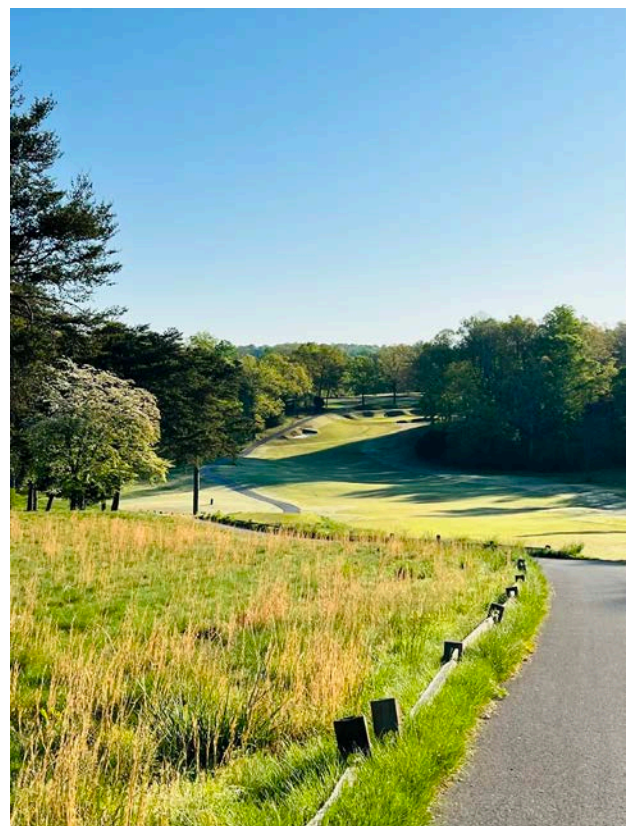
As we move forward with the Tanasi rebuild, we want to take a moment to sincerely thank all our patrons and staff. We truly appreciate your continued patience, flexibility, and understanding during the ongoing adjustments to parking and the starting process.



We recognize that the temporary changes to parking and the starting process can be a bit of an inconvenience. But your cooperation and positive attitude have not gone unnoticed. It is clear that the Tellico Village Golf Community rises to every occasion. Your willingness to adapt is helping us pave the way—literally!



When visiting the Tanasi Golf Course this spring, the best advice we can offer is simple: **consider carpooling.** Sharing a ride with your golf buddies is a great way to conserve parking space and will allow for adequate parking without the need to block off tee times. Together, these small efforts go a long way toward maintaining an enjoyable experience for everyone.



Looking Ahead

With the season officially underway, we are more excited than ever to welcome you to the courses. Whether you're returning for another year of league play or stepping onto the green for the first time, there's something special waiting for every golfer in Tellico Village.



IMPROVING YOUR GAME-FROM THE GROUND UP

WELLS MCCLURE, DIRECTOR OF GOLF MAINTENANCE

Here we are again kicking off the season, the same way we do every year in the first part of the year, with indoor jobs, projects, snow on the ground, and some continuous

education. This year, like years past, brought some brutally cold temperatures in January with snow



on the ground, resulting in course closure for 8 days. Thankfully this is the time of year we have a plethora of indoor projects to complete from refurbishing wood accessories to shop projects like painting breakrooms and detailing equipment. This year rather than refurbishing old tee markers at Tanasi we got the pleasure of painting, staining and applying polyurethane to new custom Tanasi feather tee markers manufactured for us by the Tellico Village Woodworkers. We want to give big thanks to the guys and gals in that club. They do amazing work that provide our golf courses with some cool custom tee markers which add to the uniqueness of each course with a touch of class.

The first full week of January every year is when myself, our course Superintendents and Assistant Superintendents attend the Tennessee Turfgrass Association State Education Conference and tradeshow. This year's agenda was full of great new information, from employment and team leadership strategies to updates on new products hitting the market, internship programs, golf course architecture, and more. This conference is a great way for our staff to go and learn for 3 days about a lot of new things affecting golf course maintenance and what we learn will help us with our facilities here in Tellico.

