



Tellico Village

POA Newsletter



1st Quarter- 2023

CONTENTS

President's Message	02
From the CEO's Desk	03
Master Land Use Plan.....	04
Financial Update.....	05
Public Works/ACC Reminders.....	06
Parks & Recreation.....	07-08
POA OSHA Certification.....	09
Golf Operations.....	10
Preparing the Courses for Play	11-12
The Links at Kahite.....	13-14
Our Place.....	15
HOA	16





PRESIDENT'S MESSAGE

MARTY INKROTT, POA BOARD PRESIDENT

2023 is upon us and your POA Board and Staff have been very busy. First, I would like to welcome John Orr as a new Board Member. The 2023 officers are President – Marty Inkrott, Vice President – John

Arguelles, Secretary – Bob Brunetti, and Treasurer – Steve Schneider. Rick Blough and Pat White round out the 7-member board. A few of the top priorities for 2023 are the Tanasi Clubhouse Rebuild, Water/ Sewer Infrastructure, Trash Service, and Food Service. I will touch on each of these below.

The Tanasi Clubhouse Rebuild project is progressing, albeit not as quickly as we'd like. We are still battling with the insurance company regarding the old foundation. They claim it did not sustain damage from the fire and therefore will not cover replacement. A 3rd party structural engineering company determined that it does not meet the required code to rebuild. We are hoping to get this resolved as soon as possible. In the interim, we sent a Request for Proposal (RFP) to several Architecture firms for the new structure and site plan. We have received 4 responses and are reviewing them. After follow-up interviews, we intend to award the project in the May time frame. We will be communicating progress as we go.

We are in the planning stages of the project to replace the Toqua Pumphouse (to increase capacity) and to build a sewer holding tank to ensure adequate capacity during heavy rain events when water infiltration inhibits our ability to pump our sewage to LUB. This is a multi-year \$5.4MM project for which we have applied for a \$2.1MM state grant with the help of Loudon County.

We are in the process of completing a contract with Republic for trash services through the end of the

year. Once enacted, they will discontinue recycling pickup. We will be communicating this as well as re-bid progress for 2024 and beyond as soon as we have definitive information. Please continue paying your Republic Services invoices.

We have signed a modified Food Services contract with AWE for the remainder of 2023. This contract increases rental payments for our facilities from AWE, which Chet Pillsbury has been discussing with them. An RFP was sent to several parties to bid on our Food Services for 2024 and beyond. Again, we will keep everyone informed as we progress.

Finally, I would like to discuss HB1116. This was a bill sponsored by Lowell Russell that would have enabled the POA to implement a \$2500 fee at closing on property transfers in Tellico Village. Most communities like ours do this to help pay infrastructure costs so the full burden does not fall on residents via monthly or special assessments. There are a lot more details to this as Chet explained in a Town Hall meeting. Representative Russell pulled this bill after a few residents misrepresented it as an 'Exit Tax' and persuaded others to contact him. This is unfortunate for all of us. With average home sales of 300-350 per year, this would equate to \$750K-\$875K. That is equivalent to a 6-7% increase in our monthly assessment. We will hopefully have this bill resubmitted next year.

I want to close by thanking all of you for your support and encouragement as we work together to make Tellico Village the best community of its kind in the country.

Marty Inkrott, President TVPOA Board of Directors

UPCOMING BOARD MEETINGS

May 17, 2023	Board Meeting	1:30 p.m.	Yacht Club Top Floor
June 21, 2023	Board Meeting	1:30 p.m.	Yacht Club Top Floor
July 19, 2023	Board Meeting	1:30 p.m.	Yacht Club Top Floor



UPDATES FROM THE CEO'S DESK

CHET PILLSBURY, CHIEF EXECUTIVE OFFICER

This quarter we have a lot of work going on and the following are just a few of the larger tasks on my plate.

First and foremost is the Tanasi Rebuild Project. The Tanasi Restoration Committee has just about settled on an architect for the project. Three firms have bid on the project, Paradym Studio, Best & Associates, and Benefield-Richters. The committee is looking at all of them closely and examining what they will bring to the project. As I have said, our goal is to have an architect in place by May, with the intention of having a contractor signed by the end of 2023. There are several steps in this process, including approving a design, which would include getting input from the community. Once that has been decided, then we will go out to bid for the contractor. We have also made great progress with the temporary building and should have that up and operational by the first of May. We will also be moving the safety fence to open more parking and access to the boat docks with parking for the carts down in that area.

I will be spending time in the Public Works Department shadowing the managers to better understand their roles in the POA. I chose this department first because they are the largest. Over a two-week time, I will be examining every aspect of Public Works, to see where we may be able to gain some efficiency in process, staffing, and assets.

