



# Tellico Village

## POA Newsletter



2nd Quarter- 2023



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## PRESIDENT'S MESSAGE

### MARTY INKROTT, POA BOARD PRESIDENT

Well, we're officially into our 'busy season' as golf courses are full, lake activities (boating, jet skiing, kayaking, paddleboarding, swimming, floating, etc.) are in full swing, and the weather is great for

outdoor activities such as hiking, pickleball, tennis and working in the yard/garden. Whatever is 'your thing', Tellico Village offers many options!

In addition to all these fun activities, your POA Board and staff continue to work to maintain/improve the quality of life here in Tellico Village. I'll touch on a few items below...

The Tanasi Restoration Committee has been very busy working with Paradym Studios, the architecture firm, to develop a recommendation for the new structure and site plan. Chet held a Town Hall on June 29th to review this recommendation with Property Owners and solicit feedback. As you would guess, feedback has been 'all over the board' and the POA Board is sifting through it to provide guidance/decisions to keep the project moving forward. There is no progress to report on the insurance coverage for the old foundation other than we continue to push it through the court system.

Food Service bids are due at the end of July, so POA staff are gearing up to evaluate them. The Finance Advisory Committee will also be part of the evaluation team.

The Long Range Planning Advisory Committee presented the Land Use Plan at the April Board Meeting. This plan was developed with POA Staff.

Some highlights are:

- The POA owns 438 acres in the Village. This includes the 200+ acres purchased from CCI in 2021.
- Recreational - 70% Available for hiking trails, parks, bike paths, and other recreational amenities
- Development - 17% Needs infrastructure if we decide to develop into residential.
- POA - 7% Buildings
- Commercial - 4% Village Square, storage areas
- Residential - 2% No new infrastructure needed to convert to residential.
- RFPs have been issued to develop 3 parcels for residential usage, 2 in Kahite and one north of Coyatee across from Coyatee Point neighborhood.
- Looking for potential RV/Boat Storage options.

If you want to keep up with what's going on in Tellico Village but can't attend our board meetings, Carla Johnson and I have been recording a 30-minute or less quarterly update on [Tellico Village Network](#) (available on YouTube). Check it out to stay abreast of the highlights of our board meetings.

Again, 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, POA Board President

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## UPCOMING BOARD MEETINGS

August 16, 2023	Board Meeting	1:30 p.m.	Yacht Club Top Floor
September 20, 2023	Board Meeting	1:30 p.m.	Yacht Club Top Floor
October 18, 2023	Board Meeting	1:30 p.m.	Yacht Club Top Floor

**COVER PHOTO: JIM MANLEY - INSIDE COVER: MARGOT LIZARDO**



## FROM THE CEO'S DESK

### CHET PILLSBURY, CHIEF EXECUTIVE OFFICER

When I was hired, one of my directives from the Board was to evaluate the departments, including the staff, and how they operate. I have met with all departments individually over the last few months and I am confident in saying

that our staff is one of the greatest assets we have.

I took my findings and observations from each department and with the help of the HR Department and Mitzi Lane, COO, we started employee roundtables. Each lunchtime roundtable meeting consists of a small group of employees from all different departments. It is my goal to make sure that employees are heard and have the opportunity to share their concerns. Lunch meetings are held approximately once a month. What has come from these meetings is a much greater understanding of how each department functions and what challenges they are facing. We want to make sure that employees have adequate training for the jobs they hold. Added education and certifications are a must for improving job performance. Also, we can improve communication up and down the command chain by working together as a team. As the number of residents grows, so does our staff. New hires mean new positions and new responsibilities. It is imperative that we keep all of our staff informed of changes and that they communicate with one another regularly.

I am very proud of the staff we have here at TVPOA. I consider it a privilege to lead this team. The sum of our parts is far greater than anything I alone could bring to the community. Using the roundtable meetings, I know we will continue to fine-tune our process of bringing outstanding customer service to our community. We look forward to bringing you, the property owner, a superior customer service experience.

I want to thank you for your encouragement and support. We look forward to many more improvements and advancements in the future.

"I am very proud of the staff we have here at the TVPOA. I consider it a privilege to lead this team"

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## FACILITY SCHEDULING

Did you know that you can reserve meeting rooms, recreation courts, and pavilions at Tellico Village? We offer various size rooms at different locations in the Village. There are meeting rooms available at the POA Admin Office, the Welcome Center, Chota Recreation Center, the Wellness Center and Kahite Clubhouse.