After returning from our TTA conference we continued with some shop improvement projects.

Kahite constructed an addition to their outdoor pole barn to allow for more covered storage. This addition will allow Kahite to get all their equipment under the roof

and out of the weather. Toqua, like Kahite, focused on storage. Jon North at Toqua found a storage shed at an auction and was able to get it constructed for



less than half the price of buying a new shed. Toqua has limited space for storage so Jon and his team do all they can to find ways to improve the shop/storage areas at Toqua.

As January was coming to a close, we were looking ahead to February as our focus began to switch toward the golf course and preparing for the spring season. The most important agronomic application we make to our courses every year is our course wide pre/post emergent herbicide application which we typically time for the beginning to the middle of February.

This application will clean up our courses from any winter annuals that have emerged while also getting a preemergent application down in the soil to keep any early summer annuals like Henbit,



Chickweed and Dandelion from coming up over the next few months. All three courses performed this application flawlessly and we were officially ready for our next big course project... Spring Aerification.

March is greens Aerification for all of the courses in our area with Bentgrass putting greens and this year like every other year would be busy the first 3 weeks of March in the Village. The first week of March was Toqua's turn, followed by Tanasi in the second week and Kahite in the third week of March. Toqua and Kahite did our traditional hollow tine aerification where they pull a 5/8" core on 1.5 to 2" spacing in 2 directions. This equates to around 9 million 5/8" cores pulled from our greens reducing organic matter thus improving the performance of our putting greens. These channels created by the 5/8" core allow our greens to drain as designed, provides a pathway for nutrients to get to our roots, reduces thatch and organic matter which in turn improves surface firmness and playability. Once the cores are cleaned up, Kahite and Toqua applied around 75 tons of sand to backfill the holes and smooth the greens surface. Tanasi this year did aerification a little differently by doing the Drill/Fill followed by 5/8" hollow tine aerification. The Drill/Fill machine is unique as it allows us to penetrate our greens below that 4" mark that our POA owned aerators can get to. The drill and fill machine uses 1" drill bits on 7" spacing going down 10" deep. By penetrating past that 4" mark, we break up that layer, which can become hard and decrease percolation rates. This 10" channel has greatly increased our drainage on green reducing puddling after rain events and encouraging our roots to grow past that 4" mark. This year, we were all blessed with incredible weather and warm days and nights. This combination of day and nighttime temperatures has kept our soil temperatures in the upper 50s since mid-March, which is the perfect soil temperature for Bentgrass root and shoot growth.



As we look on the horizon, we do not see any more really cold temperatures that will delay spring green up and thankfully this year we fared far better than last year with respect to winter turf damage. We are excited about what the season will bring. By the time you read this, our courses will have all received their spring fertilizer applications; greens will be nearly perfect, and we should be well on our way to another incredible season for golf in Tellico Village. As always, we thank you for supporting our golf courses and look forward to seeing you on the links. Please do not hesitate to contact me, Jordan, or Jon if we can assist.



TELLICO VILLAGE PUBLIC LIBRARY

CONTRIBUTING WRITER: CHERYL LAMASTER, TELLICO VILLAGE PUBLIC LIBRARY

Have you stopped by the Tellico Village Public Library to see what's new?

Speed Puzzling- In February, several pairs of individuals participated in a contest to see how quickly they could assemble a 300-piece puzzle. Each puzzle was similar in nature. The winners completed their puzzle in only 40 minutes!



Expanded Memory Care Collection—The memory care section has been expanded to include new items, including music players, and large-print books, and moved to a new location within the library.



Book Sales - If you missed the April book sale, the next one is scheduled for June 28th.

Cookin' the Books! A Cookbook Club— This new club held its first meeting in March and plans monthly events. Recipes are chosen and prepared for the meetings. Food and fun—what a great combination! The club plans monthly meetings.