In that same vein, I will be reviewing all staffing headcounts to be sure we are staying within the budget constraints that we set for ourselves this year. And again, looking for ways to save money and ensuring the standards that we have set for employees are being met. The POA has very specific needs. We are essentially a customer service organization, not a manufacturing organization. I am assessing our needs with that focus in mind.

As some of you may remember we started town hall meetings in the first quarter. I also held a meeting specifically for the rental group, both long and

short-term rentals. The purpose of this meeting was to hear what the rental community felt about how they were being handled by the POA. Some very clear opinions came out of that meeting. One was the rental group wanting to be treated like any other property owner. This related to them feeling they have been singled out for violations. Many felt there were homes in their neighborhood that were in worse condition than theirs but were not being addressed by the POA.

Secondly, they did not want the POA in their business. I agree with both in many ways. Regarding the first item, I have challenged the ACC to come up with issues that should be addressed across the board and fines for those violations. This would apply to all homes within Tellico Village, not just rentals. Many of these already exist but have not been enforced consistently in the past. As to permits for rentals, we already have the policy that all businesses operating within the community should have a permit from the POA. I am not interested in changing this process other than to say we need to know exactly who is doing business in the community. Therefore, everyone, all rentals, and any other business should have a permit. The cost for the permits should stay the same, but again I have left that up to the ACC to determine what is best for the community. This is



still a work in progress and has not been finalized. We will certainly keep you updated on any changes that come about from the ACC recommendations.

I am looking forward to experiencing my first spring/summer in Tellico Village. Thank you for your continued support and for making us feel welcome.

~ Chet Pillsbury, Tellico Village CEO

MASTER LAND USE PLAN

LONG RANGE PLANNING ADVISORY COMMITTEE

The Long-Range Planning Advisory Committee (LRPAC) presented a [Master Land Use Plan](#) at the April 19 meeting of the POA Board of Directors. The plan, which is analogous to a city zoning map, designates the category of anticipated future use of POA-owned land. It is the first comprehensive plan developed to address the future use of the land owned by the POA. The POA owns over 400 acres in the Village, including more than 200 acres acquired from the original developer Cooper Community Incorporated (CCI) in late 2021. The POA Board of Directors assigned the LRPAC the task of reviewing the land owned by the Association and designating potential future use of that land.

To do that, the LRPAC worked with POA staff to identify parcels of at least one acre. Golf courses and existing platted residential lots were excluded from the plan, since use of that land has been determined. In addition, land leased from the Tellico Reservoir Development Agency (TRDA), except land actively used by the POA (for example, the Public Works facilities), was also excluded from the plan.

Members of the LRPAC walked many of the parcels, as well as used online resources, such as the [Tennessee Property Viewer](#) website, to evaluate parcels owned by the POA. The LRPAC identified five categories of potential future use:

- Recreational: Trails, park space, bike paths, and/or other recreational amenities
- Development: Possible residential development with no existing infrastructure (roads, utilities, etc.)
- POA: Parcels used by POA departments, some TRDA land, and the Tellico Village Volunteer Fire Department
- Commercial: Parcels leased to others, such as the Chota Village Square
- Residential: Parcels that could be subdivided into residential lots and that do not require significant additional infrastructure.

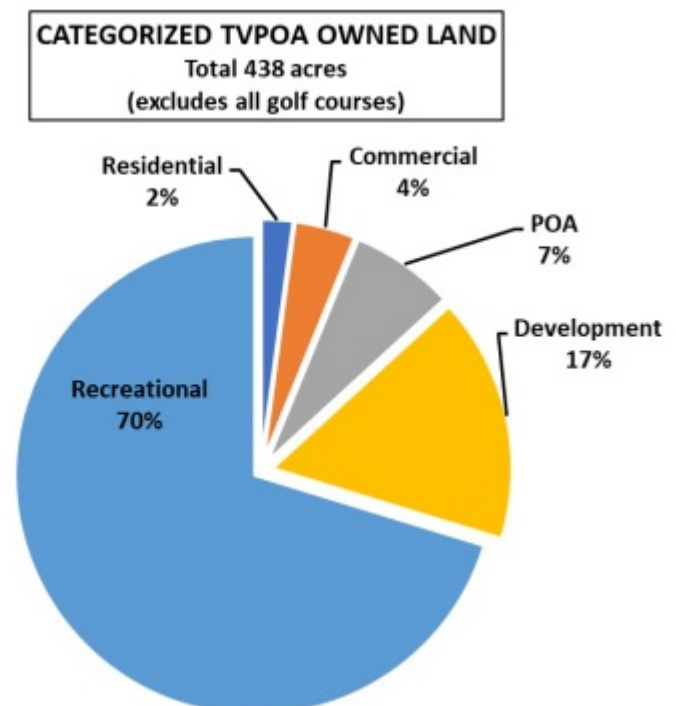
Seventy percent of the land owned by the POA was designated as recreational. Three parcels acquired from CCI had been previously identified for future development, with the goal of using the proceeds of that development to retire the loan used to acquire the CCI property. The POA will seek proposals from developers who would be required to build the infrastructure necessary to

support the development.

