



Tellico Village

POA Newsletter



Q2- 2022

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PRESIDENT'S MESSAGE

MARTY INKROTT, POA BOARD PRESIDENT

Summer is in full swing and your POA Board has been very busy. A few highlights are listed below.

Clayton Taylor (Public Works) and PSAC (Public Services Advisory

Committee) provided a summary of the Jacobs Engineering Water & Sewer Study Reports which identified likely system upgrades needed over the next 8-10 years. These upgrades were based upon current consumption, pressure readings throughout the day and projected future demand growth. These systems are 35+ years old and one of the POA's top priorities is to stay on top of maintenance and capacity planning.

The Water Study calls for an investment of approx. \$13M over an 8-year period. The recommendation from Public Works is to implement an odd/even house number lawn irrigation schedule to attempt to mitigate peak usage demand, Monday, Wednesday, and Friday during lawn irrigation season. This is when certain areas of the village experience water pressure issues. If successful, the result could be to avoid, or at least defer, a significant portion of the investment identified in the study.

The Sewer Study calls for an investment of approx. \$6M. The recommendation from Public Works is to upgrade the pumps at the Toqua Pumping Station and install a 1M gallon holding tank. This will get us through heavy rain events when the line to LUB (Loudon Utilities Board) is full and we cannot pump. These investments are projected to total about \$2M but have not yet been fully vetted and approved. This would give us some time to try to remediate water infiltration during heavy rain events, which would decrease volume to pump to LUB and potentially avoid additional investments.

Funding of these projects would typically come from our Reserve Funds which are currently approximately \$11M. We are attempting to obtain state funding to help offset our costs. TDEC (Tennessee Department of Environment and Conservation) has appropriated around \$1.3B statewide to counties based on population to upgrade water/sewer systems. Loudon County gets \$4M and we are collaborating with the Mayor and County Commission to secure \$2.1M of these funds.

The Pickleplex project has started, and base work (grading, drainage, and base stone) is completed. We have encountered a delay from ClearSpan on the roof structure but are still projecting completion sometime this fall.

An initial recommendation for the Land Use Plan was presented by Beth Kuberka at the June Board Meeting. This plan will be vetted with LRPAC (Long Range Planning Advisory Committee) with the goal of providing a more detailed recommendation in January 2023. The board approved beginning the RFP (Request for Proposal) process to potentially develop three parcels.

The new CEO search is progressing well. We have narrowed the candidates to our three finalists and have begun on-site interviews. The plan is to have the new person onboard in the September/October timeframe.

Marty Inkrott
President, Tellico Village Board of Directors

UPCOMING BOARD MEETINGS

September 21, 2022	Board Meeting	1:30 p.m.	Yacht Club Top Floor
October 19, 2022	Board Meeting	1:30 p.m.	Yacht Club Top Floor
November 16, 2022	Board Meeting	1:30 p.m.	Yacht Club Top Floor

We offer live-stream videos of all Board meetings on Tellico Village Network's YouTube channel.



REFLECTING ON 29 YEARS

WINSTON BLAZER, CHIEF EXECUTIVE OFFICER

instrumental in developing Tellico Village into what it is today. Winston will be retiring at the end of this year.

Talk about how you were hired.

"I was hired as the Accounting Manager in 1993, soon after, I was promoted to Financial Director. When the General Manager took a new job with Savannah Lakes, I was appointed interim GM. Six months later I was hired by the Board of Directors as General Manager."

How many employees were on staff when you were hired?

"I do not remember how big the staff was in 1993, it was probably half the size it is now if I had to guess. We did not have an HR manager and we did not have an IT department."

Where was your office located?

"We were across the parking lot in the Lutheran Church and Click Funeral Home location when I started here. We moved in the early 2000's to the building the Tellico Village Players are in for about 5 years, because we could not come to terms with CCI on a lease. Then, CCI reorganized and we had an opportunity to buy the CCI Homes office building where we are now."

What are some of the biggest physical changes you have seen since the beginning of Tellico Village?

- Creation of the Tanasi and Kahite Golf Courses
- The completion of the Tanasi Neighborhood
- The development of the Coyatee, Tommotley, and Kahite Neighborhood
- Purchase of the Watkins property and development of the Assisted Living and Independent Living Facilities
- Purchase of the Kruger property and development of the Wellness Center and Summit Medical Facilities
- Creation of Tugalo Beach and Pavilion

- Rebuild of the Toqua Pro Shop and Clubhouse

What did it look like when you first started?