Reservations can be made for tennis courts and pickleball courts. Kayaks and Paddleboards can be reserved at Tugaloo Beach. You can even make an

appointment with Tennessee Orthopaedic Clinic for an injury assessment.

You can find the scheduling information on the POA Website.

[Access the link to Tellico Village Facility Scheduling.](#)



# PRIORITIZING SAFETY

## MITZI LANE, CHIEF OPERATING OFFICER



Safety is every community association's top priority. Tellico Village is no exception. We strive to keep Villagers safe by consistently training and educating employees on safety rules and regulations. Most recently, our building maintenance department tagged up with the Tellico Village Volunteer Fire Department to conduct facility walk-throughs and safety inspections.

third quarter of 2023 and continue the inspections moving forward on a quarterly basis.

Another safety project is the replacement of the Fire Suppression System at the Chota Recreation Facility.

This replacement system was budgeted and will be installed throughout the facility. Fire suppression systems are used to extinguish, control, or in some cases, entirely prevent fires from spreading or occurring.



The group has been working hard to assess the POA Buildings for safety risks and take urgent action when necessary. TVVFD has identified potential safety violations and introduced measures to ensure the safety of residents in buildings with the intent of completing long-term solutions. Earlier this year the group cleaned out all utility closets

within the POA facilities and taped off floors around electric panels and mechanical equipment.

The POA Building Maintenance team has continued conducting emergency lighting checks in the facilities. This process includes in some cases shutting down the power in the buildings. These emergency lights should stay on for up to 90 minutes and if not a battery replacement or entire fixture replacement is required.



The goal is to have inspected all POA facilities and corrections implemented by the beginning of the



You may notice new "occupancy level" signs, framed and hanging within the various rooms in the POA facilities. POA staff provided the TVVFD with the square footage of each of those

rooms and in turn, the fire department officials along with County Officials confirmed the numbers based on the original certificate of occupancy provided when the buildings were built. These new signs provide awareness to both staff and residents and will be helpful when hosting large events.

With everyone's joint efforts, we will continue to work to keep our buildings and residents safe.





## PUBLIC WORKS

### CLAYTON TAYLOR, DIRECTOR OF PUBLIC WORKS

Summer is here and the Public Works Department has been extremely busy.

The Toqua Neighborhood streets are being sealed. This is inconvenient for some people, and we do apologize for that. Some

people have asked why Public Works is doing this. We seal the roads to help prolong the life of our streets. As asphalt ages, the sealer will keep the asphalt from drying out and starting to unravel. We use a product called Polymer Modified Master Seal (PMM). It is a high-performance mineral-reinforced asphalt emulsion sealcoat blended with polymers and special surfactants for superior adhesion, flexibility, and durability. It features added strength, adhesion, flexibility, fuel resistance, and UV resistance while adding a deep, rich black color.

Soon, other streets and parking lots will be milled and paved. We will



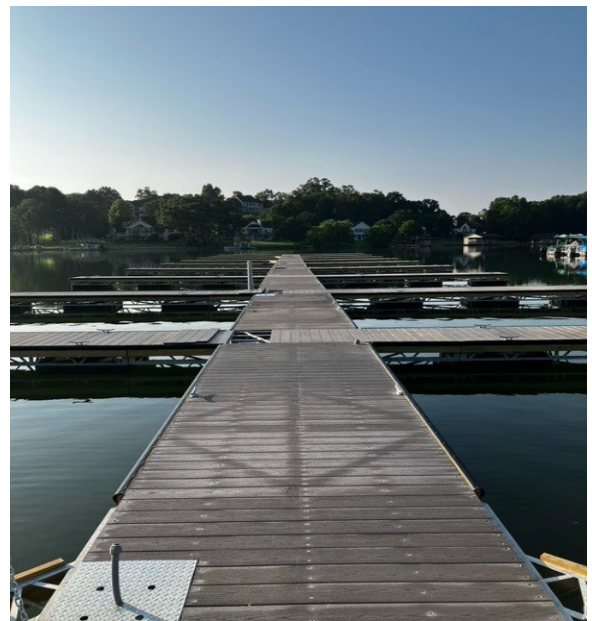
be paving Kiowa Way and Kiowa Point. The end of Sequoyah Road by the Yacht Club will be resurfaced. Village Square and Chota Recreation Center will also be resurfaced. We will also be restriping the parking lots of some of the POA buildings. This will protect the subgrades in these areas, provide for a smoother ride, and

improve the overall appearance of the community. We realize that these projects can be aggravating, but it is worth the slight inconvenience. We will be providing more details on these projects soon.