The LRPAC recommended to the Board that all future requests for land use be evaluated against the plan. Proposed uses would require specific supporting information including justification, surveys, renderings, cost estimates, impact, benefits, and more as appropriate. Approval and funding of any proposed land use are reserved for the POA Board of Directors. The Plan has been posted on TellicoLife for easy access by residents.

The LRPAC is one of nine all-volunteer advisory committees that provide input to the Tellico Village POA departments and the Board of Directors. The LRPAC holds committee workshop meetings twice a month and public meetings quarterly. The next 2023 quarterly public meeting will be on July 27. Watch for meeting details in the Tell-E-Gram.

You can read more about the work of the Long-Range Planning Advisory Committee by visiting [TellicoLife.org](#). There you can download the current long-range plan, other documents, and public presentations. You can submit questions to the LRPAC by contacting a committee member or submitting your question via [Help Spot](#).





2022 FINANCIAL UPDATE

MICKEY WHITE, CHIEF FINANCIAL OFFICER

One of the Finance Departments goals for 2023 is to secure a new Financial Management Software. This new software will assist in integrating several of our accounting processes. Initial assessments of the accounting system and the

process to replace the old system have been initiated. A Request For Proposal (RFP) was developed with the input of members from each division and was sent out to prospective software vendors at the beginning of April. We are looking forward to getting a new software system in place.

Staffing:

We were fortunate to add two new employees to the Tellico Village Finance Team in the first quarter of 2023.

*Purchasing Manager, Jeff Digulla, was hired in the first quarter of 2023 to consolidate our purchasing



processes. The goal of this added position is to
1) Monitor all contracts of the POA and identify the renewal dates ahead of time to better negotiate any renewals.
2) Develop additional vendor relationships which should provide competitive bids for various purchases.
3) Review all purchasing processes and identify opportunities for improvement
4) Oversee and work with various

departments for developing an RFP process for material projects and contracts.
5) Oversee and manage the Capital and Reserve Maintenance funding requests.
6) Work with various departments on opportunities to reduce costs.

*Staff Accountant, Sandra Mejia, was also hired in Q1. Sandra brings an elevated skill level to our department. We look forward to all the added capabilities that she will bring into her new position.



We have been working in conjunction with the Finance Advisory Committee (FAC) to create a new investment policy. The purpose of the policy is to set forth the standards and guidelines governing the investment and the management of the Tellico Village Property Owners Association financial investment assets and to establish guidelines for investing, managing liquidity and preserving funds. You can access the entire Investment Policy Statement [here](#).

Investment Policy Goals

1. Preserve Principal
2. Maintain adequate liquidity to fund the POA operating and capital and repair expenditures.
3. Deliver competitive returns subject to prevailing market conditions.

The finance team has been busy finalizing the 2022 year-end financial details in preparation for our annual audit. We are looking forward to a fiscally strong year.

PUBLIC WORKS

CLAYTON TAYLOR, DIRECTOR OF PUBLIC WORKS

Warmer weather has finally arrived. With the warmer temperatures, the Public Works Department will now be focusing on patching roads, paving streets, and parking lots, pulling shoulders, and sealing streets. As asphalt ages it requires preservation. Some streets only need some potholes filled. Others will require bigger patches and some we will have to overlay.

We do street evaluations to determine what process to apply to the streets and which streets need to be treated each year. Some streets have simply reached the end of their asphalt life. We have found several areas that will need to be repaired. We know we will be paving Kiowa Way and Kiowa Lane and hopefully some other streets as well.

Our goal is also to seal and restripe the Kahite Clubhouse parking lot and the Toqua Neighborhood streets as well. You can expect



to see patching and crack sealing in these areas. We will keep you updated as to when and where these road projects will be taking. In February, we named

Matthew Johnson to the position of Public Works Manager. Matthew has previously worked in the ACC/Codes Enforcement Department and has done an exceptional job. We are fortunate to have Matthew in the Public Works Department and look forward to working with him in the future.



Thank you for your continued support of the Public Works Department. We are always working to improve our facilities and infrastructure.



ACC REMINDERS

There have been some recent questions/issues concerning some of the ACC Residential Restrictions. We wanted to remind you of some of the restrictions that are most often violated.