Tent Refurbishment - The courtyard tent had begun to deteriorate and required some repairs. The top has been replaced, and the sides have been repaired.



Classes and Presentations - Our March classes filled up quickly! We received numerous calls from people trying to make reservations. Some presentations will be repeated. Don't wait to sign up for the upcoming presentations.



Upcoming Events:

- May 3 Cookin' the Books Cookbook Club
- May 15 Around the World in 80 Days Tea
- May 17 Doggie PAWrade
- June 7 Ladies Golf Tournament
- June 20 Bourbon and Books (in collaboration with New Villagers)

NEW!
Notary Services

The Public Library at Tellico Village offers free notary services for the benefit of the residents of our community. In lieu of fees, donations to the Friends of the Tellico Village Library are welcome. Notary services are provided on library property only.

Visit our website for our Notary Services Policy at tvlibrary.org/library-services.

TIMELESS TELLICO FOUNDATION

CONTRIBUTING WRITER: DENISE ERTELL, TTF BOARD MEMBER

Tanasi Clubhouse Amenities the Focus of Timeless Tellico Foundation



Timeless Tellico Foundation (TTF) is accepting donations for the Tanasi Golf Experience Phase 1, which includes the golf simulator bays in the clubhouse and furnishings to complement the space. The POA Board has committed to approve the completion of the bays when we have raised the \$185,000 to cover the estimated costs. Additional amenities for the Tanasi clubhouse are also being considered, and TTF continues to accept donations and offer naming rights for other amenities throughout the Village. These projects align with TTF's mission to finance amenities outside the POA budget. To learn more and contribute, [click here](#).

New Pilgrim Way Trail Opens

Over 30 miles of trails in TV are maintained by volunteer crews and funded by TTF. Pilgrim Way is the newest addition, winding 1.66 miles through an area with 80% tree coverage from the Clear Creek Boat Launch (where parking is available) to Cheyo Place (near Food Lion). For trail maps and more information about volunteering or donating, visit tellicotrails.org.



Recruiting TTF Board Members and Committee Volunteers

Here's your chance to share your time and talent to leave a legacy in Tellico Village! Timeless Tellico Foundation (TTF) has openings on our Board and committees, and we are seeking action-oriented individuals to volunteer. TTF's mission is to fund new and enhance existing recreation and amenity facilities, programs, and equipment in partnership with private and corporate donors and the POA. Timeless Tellico's first project was a \$5,000 sponsorship to create the injury assessment program offered by the Tennessee Orthopedic Alliance at the Wellness Center. Since then, TTF has helped to support the Tellico Village active lifestyle with such projects and programs such as the covered Pickleball Complex at the Wellness Center, the Bocce Ball courts at the Chota Recreation Center, the Kayak Launch at Clear Creek, Greenspace trails and pocket parks, and the Warriors at Ease program for Tellico Village veterans. It's an exciting time for us as we embark on new projects to enhance the Tanasi Clubhouse rebuild. We're especially interested in villagers with accounting/bookkeeping, legal, and/or estate planning skills. Whether you're a TV pioneer or a newcomer, and whether you have a lot or a little time to spare, all are welcome to apply. Send a brief note to info@timelesstellico.com, outlining your interests and background, and we'll contact you.



Pilgrim Way

DISTANCE • 1.66 Miles
TOTAL ASCENT • 176' W/E 226' E/W
SURFACE • Natural
TREE COVER • 80%
NOISE • Medium to High
PARKING • Clear Creek Boat Launch



PILGRIM WAY DOWNLOAD

OUR PLACE, CREATING MOMENTS OF JOY



We're excited that **Our PLACE's 2nd Annual Gala** on Sunday, May 18, at the Tellico Village Yacht Club is **SOLD OUT!** The Gala benefits **Our PLACE** participants, caregivers, families, and programs. It supports our mission to provide person-centered care

and dementia-specific therapies and interventions for adults with Alzheimer's or dementia-related diseases. It supports their families and caregivers through respite care, support groups, education, and resources. We also have two other annual fundraisers: our Walk 2 Remember and Car Show, coming up Saturday, October 4, and our year-end Angel Letter campaign. As an independent 501(c) (3) nonprofit that doesn't receive federal or state funding, these are vital to our mission. Thank you for your past and ongoing support!