We are excited about starting a second shift in the Public Works Department. We anticipate this new shift will help eliminate some call-out times and allow

for a quicker response time for homeowners having problems after normal business hours. Ultimately, this will be a way of saving money and time.

The O-Dock is now in place, and the POA will be leasing those slips soon. Josh Spangler will be reaching out to people on the waitlist. We will also be expanding the parking lot at the Tanasi Basin beside the O-Dock. Caleb Morris, Properties Manager, has been overseeing many dock improvements. Many of the improvements came about after we had divers inspect underneath the docks.



The Building Maintenance Department has been busy with projects in the POA Buildings. You will see some of the water and sewer staff out doing valve exercising. This is a new program that we have started.

As always, we appreciate your continued support of the Public Works Department.

Clayton Taylor  
Director of Public Works



# TELLICO VILLAGE NETWORK

## YOUR LENS INTO WHAT IS HAPPENING IN TELLICO VILLAGE

Lights, camera, action! In a compact studio above the Tellico Village Volunteer Fire Dept, Tellico Village Network (TVN) volunteers get ready to tape another episode of the "POA Quarterly Update", just one of the many programs produced by the TVN crew. POA Board President, Marty Inkrott, and host, Carla Johnson, are on the set to discuss highlights of the previous quarter's Board meetings to provide yet another way to keep Villagers informed about the Board's activities and decisions. Other regular

Townhall meetings with CEO Chet Pillsbury, political forums, and others. These can be watched via TVN's live streaming and video-on-demand (VOD) platform, YouTube, as they occur, or later at your convenience.



programs include "Golf Talk" featuring Director of Golf Operations, Casey Flenniken, and

Director of Golf Maintenance, Wells McClure, Tellico Community Players, "Tell-Events", "Hand Made", featuring local artists, "Ladies of Tellico Village", and many videos created to spotlight organizations and activities in the Village. So far this year, over 35 videos and 24 live-streamed events have been produced, resulting in close to 39,000 views!



If you haven't checked out [TVN's YouTube Channel](#) lately, you've missed out. But don't wait another day to subscribe and sign up to be notified of future videos and live events as they are released and happen. You'll be joining close to 1700 of your friends and neighbors by subscribing to our YouTube channel. Just search YouTube for Tellico Village Network. Once you find the channel, click on the "subscribe" button, then click on the bell, and you will be among the first to be notified of any new content that is available to view. To view recorded "live" events, go to our YouTube channel, click on the "live" tab and you will find all live-streamed recorded events from April 2020. You can also view TVN's scheduled program feed and VOD content by installing the TVN custom app on your Roku or Apple TV streaming devices, as well as on Spectrum Cable channel 193. To sign up for the Tell-E-Gram, go to [www.tellicovillagepoa.com](http://www.tellicovillagepoa.com), click on the "News" tab, then "Tell-E-Gram", and "sign up".



Known by various names since its inception over 30 years ago, TVN has evolved to be an integral part of the POA's Marketing and

Communications Department's efforts, with POA funding to cover equipment and a part-time station manager, Kevin Kritch. Kevin moved to the Village in 2013 and has over 40 years of media and broadcasting experience. The last 23 years Kevin worked for Scripps Networks, the owners of several national cable networks including HGTV and the Food Network. His career knowledge has helped to transform this group, currently numbering about 20 volunteers, into a well-skilled, technically adept, and frequently utilized team. Providing information and entertainment to Villagers requires hours to get the final product. In addition to "in studio" recordings, TVN is also on hand to live stream events including the POA monthly Board meetings,

If you are interested in joining this dynamic team either in front of or behind the camera, sitting at a computer, or working with publicity, check out volunteer opportunities on our website at [www.tellicovillagenetwork.com](http://www.tellicovillagenetwork.com). Click on "Join Our Team", fill out the contact form, and someone from TVN will be in touch with you. No experience is necessary, just a willingness to learn and have fun!





# PARKS & RECREATION REPORT

## SIMON BRADBURY, PARKS & RECREATION DIRECTOR



Summer is in full swing for the Parks and Recreation Department! We have the most memberships in our history and the highest usage of facilities in history. With this comes the challenge

of how we strategically plan for current growth and growth for the future while providing the level of customer service and maintenance we are accustomed to. Our staff and advisory committee have been diligently focused on preparing for the upcoming budget and have several meetings already specifically focused on fees, and growth.



We have quite a few new Villagers that may not be aware of what all we offer. We have a full-service

Wellness Center with state-of-the-art exercise equipment, group fitness room, indoor pool, therapy pool, free injury assessment provided by TOC, aquatics physical therapy with Select Physical Therapy, 12 pickleball courts (4 of which are covered) 4 har tru tennis courts, and a 1-mile paved walking trail.