1. You cannot park any vehicles on the roads/streets overnight.
2. No dumping of trash, brush or leaves on vacant lots or common property.
3. You cannot do any kind of work or maintenance (including clearing underbrush or trees) on common property without a permit from the POA.
4. Only 3 pieces of yard art are allowed on each lawn.

5. Exterior finishes of the home must be clean. The exterior of your home must not show clear or widespread signs of accumulated dirt, soil, or mildew.
6. All in-home businesses (including short term and long term rentals) must obtain a home occupancy permit.

Let's do our best to adhere to the ACC Residential Blue Book Restrictions. Following the residential handbook makes you a better neighbor and property owner. You can click [here](#) to access the ACC Residential Handbook in its entirety.



PARKS & RECREATION REPORT

SIMON BRADBURY, PARKS & RECREATION DIRECTOR

and Recreation Department. We have so much intellectual treasure in the Village!

We have two very exciting initiatives going on right now that I am excited to highlight. The first one is our Greenspace initiative that I spoke about during this year's budget process. This is the key focus of our department and of the Timeless Tellico Foundation. Like everything else in the department, I emphasize starting small, doing it well, and growing it with community input. We were very fortunate to have Randy Vogel, a retired ecologist from Illinois, join our 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 here in Tellico Village is a valuable asset. All those acres of forested land not only add beauty and contribute to the quality of life, it preserves and even adds value to all our homes. Over the years numerous trails have been constructed using professional guidelines by the "Kahite Chain Gang." This incredible group of Villagers from Kahite have worked tirelessly under the supervision of "Warden" Gary Mulliner. They work each week to create these trails with hand tools for the main purpose of providing opportunities for fellow residents to enjoy and experience nature up close. We now have 30 miles of trails in the Village and owe a huge debt of gratitude to all people involved in this effort.

The Parks and Recreation Department is now embarking on a new journey to not only protect these valuable resources but to enhance and restore them for future generations of Village residents. It is called the Greenspace Initiative. The herbaceous layer in nearly all the forests is depauperate. (Sorry about that. That was ecologist lingo.) What that means in layman's terms is that the forest floor does not have nearly the variety or numbers of native species that should be present. There are numerous reasons for this lack of diversity, but I will leave that discussion for a later time.

For those of you who regularly walk the trails, you 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 at the new trail at Mialaquo named Shadow Cove Trail.

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 process of restoration and help return native plant species to our forests. Additional plantings utilizing plant plugs are planned for May.

To manage expectations, I should note that restoration efforts like this are long 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, which would be cost prohibitive. Rather, the goal is to re-introduce patches of native species that should be present in our forests. We then let Mother Nature take over and start spreading those species around using the natural propagation strategies employed by each species.

The 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 are excited about this opportunity and how it will enhance the health of our forests and make them even more valuable assets. We will be providing additional information on this initiative. Stay tuned!

Our Timeless Tellico Foundation directors were so excited about this project that one of our directors, Dennis Stoner, made the first donation to support the initiative. Dennis donated \$500 which was followed by a unanimous vote for the foundation to donate an additional \$1000 to the project. This initiative is a joint effort of the Parks and Recreation Department and the Timeless Tellico Foundation. I am currently working towards being a certified naturalist through the state of Tennessee to enhance my knowledge and resources as we grow our Greenspace Initiative.

The second program we are excited to be involved in is the Senior Olympics initiative. John Wand, a Recreation Advisory Committee member, with a passion for Senior Olympics, is spearheading this one. We want to encourage villagers to participate in the Senior Olympics.



John shared, "While I'm fortunate to have had success competing at the Senior Games, the most rewarding aspect of competing are the friendships formed with training partners and individuals met at the event. In addition, my relationship with the Senior Games helps me pursue a long-term goal that includes competing with my daughter in 10 years. She will be 50 and I'll be 80. Nothing will ever top that!!"

John recently coordinated a meeting at Chota Recreation Center to promote the Senior Games. We had panelists from the Village share their experiences with Senior Olympics and encourage others to join in. The panelists were: Holly Seguire, Sandy Borders, Leslie Shuman, and Jim Wilhelm. If you enjoy competition and have a passion for one or more sports, this is the year to compete in the Tennessee Senior Olympics.

The June Senior Olympic events (Archery, Badminton, Basketball Skills, Basketball 3 on 3, Bowling, Cornhole, Disc Golf, Golf, Racquetball, Road Races, Shuffleboard, Table Tennis, Tennis, Track and Field, and Volleyball) are held in Williamson County, TN from June 23 to 29. Online registration is currently open at tnseniorolympics.com.

The deadline for registration is May 5. (NOTE: If you are interested in playing a team sport event Basketball 3 on 3, or Volleyball, there is a portal on the website to help you find a team.) Pickleball will be played in Chattanooga from August 10 -13, registration deadline is July 20. Cycling is scheduled for September 9 - 10 in Strawberry Plains, TN, registration deadline is August 18.