"Certainly, a lot smaller, there were only 700 to 800 homes; Coyatee, Tommotley, Kahite, and half of Tanasi did not exist at that time. The lower density of homes made for simpler times in ACC codes enforcement. The only amenities were the Rec Center and Toqua Golf Course. On my drive from I-75 to Tellico Village through Lenoir City there was only one red light at Hwy 11 and 321. This speaks volumes about the impact Tellico Village has had on the overall growth of Loudon County."

When did you know for sure that Tellico Village was going to be successful?

"The TVPOA came close to financial failure in 1989. Financial reorganization took place in 1989 and finances did improve, and TV got back on track. (This is a long-complicated story from a long time ago) The almost doubling of assessments from \$25 to \$45, the creation of user fees, and a \$4.5M loan from CCI helped get the TVPOA back on strong financial footing."

What were some of the biggest challenges you have faced in your job?

"Getting the right people in managerial positions."

What were some of the biggest victories or wins you have faced during your tenure?

- In 2004, I lead the Facilities Task Force group and saw the development of the amenities it brought to the Village
- The purchase of additional lands to TVPOA for amenities and expansion
- Renegotiated the TRDA Lease saving the POA \$32M
- Terminate the LUB \$2 fee saving the POA over \$3M since 2017
- Summit Medical Office inside the Village, great financial deal
- Purchase the UCB Bank Building for Welcome Center
- Various legislation to benefit TVPOA and recognize TVPOA as an entity with Tennessee Legislators

YACHT CLUB MAKEOVER

The Yacht Club's Blue Heron Restaurant had not been remodeled since 2007, and it was time for a refresh. The remodel was completed in three phases.

Phase One included an update to the kitchen. We refinished the floors with an Epoxy made specifically

for restaurant use. We repainted all the walls, replaced the ceiling tiles, and added additional lighting. The culinary team at the Yacht Club is very pleased with the improvements.

Before & After Phase One



Phase Two included the bar area. We removed the old bar because it was a tight fit for two bartenders to work and was too short. The new bar is longer and allows seating for an additional six people. We also designed the new bar where more equipment is under

the counter and the back bar is narrower, this allowed us to have two bartenders working comfortably.

Before & After Phase Two



Phase Three is in the final stages of being completed. We added new wallpaper in the restaurant, landing area and the bar. The artwork was updated throughout as well. We replaced the carpet and counter tops. We have also ordered new dining room chairs that will match the new bar stools. We expect the new chairs to be delivered in a few weeks. All the construction, demolition, and repairs were completed in house by our Public Works and Maintenance Departments. This

saved the TVPOA thousands of dollars. We certainly appreciate all the hard work that has gone into this project.



PUBLIC WORKS UPDATE

CLAYTON TAYLOR, PUBLIC WORKS

Public Works has completed another successful quarter in 2022. We have had several new additions throughout the Public Works Team, and we are seeing some positive changes throughout the entire department. The increase

in new homes and maintenance that comes along with a 35-year-old community poses a multitude of challenges. I am proud that our team rolls with the punches to provide a high standard of service to one of the prettiest places in the country.

For example, the building maintenance team has been a crucial part of the projects completed. They have been involved with many maintenance objectives. The completion of the Yacht Club Bar renovation has been one of the greatest achievements this quarter. Our team has welcomed some new employees that have been and will be a great benefit to the TVPOA. Mike Thompson joined the team in May, and he brings with him a wide variety of skills. He has over 30 years' experience in construction including managing construction crews and building projects. Jason Morgan has come alongside this team as well; he is

eager to learn and has already shown great initiative. Public Works is getting stronger with the additions of great assets like Mike and Jason.

The water tower by the Wellness Center was another big project in Q2. Regular maintenance was completed as well as having it painted for the first time. It looks so much better now.



We are looking forward to a busy 3rd quarter in the Public Works Department.



THE VALUE OF MARKETING

BETH KUBERKA, CHIEF DEVELOPMENT OFFICER

AND THE TELlico VILLAGE MARKETING TEAM

Recognizing the 10 Year Anniversary of Tellico Village Marketing

As you may have noticed, this summer we are celebrating the

10th anniversary of Tellico Village Marketing. This celebration includes a series of marketing briefs that appear weekly in the Tell-E-Gram. These short messages each cover a specific aspect of the marketing program...its development, results, and importance to our future. If you have missed any of these briefs, they are collected in the marketing section of tellicovillagepoa.org and are linked from TellicoLife.

They provide interesting historical insight and are definitely worth a look.