Chota Recreation Center offers an outdoor pool, gymnasium, indoor cycling center, meeting rooms, and 4 hard service tennis courts. Kahite Recreation includes group fitness classes, an exercise room with state-of-the-art equipment, two tennis courts with portable pickleball

courts, and an outdoor pool.

We operate Tugaloo Park with a beach lakefront park, pavilion, kayak and paddleboard reservations, and kayak, and paddleboard classes. The beach gets lots of use in the summer months.



Our community-built trail system now offers over 30 miles of professional quality sustainable trails. We recently held a ribbon cutting for a new trail system on a 30-plus acre piece of property with stunning views that provides a wonderful hiking experience right here in our Village. This trail system is hilly and the first ¼ mile is considered strenuous. An enormous thank you to the "Kahite Chain Gang" who are volunteers from Kahite whose labor and planning made the trials a reality.

We recently started a new program at Chota that has been very successful. Indoor Cornhole utilizes the gymnasium with custom-made and certified boards. This has been a very low-cost



program that provides a quality recreation pursuit to our members. This venture goes along with our philosophy of starting small doing it well, and growing it based on participant input.

There are many exciting things happening in the Parks and Recreation Department. We encourage you to get a membership and join your friends and neighbors in taking part in an active lifestyle.



# WELCOME, TREY WHITEMORE

## TREY WHITEMORE, WELLNESS CENTER MANAGER

Hello everyone, my name is Trey Whittemore, and I am the new Wellness Center Manager here at Tellico Village. I am an alumni of the University of Tennessee, (Go Vols!) where I graduated with a degree in kinesiology. Kinesiology is the study of human movement, but you can think of it as simply a fancy way to say exercise science.

In the months leading up to graduation, I went through a substantial weight loss journey. This process gave me a firsthand experience of just how powerful exercise can be. I decided I wanted to help others in the pursuit of taking control of their health and became certified as a personal trainer through the National Academy of Sports Medicine. Post-graduation I started my own personal training business in my hometown of Kingsport, Tennessee. When Covid turned the world of public gyms upside down, and coincidentally my business, I joined the staff of a private training studio. Since then, I have continued to work in gyms and wellness centers of all varieties, including private studios, the YMCA, and most recently as Fitness Supervisor/Personal Trainer at Fort Sanders Health & Fitness Center in Knoxville.

One of my biggest concerns over the past few years has been watching the superheroes in my life age. Knowing everything your parents and grandparents have done for you, it's like a punch to the gut to feel as though they are no longer able to live life on their own terms. Through that lens, I grew less concerned with helping college kids grow their biceps and more concerned with wanting to improve the quality of life for people of all ages. As a personal trainer, I knew I could do this for 20 or so people at a time, but I wondered what would let me effectuate that change on a larger scale. Then I saw this job.

I had seen bits and pieces of Tellico Village in passing. My grandparents live on a farm about 15 miles south of here. I have driven through on my way from Knoxville to visit them on many occasions. I always thought, "Seems like a nice place," but was too eager to get to whatever Mamaw was cooking to truly stop and explore.

Then I had a phone conversation with the Director of Parks and Rec, Simon Bradbury, and he invited me to come see the place for myself. When I took him up on that offer, I was able to confirm this is indeed a nice place; however, it is more than meets the eye. The real gem here is the people – from the community members to the front desk and housekeeping teams to management and executives. Everyone has been nothing short of welcoming and hospitable. I knew immediately I wanted to be a part of what was going on here. Thankfully, I have been given that opportunity.

When you are near the Wellness Center feel free to stop by my office and introduce yourself. If you talk sports, outdoors, fitness, movies, or food be prepared to stay a little while. I look forward to getting to know more and more of this community, and learning how I can best serve to improve the quality of life here at Tellico Village!





# TVBA LAUNCHES MEMBERSHIP CAMPAIGN

JOE BOGARDUS, TVBA CO-ADMINISTRATOR



New brick-and-mortar and in-home businesses serving Tellico Village have the opportunity to join the Tellico Village Business Alliance (TVBA). The organization will be soliciting new businesses and the renewal of existing members.

The TVBA consists of almost 70 businesses serving the community. It recently debuted a new website ([TVBA Home Page - Tellico Village Property Owners Association \(tellicovillagepoa.org\)](https://www.tellicovillagepoa.org)) and will publish a business directory later this summer which will be delivered to every newspaper box in the Village. The directory is also distributed at the community's Welcome Orientations and inserted in new resident's packets.