At this time, the following residents will be representing Tellico Village in the 2023 Tennessee Senior Olympics: Tim Trader (Archery), Gary Sawicki (Pickleball), Dan Elins (Pickleball), Ashley Fletcher (Track & Field), Jim Wilhelm (Track & Field), Kimberly Gill (Swimming), Tom Piersal (Swimming), Holly Seguire (Swimming), Marla Short (Swimming), John Wand (Swimming) and Laura Wehrle (Swimming). For more information about the Senior Olympics contact John Wand at jwandmem@aol.com.

On the business side of the department, memberships are the highest they have ever been, utilization of our facilities and programs are the highest ever, revenue is up, expenses are down, and subsidy continues to trend downward.

The attached pictures are of the Greenspace initiative sites along the trail system. RAC chair, Nancy Damato with Parks and Recreation Director Simon Bradbury on an exploration of the new Shadow Cove Trail.



POA EMPLOYEES RECEIVE OSHA CERTIFICATION

Congress created the Occupational Safety and Health Administration (OSHA) in 1970 to ensure safe and healthy working conditions for workers by setting and enforcing standards and by providing training, outreach, education, and assistance. OSHA is part of the United States Department of Labor. OSHA certification is an official certificate of competency. It signifies that the worker has achieved and met all the requirements stipulated by OSHA. OSHA regulations help reduce future incidents in the workplace by identifying potential hazards, reviewing safety procedures with employees to make sure they are understood and followed, and recordkeeping information about events. The goal is to provide a safer work environment for employees by reducing the chances of accidents or health problems.

OSHA 10 Certified: OSHA 10 is an outreach and volunteer training program. It provides 10 hours of training to the workers and employees touching on appreciation, prevention, avoidance, and reduction of safety and health hazards in the workplace.

Tellico Village POA would like to acknowledge and congratulate the following employees for completing OSHA certifications.

Joe Hentrich- Parks and Recreation- Wellness Center Manager
Wells McClure- Director of Golf Maintenance
Jordan Clark-Head Golf Course Superintendent at The Links at Kahite
Cris Carter- Human Resource Administrator
Tristan Johnson- IT Assistant
Jon North- Head Golf Course Superintendent Toqua Golf Course

OSHA 30 Certified: OSHA 30 is a voluntary training program provided by OSHA. It is a 30-hour course that covers various safety and health topics for different industries and construction. It is intended for workers who have health and safety responsibilities, such as supervisors and managers. It educates workers on how to prevent, avoid, and reduce hazards and their rights and obligations under OSHA.

Matthew Johnson- Public Works Manager
Caleb Morris- Properties Manager
Curt Harper- Maintenance Supervisor
Kevin Hamil- Utilities Manager

Thank you for all you do to make Tellico Village a better place to live and work. These are big accomplishments. We are proud of your hard work and dedication to Tellico Village Property Owners Association.



2023, OFF TO A GREAT START

CASEY FLENNIKEN, DIRECTOR OF GOLF OPERATIONS

The first quarter of the year proved to be a very productive start for Tellico Golf. Total golf rounds are up by 3,007 rounds! This is a direct impact of the incredible weather we saw in the months of February and March. Our members are playing our facilities at an all-time high. We are seeing a huge increase in the number of Unlimited Members who are playing golf. YTD Unlimited Members account for 82% of the increase in rounds. It is great to see our property owners utilizing our beautiful facilities.

The Golf Admin team continues to find ways to grow the game of golf within Tellico Village. Our winter minigolf series was once again a smashing success. Each Wednesday 60 players participated in the minigolf challenge and had an absolute blast. This was a great way for golf to utilize the pavilion during the winter months. A huge thank you to our Toqua maintenance team for their design and implementation of the 9-hole putting course.

We recently held our All-Vendor Demo Day at our Toqua facility. Multiple vendors were on-site to show off the latest and greatest in golf. Titleist, Callaway, TaylorMade, & PING vendors allowed our players to try their new equipment. Our Golf professional staff was in attendance to offer their Professional advice to each of our members throughout the fitting. The event was shortened due to rain but, was heavily attended for the 2 hours of sunlight we were able to sneak in. Toqua Sports Bar & Grill provided food for all patrons who attended the event.



The new Tanasi temporary cart barn became operational in January. This immediately alleviated the pressures of shuttling carts to and from the Public Works building .5 miles away. This has now paved the way for the new modular home that will serve as the temporary Tanasi Clubhouse while the permanent Tanasi Clubhouse is being built.