The Tellico Village Marketing Program started ten years ago this summer. What was the catalyst that resulted in the development of this initiative?

The national housing market collapsed beginning in 2006 which, in large part, caused the Great Recession. By 2011, the Tellico Village housing market had imploded. The sale of existing homes had declined by 60%, property values had plummeted and the average time on market had stretched to over eight months. The situation was untenable, especially for an aging community where homes were a sizable portion of

their owner's net worth.

In 2012, the TVPOA Board recognized that decreasing property sales and property values were, by far, the greatest challenges facing our community. Although the national housing market was showing preliminary signs of improvement and about 77 million baby boomers were approaching retirement age, the Village was in no position to benefit. Most Baby Boomers had never heard of Tellico Village, because Cooper Communities Inc's (CCI) active marketing of Tellico Village had ended 10 years earlier.

Guided by two volunteer marketing and communications professionals, Joe Bogardus and Fred Toettcher, Tellico Village Marketing was born in June 2012. During the balance of 2012, plans were written and approved, an advertising agency (Tombras) was commissioned, systems and materials were developed and produced, Realtor support was solicited, and Beth Kuberka was appointed Marketing Manager.

The Tellico Village Marketing Program was launched nationally in January 2013. Elements included targeted print and digital advertising, trade shows, social media, direct marketing, Tellico Village Magazine and a new tellicovillage.org marketing website. Qualified leads were solicited to visit Tellico Village utilizing Discovery Packages and visitors were supported by volunteer tour guides and Realtors. Beginning in 2015, a new Welcome Center opened.

The Marketing Program's initial overall objective – "To build awareness of the Tellico Village brand and its unique appeals and benefits among national, regional, in-state and local target audiences in order to influence the sale of Tellico Village homes and lots and strengthen property values" – remains unchanged to this day.

Over the last 10 years, the Tellico Village marketing program has worked to benefit Property Owners well beyond even the most optimistic initial forecasts or expectations. Some examples:

- 2021 MLS Existing Home Sales: 323 sales (3.7 times 2011 performance) with over 70% of these sales from Marketing Program leads
- Current Average Time on Market: Less than 1 month vs. 7 – 8 months (2011)

- Current Property Values: Average \$248.03 per sq. ft. (up from \$121.24 during 2013)
- Represents \$332,000 average increased equity for every Tellico Village home
- Represents over \$1.7 billion total increased equity for all Tellico Village homes
- POA Lot Sales: A total of about 950 TVPOA lots have been sold, representing ongoing, incremental assessment revenue to TVPOA of over \$1.75M per year.

Unfortunately, current economic news (inflation, mortgage rates, recession forecasts, etc.) increasingly remind us of the "bad old days" of the Great Recession. Fortunately, this time around Tellico Village has a proven Marketing Program in place to help protect our residential sales and property values. The recognition of this 10th Anniversary provides an important and timely reminder regarding marketing's importance—not just to the past—but also to the future of the Tellico Village real estate market demand.

As such, the Marketing Team believes the outlook for the Tellico Village housing market remains positive, regardless of the economy. While growth will slow and time on market may increase to a more normal two-three month average during 2022-2023, any weakness in existing home sales and property values should be limited. By continuing the current level of marketing investment, Tellico

Village real estate's share of market will increase in a down economy while other communities may suffer as we have in the past.

**M a r k e t i n g
programs were also
fundamental to
stimulating a 28%
increase in home
equity during 2021,
representing an
average increase in
value of \$120,000
for every Tellico
Village home.**





RECREATION REPORT

SIMON BRADBURY, RECREATION DIRECTOR

We have a motto with RAC for new programs and facilities in the Recreation Department, "Start small, do it really well, and grow based on user input." With this in mind I would like to highlight a few projects in which we have done just

that, with good results.

Our Tellico Village Trails System now consists of thirty miles of community hand-built trails and six pocket parks. Kahite resident Gary Mulliner, aka "Warden of the Chain Gang", started building trails in Kahite five years before I arrived on the scene. We worked together fine tuning his methods, going to trail trainings, and firing up some elbow grease to expand trails throughout the Village. We started with a quarter mile of trail at the Wellness Center created by now Public Works Director, Clayton Taylor. He and his crew of "Raccoon Ridge Boys" from Public Works got things started and from there volunteers gradually created mile by mile of sustainable professional quality trails. We had times of thirty-five volunteers working on a trail to times of just Gary and I working on a trail. One thing remained constant, no one could keep up with Gary! This hardworking inspirational guy turned eighty this July and this fifty something Recreation Director still cannot keep up with him when working on trails! Enormous thank you to Gary and his Chain Gang for their dedicated work toward bettering the Tellico experience for the community. Gary and I have been invited to speak at the National Outdoor Society Conference this fall. This is kind of a big deal in the profession, not many get chosen to speak. We will be representing Tellico Village and how the community worked together to create a fantastic trail system and pocket parks enhancing our community green space.