The digital footprint of the group has expanded. The TVBA has a partnership with Tellico Life which can be accessed via this link [Shop Tellico Village \(tellicolife.org\)](https://www.tellicolife.org). The business directory is also included in the New Resident Guide found on this website. The TVBA will be featured in a monthly publicity campaign scheduled to run in the Tell-E-Gram into 2024.

Only businesses within the borders of the Village or located near the community are allowed to become TVBA members.

New and existing members can drop off or mail a check for \$150 and a company business card at the Welcome Center at 202 Chota Road, Loudon, TN 37774. For further information or questions, please call Beth Kuberka at 865-458-7095.

Remember to Shop Tellico Village!



# AN EXCITING TIME FOR GOLF

## CASEY FLENNIKEN, DIRECTOR OF GOLF OPERATIONS

It is hard to believe that we are halfway through the year. Golf season is in full swing, and our golf courses are immaculate! I can remember when our golf courses were empty during the afternoons. Players never needed tee times, parking lots were empty, and annual rounds would only accumulate to 70,000 between the 3 golf courses. Those days are in the rearview mirror and Tellico Golf is BOOMING! Players are utilizing our Chelsea Reservation software to request times and the golf courses are packed. Through June, we have totaled 53,594 rounds of golf. We are well on our way to having a chance at 100,000 rounds.

Our Golf Operations team has experienced much success during Q2 of the year. We hosted over 100 shotgun events throughout the quarter over the 3 golf courses. These events include social leagues, competitive leagues, and couples' leagues. The wonderful part of having 3 incredible facilities is the ability to accommodate large groups and still have open golf courses. Shotgun outings provide a wonderful chance to meet new friends and reacquaint with old ones. They are a huge part of our operation and provide tremendous value to our property owners.

We recently concluded our 2023 Red-Tailed Hawk Invitational which is our Annual Member-Guest event. The event took place June 14-17 at Toqua Golf Club & The Links at Kahite. The field was comprised of 72 teams competing for a chance to win the title. A huge congratulations goes to the father-son duo of Gary & Ryan Norgren. Winning the event on Father's Day weekend will be a memory they will always cherish!



Tanasi Golf Club continues to thrive 10 months after the tragic fire. The facility is now fully operational with its

temporary modular home. This building serves as the Golf Shop and has a lounge area with a few tables for patrons to gather after their rounds.

There is also a deck on the back of the building that overlooks the signature 10th Hole at Tanasi Golf Club along the lake. Beginning July 1st our patrons will be able to enjoy a signature hot dog from Fat Dog Hot Dogs. This is a partnership we are incredibly excited about.



As we move into July, we are looking forward to hosting the 2023 Tennessee State Match Play Championship on July 25th-28th at The Links at Kahite. The 7,170-yard golf course will be a tremendous test for the best amateur players in the state! The signature 9th Hole will play 808 yards for the players. This marks the longest hole in the State of Tennessee!

I want to personally thank each of you for taking the time to read the Golf Operations updates. Your continued support of golf is truly a blessing. Thank you to the entire golf staff for all your hard work to make Tellico Village Golf the brand it is! I look forward to seeing you at the course soon.



**Ryan & Gary Norgren**  
**2023 Red-Tailed Hawk Champions**





## PROJECTS AND PREPARATION

### WELLS MCCLURE, DIRECTOR OF GOLF MAINTENANCE

I have always heard the saying, "The older we get the quicker time seems to pass by," and I can say without a doubt I know this to be true. It does not seem that long ago the

courses were dormant and brown, and we were waiting for warm weather and the chance to aerate our putting surfaces. Blink twice and here we are almost through July and looking forward to fall weather and college football. The spring was not like the past few we have had in East Tennessee, but it does remind me of the spring we had in 2015 and 2016. The weather conditions in April, May, and even through June were great for our putting surfaces and provided excellent weather to play golf in but they did not promote the growth of our warm-season grasses. Another factor to consider

that played a role in the slow spring green-up was not only the cooler temperatures which led to below-average soil temperatures, but we also had the driest April-June period we have had since 2016, only receiving a little over 11" of rain. This had a huge negative impact on growth and recovery.



Last winter was one for the memory books with the record cold around Christmas. We did in fact experience some winter kill on our warm-season turf from the extreme cold and excess traffic which led to some sod work on green surrounds, tee boxes, and even some high-traffic areas. All these areas of concern were repaired in late May through June and are now fully recovered and looking great.