This modular has the following:

- Golf check-in counter
- 5 TVs, for patrons
- Indoor lounge for after-golf gatherings
- Outdoor deck alongside the water for after-golf gatherings
- Retail merchandise operation
- Men's & Women's restrooms
- Casey Flenniken's office (Director of Golf/ Tanasi Head Pro)
- Michael Ledbetter's office (Tanasi Assistant Pro)



Our golf leagues are now in full swing. These leagues are seeing an all-time high in participation numbers!

The future of Golf in Tellico Village is very bright but none of this would be possible without a total team effort. I want to first express my gratitude to the best Golf Management Team in the business, the entire golf staff, the POA staff, the Golf Advisory Committee, the Finance Advisory Committee, and the Tellico Village Board of Directors. Whether you play golf or not you have all been a part of this success and why the future has never been brighter for Tellico Village Golf.



PREPARING THE COURSES FOR PLAY

WELLS MCCLURE, DIRECTOR OF GOLF MAINTENANCE

It is safe to say that we are in full swing at Tanasi and what a first 3 months it has been! The year started cold with over 10" of rain in January, a warmer-than-

average February filled with course improvement projects, and a cooler-than-average March with 3 full weeks of aeration at all three golf courses. It has been a weather roller coaster which is typical for East Tennessee this time of year, but we love it nonetheless and are here to make the best of any situation.

As stated above January was quite wet with over 10" of rain. We started the month by attending the Tennessee Turfgrass Association Conference in Murfreesboro TN. This is a chance for the golf maintenance and pro shop staff to get away for a few days of education, fun, and fellowship with other people in the golf maintenance industry from around the state. We had some great seminars this year. The rest of the month of January was busy. We finished up some necessary tree

work and chemical/pre-emergent applications. This process cleans up the golf course of winter annual weeds and makes sure those pesky early summer annual weed seeds do not germinate. January is also a month that we finish up some indoor projects on less-than-favorable weather days. This year we refurbished all of our tee markers and benches so they will be ready to go out for another busy golf season. One major course improvement project was to remove the old wooden fence that ran along the back of #18 and Highway 444 and replaced it with some new split rail fencing.



February started cold but ended on a warm trend which had us looking forward to spring. In the first week of February, some members of the Golf Maintenance team attended the Golf Course Superintendents Association National Conference in sunny Orlando Florida. This is a fantastic conference that is capped off by a huge trade show where we can look at all the newest equipment and technology coming out in 2023 and beyond. This conference is also filled with educational opportunities and the Tellico team took full advantage of them filling our schedules with 2 full days of classes ranging from the latest trends in golf maintenance, team building, professional development, and even some facility tours of some nearby golf courses.

Once we returned from the GCSAA Conference our focus was on another major course improvement project. This year February was once again focused on adding fairway drainage to some problem areas. We installed over 700' of drainage in 13 and 16 fairways. These areas are major problems in the winter months when the grass is not growing.





In March this year we once again focused on greens aerification. This is the most important agronomic process on our greens and sets us up for success through the season. We look forward to these weeks as they signify the start of the season for us as the golf courses tend to come to life in the few weeks following aerification. All three golf courses work together on these weeks to get the job done. It is a great time to work with other team members we do not see on a normal basis and we all enjoy the opportunity for a change of scenery.

Beginning the first week of April we started mowing the bermudagrass surfaces as they start to green up and grow with rising soil temperatures. Toward the end of the month, we will be applying our course-wide spring green-up fertilizer application. The next major course improvement project to expect is some tee box construction. We will be expanding the #4 orange/green/yellow tee towards the end of April and the beginning of May. Once 4 is complete we will move on to building new yellow tee boxes near the cart path on #15, #17, and #13. This has been an ongoing project over the last few years and we are looking forward to continuing it this spring.

The first quarter of 2023 has been incredibly busy, but we are proud of the work that has been completed during our "slower" months. I am excited for what will be my 12th season as the Superintendent at Tanasi. We are always striving to make your golf experience better year after year.





THE LINKS AT KAHITE

JORDAN CLARK, KAHITE GOLF

The 2023 golf season is well underway at Kahite, and the Maintenance Team is full steam ahead. The weather dictates everything we do both inside our shop and outside on the golf

course. It seems like every year we find ourselves amid some crazy weather patterns that force us to question what is going to happen to all the plant life on the golf course. At the beginning of the year, we saw an incredible drop in temperatures that turned fescue lawns as brown as dormant bermudagrass.