Our PLACE Executive Director, Sarah Martin, a Certified Dementia Practitioner, has a powerful message about how difficult it is for caregivers to ask for help. If you know a caregiver, please share this message.

Asking for Help: A Sign of Strength for Caregivers Caring for a loved one with Alzheimer's or dementia is one of the most selfless and noble acts a person can undertake. However, it is also one of the most challenging. Many caregivers express a deep sense of commitment, often tied to the vows they made to their spouse—"for better or for worse"—never realizing that the final years of their loved one's life, which should be filled with love and cherished moments, can instead become some of the most difficult.

Many caregivers struggle with the belief that they must handle everything alone. They often feel guilty, as though asking for help means failing the person they love. Many have spent their entire lives caring for others, and reaching out for support can feel foreign or like a personal shortcoming. However, asking for help is not a sign of weakness—it is an incredible display of strength.

Recognizing the Signs of Caregiver Burnout Caregiver stress takes a serious toll on both physical and emotional health. Symptoms may include depression, feelings of isolation, extreme fatigue, unexplained anger, frustration, or anxiety. Failing to ask for help may lead to caregiver

burnout, a state of physical, emotional, and mental exhaustion that can also bring feelings of resentment. Many caregivers lose their sense of identity, as friendships, hobbies, and personal time fade into the background.

You Don't Have to Do This Alone

There are many ways to seek support, whether through friends, church communities, caregiver support groups, or adult day centers. Adult day centers, like **Our PLACE**, provide a safe and nurturing environment for loved ones while giving caregivers much-needed respite time. This break allows caregivers to reclaim their sense of self, engage in activities they enjoy, and maintain their well-being, while knowing their loved one is receiving quality care.

How Our PLACE Can Help

Our PLACE supports adults who are mildly to moderately impaired by Alzheimer's or dementia. Because the progression of these diseases varies, the window of time when someone can safely and successfully attend our program is limited. We encourage families to reach out sooner rather than later to ensure their loved one fully benefits from our services.

To qualify for **Our PLACE**, participants must be ambulatory, manage their continence needs, cooperate in group settings, and adhere to behavioral norms.

Cost is one common reason families delay asking for help. However, **Our PLACE** has multiple funding options, including support through VA benefits, TennCare Choices, long-term care insurance, and scholarships. Our scholarships are made possible through the generous support of multiple organizations and funding sources. Our goal is never to turn anyone away for financial reasons. Take the First Step—We Are Here for You Caregiving is a journey, and no one should have to walk it alone. Seeking support is not giving up—it's ensuring that you and your loved one receive the care you deserve. If you're feeling overwhelmed, please don't hesitate to reach out. Let us help you find the support and resources you need to continue providing the best care possible.

To learn more about Our PLACE, visit www.OurPlaceTN.org or call 865-657-7222.

Follow Our PLACE on Facebook and Instagram.

HOA, KICKING OFF THE NEW YEAR

Old Man Winter was brutal from January to March! I believe it was one of the coldest winters we've experienced in the eight years I've lived here. Although many things tend to slow down during



the winter months, our HOA Event Planning VP, Kathy Ruzic, and her team of Event Coordinators did not. They organized 36 exciting events to keep members engaged, including two thrilling UT basketball games (the Lady Vols defeated UConn for the first time in 17 years! Go Vols!), dining out at four unique restaurants,

behind-the-scenes tours of the Tennessee Theater, Neyland Stadium, and the Loudon County 911 Call Center, and much more. Looking ahead to the upcoming quarter, our Event Planning and Golf VPs and committee members have already scheduled more than 50 events for your participation. Don't miss out! Check our HOA calendar and plan to join us!