The second quarter of the year is most often a time on our courses when we can work on some course improvement projects while we wait for the golf course to wake up and start growing. The cool spring allowed us a little extra time to work on these projects instead of utilizing staff to operate mowers. I could not be prouder of the projects we have completed or nearly completed during the 2nd quarter of 2023.

The crew at Toqua led by Superintendent Jon North and Assistant Superintendent Drew Starnes prioritized the dogleg on 18 as their big second quarter project and WOW what an improvement this has been. The area on 18 under the trees was historically difficult to grow grass in due to the excessive shade and lack of irrigation which is why it was just a waste area mulch bed as that was about the best we could do. The Toqua crew planned for this improvement and added irrigation to the area in the first quarter of the year then laid 25 pallets of zoysia sod. This will improve the playability of the dogleg area under the trees and decreases maintenance because the mulched area would constantly wash after heavy rain events. All three courses participated in this project by sending help to lay the sod in under 4 hours which is impressive considering how long it would have taken if the Toqua crew had to go at it alone. I thoroughly enjoyed being in the mix with the guys and having fun working side-by-side with them.



The Kahite Maintenance Team was also busy eyeing an impressive course improvement project of their own during the second quarter. This project consisted of creating new hole signs to be implemented on the course. These new hole signs really look great and add so much class to the already classy design of Kahite. Jordan and his staff were able to find a local vendor who could make these hole signs for them which they then mounted on a post and wrapped the bottom of the post in stone. This stonework on the hole signs fits



perfectly with the theme of the golf course and the stonework that Jordan, Assistant Superintendent Josh Gunter, and their staff have been adding around the course for years. I am so impressed by their vision and craftsmanship, and it has been an inspiration for me to really look at and think about renovating hole signs at Tanasi and Toqua as well. Kudos to the Kahite

team!

The big project at Tanasi starting in May of this year was to begin working on adding some yellow tee boxes closer to cart paths to allow better access, especially on cart path-only days. We started this process of adding tees closer to the cart paths last year and it is something we will continue to work on for the coming years until all holes have an easily accessible yellow tee box location. This year we were fortunate to be able to use some of the dirt from the excavation of the temporary clubhouse as well as dirt we stockpiled from winter drainage projects. I can tell you for certain we have plenty of dirt for this year. This year our focus has been on holes 13,15,17 and expanding the tee box on hole 4 by 1500 sq ft. All these tee box improvements will provide better playability for golfers of all skill levels that choose to play it forward.



As May ended and June began, we all started to look forward to our biggest and most anticipated event of the year, The Red-Tailed Hawk Invitational, which took place June 14th-17th. This year's event was, from what I can remember, the best we have ever had. The greens at Kahite and Toqua were perfect and the tournament committee along with the golf operation staff knocked it out of the park. From the opening night's festivities of a putting and chipping contest, to the merchandise sales all the way through the tournament days and the dinner. Everything about this event was special. I want to give a special shout-out to our Director of Golf Operations Casey Flenniken who brought some new things to the event like the flight winners getting head covers and the DJ following the dinner. I cannot remember a more fun, well-executed Member Guest Experience.

Once the Invitational was over all three golf maintenance operations changed their focus and began to address some other agronomic practices. The week following the tournament dropped well over 3" of rain in 4 days which prompted all the greens to get a solid tine aeration known as venting. We then all began the long process of performing some cultural practices to our now finally growing Bermuda grass areas by aerating tee tops, fairways, high traffic areas, and some green surrounds. This process, although a little disruptive to daily play, will pay big dividends with respect to turf health drainage and ultimately playability.

I want to thank all our residents, golfers, and guests for their continued support throughout the season. We look forward to the next few months of warm weather and making the courses in Tellico Village the best in East Tennessee.







# MEET YOUR BOARD MEMBER, PAT WHITE

BY: LINDA GARZA, CAC VICE-CHAIR

*Recently, Linda Garza, CAC Vice-Chair, had the opportunity to sit down with outgoing POA Board Member, Pat White. Linda talked with Pat as he reminisced over his six-year tenure on the POA Board.*

Pat was born in Greenville, MS, and later moved to Memphis, TN where he grew up and eventually met his beautiful bride, Alice. Pat and Alice have three sons who have blessed them with eight grandchildren who are always excited to come to grandma & grandpa's house to play with their lake toys.

Pat's professional career at UPS started with a peak season assignment in 1972 where temporary workers are used to meet higher than normal Apackage volume. While all "seasonal" workers are told up front that the job is temporary, Pat was determined to make it a permanent job by outperforming all the other seasonal workers in the Memphis package center. His efforts paid off and he was hired full-time immediately after his temporary assignment ended. Over the next 34 years, Pat worked in numerous management positions including operations, Health & Safety, Industrial Engineering, and was assigned several special assignments that relocated him and his family to multiple East Region operations before retiring as a District Transportation Manager in Baltimore, MD in 2007.