February arrived and we saw 13 degrees above the 5-year average soil temperatures at 65 degrees and holding steady for much of the month. Bermudagrass starts to break dormancy, bentgrass greens are actively growing, and ornamentals are beginning to bloom. However, if you have lived in East Tennessee long enough, you understand a warm spell in February will eventually bring a cold front to March and

even April when spring arrives. March dropped 10 degrees below the 5-year average soil temperatures to 42 degrees, which is not ideal for Spring Aeration Week in Tellico Village. Again, crazy weather patterns happen, and there is just not much we can do but wait and hope for the best as the grass-growing season is just around the corner.

The new year starts a new budget season for the Maintenance Team. We typically hit the ground running with improvement projects to keep us busy until the golf course comes alive in the spring. Here are some examples and descriptions of the ways our team continues the improvement mindset at Kahite:

- 30 –‘Carrissa’ Holly plantings at the Tennis Courts: The deer have helped themselves to our ‘Coppertone’ Dystillium for the past 2 years so we have come up with a solution.
- New Wedge Practice Area on the Driving Range: highly recommended and finally came up with a solution.
- Stone-Card Path edging: Great look for the golf course to match our theme in areas where carts typically pull off and weaken the turf. Also, it protects the asphalt cart paths from chipping/breaking.
- Shop Improvement: Extension of the outside building – helps protect our equipment from the elements.
- Natural Area Sodwork: Transplanted Fescue in areas that over time have been dominated by bermudagrass
- Drainage short-right of #6 Green: Will improve playability and mowing.
- Refurbished all wooden golf course accessories both on the course and at the practice facility.
- Pre-emergent on 116 acres of dormant bermudagrass
- Bentgrass Sodwork: Ongoing work to reclaim our lost greens edge from the prior year. Exciting news as we have found our original greens edge from when the course was built and look to restore the original specifications in the coming years.
- Accepted the Tennessee Turfgrass Association Award for ‘Private Club of the Year’: Huge Honor.
- Spring Aerification: Drill ‘n’ Fill aerification followed by a 7/8” hollow tine core aerification that was all backfilled with 75 tons of sand for smoothness and putting green channels for water, air, and nutrients to perform correctly.



As you can see, we enjoy making the golf course better when the opportunity presents itself. The Maintenance Staff is continuing to grow and evolve into a powerhouse team. Most have returned from last year and with a few more additions already in place, we are excited about what is ahead. As mentioned above, the weather is not cooperating as we would prefer, but that is to be expected. Spring Aerification is likely to heal slower than normal not only because of the current conditions Mother Nature is providing but also, the Drill 'n' Fill process gives us a larger hole to heal in. Not to worry, just around the corner is the same hot/humid weather that we all get tired of by the end of August. Until then, we will make the most of every situation and have fun while doing it. Here's to another great golfing season at The Links at Kahite.



- The Kahite Golf Maintenance Team



SPRING AERIFICATION BEGINS BEFORE DAWN.

DRIVING OUR MISSION - ACHIEVING SUCCESS- SEEKING SUPPORT



Our PLACE is now in its fifth successful quarter of operation. We have created moments of joy for our participants and their caregivers who are suffering from the effects of Dementia related diseases. We have now been able to assist 34 participants, approximately 175 caregivers, and

countless others through our community relations program. In a letter recently received from a caregiver whose father was enrolled in Our Place programming it was stated, "There are no words that we can articulate in this letter that expresses what you have done for our family. Thank you for understanding his disease and the difficulties he and the family face daily, and how at any given time it can change. You provided the opportunity for us to rest and refuel, an opportunity to enjoy some of the activities offered in Tellico Village".

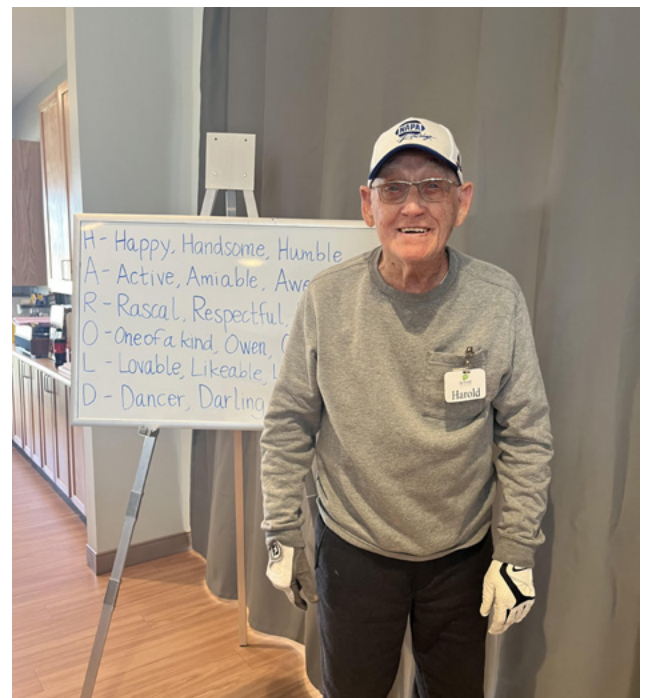
As expected, during our first year of operation we experienced several learnings impacting operations. The three main takeaways were variations in how the disease progresses and its impact on both scheduling and programming, the mobility issues of participants have made our ability to manage in a single activity area very complicated, and the square footage models used to calculate the amount of space needed per participant were undersized. The direct result of this is that we have reached attendance capacity which will require expansion to accommodate the needs of our community and reach operating efficiencies.