Thanks to our fabulous guest speakers, HOA monthly socials this quarter attracted higher than usual attendance. POA Project Manager Scott Macrae provided us with updates on the Tanasi rebuild and TAP projects, which everyone really looks forward to. We're excited to have him back next quarter to provide additional updates.

Jeff Rauch introduced members to the Watershed Association of the Tellico Reservoir (WATeR) and



talked about its purpose and goals. Thanks to the leadership and coordination of HOA Advocacy VP, Teresa

Reed, and Litter Angels Chair, Annie LaCour, a team of 22 HOA members participated in WATeR's annual

Eastlake Shore Clean Up Day on March 15th. There are few things as gratifying as seeing the immediate impact of the work these people did and the benefit it provides to our community. A huge THANK YOU to our members for their support!

Expert Ecologist Randy Vogel spoke at our March Social about the greenspace restoration initiative and "Could a Wildfire Happen Here?" Several HOA members signed up to assist the "Wild Bunch", the Kahite Chain Gang, and the POA's Parks & Recreation Department in planting hundreds of native plants. The HOA is committed to providing engaging opportunities for members' participation that benefit our community and support the efforts of other community organizations. Additional opportunities will be available soon! So please consider joining us at an upcoming HOA Social.

On March 13, the HOA hosted its first 2025 Open Village Meeting, led by Program VP Lavonne Mitchell. This annual meeting focuses on the HOA & POA's prior year's accomplishments and upcoming year's goals. Residents were also provided a brief history on how the HOA came about, the challenges residents faced in the early development years of Tellico Village, insight into the differences between our organizations, and how supporting each other has enhanced our community over the years. If you missed this meeting, take a few minutes to watch it on [Tellico Village Network's YouTube Channel](#).

Spring has sprung, and summer is right around the corner. The HOA and our community have so many great things to offer residents. Please consider joining us at one of our upcoming monthly Socials (2nd Tuesday / 4:30 pm at the Tellico Village Yacht Club) or one of our upcoming events. We look forward to seeing you soon!

Linda Garza

2025 HOA President

To join or renew your HOA membership, visit www.HOATellicoVillage.com



Be Engaged. Be Informed.
Be Heard.



Your Voice in the Village

112 Chota Road
Loudon, TN 37774

Phone: 865-458-5408
Toll Free: 866-983-5542

We're on the web:
www.TellicoVillagePOA.org

Tell 'em It's Better At Tellico Village

Did you know that if you need the Property Owners Association to contact you regarding a question or an issue that you can submit your inquiry to the "Tellico Village HELP SPOT?" located on the [POA Website](#).

After submitting your question someone from the POA Staff will respond to you by the following business day.

Click [here](#) to access Help Spot.

AS OF
MARCH 31 2025,
TELLICO VILLAGE HAS
5509 SINGLE-FAMILY
HOMES AND 363
MULTI-FAMILY.



*This newsletter is published
for Tellico Village property
owners.*

Jennifer Webb
Writer & Editor

Beth Kuberka
Chief Development, Marketing, &
Communications Officer

Important POA Phone Numbers

Administrative Offices: 865-458-5408

Dial 0 (zero) for the Receptionist

Utility Clerk: Ext. 4112

Member Services: Ext. 4121

Golf Courses: Kahite: 423-884-6108

Tanasi: 865-458-4707

Toqua: 865-458-6546

Chelsea Help: 865-458-4707

Public Works/ACC: 865-458-4522

Recreation Services: Wellness Center: 865-458-7070

Chota Recreation: 865-458-6779

Restaurants: The Yacht Club: 865-458-4363

Kahite Pub & Grill: 423-884-2159

Toqua Bar & Grill: 865-458-1330

Welcome Center: 865-458-7061