PAT WHITE

Prior to Pat's retirement, he and Alice visited Tellico Village where they purchased property in 2003.

Upon retiring, they returned to Tellico Village where they found their dream house and sold their lot. After the boxes were unpacked, they engaged in local activities and Pat became an avid golfer. It wasn't long before Pat became the President of the Men's Golf Association. His involvement in the golf community led to several improvements that were recognized by then POA Golf Director, Jim West. Because of Pat's ability to effectively analyze and solve issues that were causing lost revenue, Jim recommended Pat for a position on the POA's Golf Advisory Committee. This would be Pat's first volunteer commitment with the POA.

During his tenure on the Golf Advisory Committee, Pat was approached by committee peers, residents, and POA Board Members about running for office. When asked why he decided to run for office, he said it fulfilled an "itch" he had, like so many other Board Members. He went on to say the "itch" was the desire to effect "continuous improvement in our community for current and future residents of the Village."

One specific area of improvement Pat felt was needed was in the area of communications. He cited prior POA communications strategies were lacking proactive communications, whereas his observations were that most communications were reactive or not at all. This became the primary reason Pat ran for office.

As Pat's second term on the Board is coming to an end (December 2023), he was asked to reflect on his time and accomplishments. Although he set a rather ambitious goal for himself, he feels communications are improving. Changing the culture of the POA and challenges presented by social media will continue to demand more information, faster and more frequently, but residents must also be more engaged in reading the information available to them through multiple POA sources.

One of the more memorable things he will take away from his experience on the board is "Being able to discuss residents' issues and problems, and reaching a solution that met their satisfaction." Also, "Working with the many managers and directors over the past 6 years helping them avoid the "hard knock" problems I encountered in my career."

When asked if he had a magic wand, what one thing would he change overnight in the Village, Pat stated, "Property Owners would do a bit of research prior to stating their opinion. It is so easy to read a Tell-E-Gram. It is so easy today to state your issue or problem on Help Spot. It is easy to watch the segment of a Board meeting where your topic of interest is being discussed. A bit of research prior to forming an incorrect opinion would really help this community."

Pat's recommendation to Tellico Village residents is to, "Have candidates come talk to them. Clubs and groups in the Village should invite candidates for interview sessions to learn about their beliefs and get a better understanding of how they will vote on issues that are important to them. Don't just ask your friends or neighbors, Who should I vote for?"



Pat White with granddaughters Penelope and Annabelle

As for recommendations to POA Board candidates, Pat stated Board Members must "Leave your personal opinions at the door and do what is best for the community. Be persuasive and be able to be persuaded. Exactly like being a good husband or a good wife. Be able to talk to people as if they were your best friend. Listen closely because most times you will be presented with an emotional one-sided story."



As his "job" of serving the community comes to an end, Pat is looking forward to spending time with his wife, children, and grandchildren and focusing on his golf game. His goal...to get back to the 5 handicap he had before he began this adventure.

Linda Garza, CAC Vice-Chair



# DRIVING OUR MISSION - ACHIEVING SUCCESS- SEEKING SUPPORT



Our PLACE continues to create moments of joy for many participants and their caregivers daily. It has been emotionally rewarding for all of us at Our PLACE to know that we are helping to slow the progression of Alzheimer's and other forms of Dementia in our participants as we deal with the social and



emotional impacts created by this disease. It is also very gratifying for us to realize that we are giving each caregiver

eight hours of their lives back for each day a participant is in our program. Celia, Sarah, the staff, and volunteers at Our PLACE continue to provide remarkable care which is not only restoring quality of life temporarily but helping the participant to be more engaged at home as a result.

Last quarter we discussed the need to maintain our focus on continuing to provide the best possible experience for our participants and caregivers while balancing the need for operational funding vs starting an expansion process. We decided to expand based on the fact we have outgrown our space and now are finalizing blueprints for expansion. A contractor has been selected and we are excited to announce the anticipated groundbreaking in early September. The expansion will not only allow us to help more of our friends and neighbors but will also provide us with a second activity area that will allow us to administer more defined care based on disease progression.