While our focus continues to provide the best possible experience for the participant and caregiver through a very qualified staff and

volunteer group. The need to raise operational funding remains a priority while we examine the alternatives for expanding the facility by adding a second activity area. The process will evolve into a capital campaign to assist in funding the expansion once costs are known. In the meantime, we are thankful for the partnership with the Tellico Village Pickle Ball Club which is running the Second Annual "We Care Tournament"; from May 5 – 7, with an afterglow party on May 11th and Pastor Charlie Barnard on June 25th will embark on a 9,000-mile motorcycle ride up the Alaskan Highway to assist with needed operational funding.

We at Our PLACE, a nonprofit 501(c) (3), continue to work toward maintaining a positive legacy for our community by assisting those families in our community needing daytime help in dealing with the effects of Alzheimer's/Dementia. Thank you for your continued support and best wishes.

Board of Directors, Our PLACE



***Thank you again for helping us build this program and facility for
our community!***

WHY BE A MEMBER OF THE HOA ?

A question I hear sometimes asked is “Why be a member of the HOA?”. The answer is quite easy; however, it is also complicated. You see, HOA does a lot of different things in support of our community, so it's not one single answer.

1. HOA supports important advocacy programs. This includes Neighborhood Watch, Litter Angels, Highway Safety, and Aesthetics & Environment. Through these groups, we interact with governmental agencies and the POA to improve the health, safety, and environment of our community.
2. HOA provides critical information to residents by sponsoring Open Village Meetings (OVM). In January we held a “State of the Village” meeting, which featured updates on prior year accomplishments and current year plans for POA and HOA. In February we provided a session that focused on Neighborhood Watch issues and concerns. In May we will be holding an OVM on the “State of the Lake.” We call these “Open Village Meetings” because they are open to the entire community, not just HOA members. It's one way that we contribute back to Tellico Village overall.
3. We have fun! Our monthly HOA Socials continue to be packed with music, games, prizes, and a great time for all. It's also a perfect place to learn about new events. If you're looking for something to do, check out the events calendar on TellicoLife. Attending an event is a perfect way to make new friends and enjoy new experiences.

One event we are planning to have is a picnic at the Yacht Club on June 26. The theme is “Summer Fun”. If you're not already an HOA member, attending this event will pay for your annual membership! Join HOA now if you're not already a member and then sign up on TellicoLife for what is looking to be one of the premier events of the year. Don't miss out!

Since its creation a few years ago, TellicoLife has become our go-to place for residents to learn about events and activities, get information on clubs and organizations, and find resources about life in East Tennessee. TellicoLife is run by residents who

volunteer their time and talents to make TellicoLife the success it has become. As our village has gotten larger, so have the demands on TellicoLife increased. We need your help! Currently, we are looking for volunteers to help us with both technical and business support. We will provide any training that is needed, so prior experience isn't necessary – just the willingness to learn and help out the team. If you have a few minutes to spare and an interest in helping your village with a very important activity that we all need and use, please send a note to: tellicolifeinfo@gmail.com.

Your opinion counts! Don't be surprised if you're handed a survey after completing an HOA event. We want our events to meet your needs, so please help us by completing the surveys when they are sent to you. Also, we'll be asking for your thoughts at HOA Socials to help us with future planning of events. Don't forget to renew your membership for 2023! It's still only \$15 for the entire household. An HOA membership gives you access to all the great events that the HOA offers, including our upcoming picnic. You can easily renew your membership on TellicoLife.

Mark Pantley
HOA President

You can find us at www.hoatellikovillage.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?"

After submitting your question someone from the Property Owners Association will respond to you by the following business day.

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

**AS OF
MARCH 31, 2023,
TELLICO VILLAGE HAS
5069 SINGLE-FAMILY
HOMES AND 338
TOWNHOMES.**



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: 865-408-2639

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 Blue Heron: 865-458-4363

Kahite Pub & Grill: 423-884-2159

Toqua Sports Bar & Grill: 865-458-1330

Truth Be Told: 865-458-7095

Welcome Center: 865-458-7061

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

Jennifer Webb Writer &
Editor

Beth Kuberka
Chief Development, Marketing,
& Communications Officer