We started the Timeless Tellico Foundation small with

the concept of creating a 501c foundation to assist in acquiring new recreation amenities in the Village through alternative funding. We started with six volunteers and myself with no money and a concept. Our foundation directors are pioneers in creating this foundation specifically for the community of Tellico Village. We have established naming rights procedures, raised over \$300K, and completed several initial projects which include TOC Injury Assessment Program, four trail kiosks, several pocket parks, and the new kayak launch at Clear Creek. This kayak launch was initiated when Tom Schemberger of the Soggy Bottoms kayak club came to Timeless Tellico with the concept of having a kayak launch specifically at Clear Creek. His timing was perfect. The foundation was discussing this as was the TN River Line. Money

had already been donated in the past. Soggy Bottoms President Dave Nobels and his wife Mary Kay asked if we could use some of that money for this project. Timeless, Tellico Foundation directors unanimously agreed, and this started the fundraising campaign. Gary and the Kahite Chain Gang worked side by side with TRDA employees creating the kayak launch. The Clear Creek Kayak Launch is the start of the concept of a river trail connecting kayakers to various areas throughout the lake.

This was a collaborative effort with Soggy Bottoms, Timeless Tellico, Tellico Community Foundation, TRDA, TVA, TN River Line, and Loudon County.

An important project coming this year is the "Pickleplex". This consists of 4 pickleball courts that are covered to protect against the elements to extend play and provide an enhanced recreational experience. Rich Karakis past president of the Pickleball Club started wearing a new hat when he took on the role of Pickleplex Chair and brought the idea to Timeless Tellico. The foundation agreed this was a great first big project and joined forces with the Pickleball Club to raise funds to make it happen. The product was to be done in two stages courts, then roof. We had this "pandemic thing" that greatly impacted supply

We have a motto with RAC for new programs and facilities in your Recreation Department, "Start small, do it really well, and grow based on user input."

chain and prices for goods and services. Working together we were successful in raising the funds for the courts. However, each time we raised enough the bar got higher. The price drastically increased and the number of contractors that would complete the project greatly decreased. The community worked very hard to make it all come together and have the courts created. However, the plan of having the courts covered started looking extremely difficult. The TVPOA Board stepped in and provided the resources to do the whole project at once.

RAC developed a 5-year strategic plan in 2019. One of the themes was to expand in place. Meaning, instead of looking at funding new brick and mortar for the department, we focus on utilizing our current facilities in the most efficient ways possible. One of the projects that came from this was converting one of our racquetball courts with low usage into an indoor cycling program. We all worked together and made it happen. We now offer an exciting new exercise experience for members and guests. We started with just five class offerings. We did so to introduce the community to this style of class while at the same time assessing from users what they were looking for in a class.

The Recreation Department wanted to offer more outdoor recreation experiences. With this in mind, five years ago we started offering kayaks and paddleboards to members and guests at Tugaloo Park. We started with a few hours several days a week. These time slots filled up fast. The program was a hit with Villagers and their visiting guests. The program expanded into Kayak 101 classes and Paddleboard 101 classes, Paddleboard Yoga, and Paddleboard Fitness classes. We now offer these programs 5 days a week, Wednesday through Sunday. We have expanded the fleet to include inflatable paddleboards and inflatable kayaks. We now have watchful eyes of staff on site at Tugaloo while residents enjoy the beach.

Tennessee Orthopaedic Clinics started offering injury

assessments to members one day a week for an hour. This program was so well received and professionally managed, with such a benefit to the community that the Recreation Department, Timeless Tellico Foundation, and Tennessee Orthopaedic Clinics joined forces to expand the program. The foundation provided the funding to be able to expand the program to 5 days a week for 4 hours a day. You do not have to be a member to be seen, nor do you have to pay anything...it's FREE. If you have an ache or pain, bad knee or shoulder for example, just make an appointment and come by for a professional consultation. Many issues can be resolved through specific exercise. This program is very popular and a huge benefit to the community that we are looking to expand.