We are very thankful to both the Pickleball organization, as well as Charlie Barnard and his wife Teresa for helping us to raise the needed operational funding which allowed us to take this step. We are hopeful with this expansion, not only will we be able to help additional participants inflicted with this terrible disease, but also assist Our PLACE in becoming operationally self-sufficient in the next couple of years. To do this we need your help and prayers. On July 5th we officially kicked off our expansion campaign to raise an anticipated \$600k in capital. We would like to extend our thanks to Henry Cullen and the County Commission for their support in kicking off this campaign. You can learn more about how you can become part of this important legacy to our community by visiting our website, [www.ourplaceten.org](http://www.ourplaceten.org), and participating in one of five opportunities to help make this needed facility available.

We would also like to thank VFW Post 12135 for their contribution to developing and dedicating a Veterans Park at Our PLACE on July 5th, as well as their continued support in assisting those veterans suffering from this disease. We at Our PLACE, a nonprofit 501(c) (3), continue to work toward maintaining a positive legacy for our community by



assisting those families 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!***

# HOA NEWS AND EVENTS

One of the things that originally drew us to Tellico Village was its natural beauty. The lakes, trees, mountains, hills, and valleys all make this place to be a special natural environment. Even the rural environment that surrounds us contributes to the overall look and feel of this special place. I think it is important that we work to maintain our environment and perhaps even improve on it by reversing past mistakes. This in turn drives an aesthetic that revolves around how we interact with and live with the world around us. In support of these aspirations, HOA is setting up an Aesthetics and Environmental (A&E) Committee. We are currently looking for volunteers to help us with this. The Committee's objective is to preserve and maintain the environment of the community of Tellico Village and the ambiance and character of its neighborhoods and homes; protect and enhance property values throughout Tellico Village; and contribute to the continuation of the inherent and natural attributes of Tellico Village that make it a highly desirable community in which to live. These aspirations are summarized in the committee's Vision and Mission statements:

- HOA A&E Vision Statement: To have Tellico Village be recognized as a preeminent lakeside and woodland community known for its environmentally sound management practices.
- HOA A&E Mission Statement: To assess, influence, and educate the residents and commercial establishments of Tellico Village in practices that promote the protection and sustainability of the flora, fauna, air, and water, especially Tellico Lake, in our natural environment.

The first goal will be to assess how Tellico Village is affecting Tellico Lake and determine what practices can be adopted that promote the protection and sustainability of the flora, fauna, air, and water, especially those in the Lake. The HOA Board has appointed Dori Holt as the Committee Chair. Please contact her if you can help the committee. [doriholt@verizon.net; (865) 771-3549]

Neighborhood Watch is gaining interest and continues to grow with regular signups. Kahite has a 97% participation in Neighborhood Watch!! We work hard to provide the most accurate Public

Safety information in both the Main Village and Kahite. Information is coordinated with the POA to ensure that common messages are heard by all. Neighborhood Watch held a very successful "Donuts with a Deputy" event during May in Kahite. Several Monroe County Sheriff Deputies, Detectives, and Sheriff Jones attended to meet and greet residents.

During 2nd Quarter HOA sponsored 37 different events with over 2,200 attendees! Our picnic on June 26 was the highlight of the quarter, with 500 people gathering at the Yacht club for great food, live music, and games. The weather cooperated and everyone had a great time. We're already starting to plan for next year's picnic!

3rd quarter events are filling up fast. Don't forget to check the calendar in Tellico Life and book early to get your seat. We're always adding new events, so watch for the Social Update (which normally comes out the Friday prior to the monthly HOA Social). Also, you can always get information on our events at the monthly Socials.

We would like to offer even more events! For that, we need more Event Coordinators. If you have an interest in this, please contact Betty Fortune (bjfortune@hotmail.com), our VP of Event Planning. Betty meets with the ECs once a month at Chota to plan future events. Attending the planning meeting is an easy way to "dip your toe in the water" and see what being an EC involves.

The HOA Board formed a 2024 Nominating Committee at our July meeting. Committee members include Mark Pantley, Ken Litke, Lavonne Mitchell, and Joe Bogardus. While some current Board and committee members will be returning next year, some will not and so we have positions that need filling. If you would like to serve on the Board, a committee, or a support team, please contact one of the Nominating Committee members and they would be happy to give you whatever information you need. HOA is an all-volunteer organization made up of Tellico Village residents. Its success is due entirely to the involvement of you and your fellow residents. Please consider volunteering with HOA.

Mark Pantley, HOA President

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](http://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](http://www.TellicoVillagePOA.org).

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  
JUNE 30, 2023,  
TELLICO VILLAGE HAS  
5125 SINGLE-FAMILY  
HOMES AND 338  
TOWNHOMES.**



***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: 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