Select Physical Therapy approached us to start offering Aquatic Therapy in our indoor pools. We agreed that this would be a benefit to the community and started offering free Aquatic Therapy consultations one day a week for an hour. We have found this to be a big benefit to the community. We have expanded it to include aquatic physical therapy that many insurance companies pay for, without having to travel.

These are just a few examples of success we have had with our motto of "Start small, do it really well, and grow based on user input." This motto will be utilized as we continue to grow the Recreation Department.

To make appointments for TOC, Aquatic Therapy, Indoor Cycling, Paddleboard, or Kayaks, go online at schedulepoa.com and reserve your spot.



Pickleplex ground breaking





BUSY BUSY IN GOLF

CHRIS SYKES, GOLF DIRECTOR

It has been a memorable first half of the golf season.

The second quarter of the year is really when the golf season gets started. The agronomy teams are busy preparing our turfgrasses for the season as the golf

courses come into form. The temperatures slowly climb out of the cooler months and play steadily picks up.

Golf continues to only get busier as play remains strong and total golf rounds are 8223 over budget through June. We are slightly behind the record total of 2021, due to marginal spring weather, but are still well on our way to eclipsing 100,000 rounds for the third year in a row. While our spring demo days were delayed due to weather interruptions, we are now caught up and merchandise sales are strong as a result.

The golf courses have never been better as Continuous Improvement is the name of the game in Golf Course Maintenance. The biggest highlight is the Kahite Back 9 Bunker Renovation Project, which continues to exceed expectations. The sustainability, playability and the overall look and feel of the golf course has vastly improved. We have also launched a course care campaign called "Tellico Pride". We need everyone's help to best care for our 3 World Class Golf Courses (Course Care Episodes are in production with Tellico Village Network).

The Golf Management Team went through some transitions with the retirement of Jeff Harrington. Charles Roffers was promoted to Head Golf Professional at Kahite, and we were able to add Tellico Villager, Sharon Lemelman, who has more than 20 years' experience as a PGA Professional on a part-time basis. We also brought on a new apprentice, Jay Burgin, a recent Maryville College graduate and captain on the MC Golf Team. Jay has grown up around the game. His dad is a career PGA Professional and currently serves as the General Manager at Bear Trace at Cumberland Mountain.

In May we hosted the State Senior and Super-Senior 4-Ball Championships, as well as, the Tennessee Golf

Foundations Sneds Junior Tour. These state events are an honor and privilege to host and our guests continue to be amazed with our world class golf facilities.

June featured the most prestigious golfing event in Tellico Village, The Red-Tailed Hawk Invitational. We had to manage some last-minute attrition, but still had a full field of 72 teams, all of which were able to enjoy the very best that Tellico Village has to offer. The unusually hot weather only made things more memorable, with temperatures approaching 100 degrees, as the feedback was overwhelmingly positive. The team of Curtis and Jim Williams was crowned overall champions, but the biggest winner was Mark Kreiter who won a new golf cart with a hole in one on #13 at Toqua.

The Toqua parking lot was repaved, which includes a new cart return. Ice and water machines were installed at all three clubhouses just in time for the worst of the summer heat. Special thanks to our partners from AWE Hospitality and Public Works on these efforts and more.

The Golf Team continues to amaze as we continue to do more with less, managing all the record golf activity. Thanks for all your support!



SUMMER WORK AT KAHITE

JORDON CLARK, KAHITE GOLF

Spring golf and agronomics is far behind us at this point in the season. This year, Mother Nature was in a big hurry to reach summer as we have been experiencing high humidity, heat, and even dry weather conditions before the stress period sets in. This presented a challenge for the Kahite Golf Maintenance Team in multiple ways especially when our focus was on the completion of the bunker renovation. Not to worry! We are firing on all cylinders, keeping our heads down, and encouraging each other until we cross the finish line. We are beginning to see light at the end of the tunnel.

The 2nd phase of our bunker renovation with golf architect Bill Bergin began this year on April 11th. This is a little over 2 weeks head start from last year



which we hope, if the weather cooperates, will put us in a position to finish late August/early September. We broke ground on our favorite finishing hole, #18. The results surpassed

expectations as this could be our signature hole moving forward. While digging out the drainage from the bunkers, we used the excess dirt to build a new yellow tee box on hole #3, where playability and pace of play are challenges. The shapers are good at what they do, and one would assume the new tee box was an original. We will try to use their expertise to do two more tee additions on #12 and #14. These will be great additions to the back 9, along with the bunker project. These new features will complement each other well.

With Member-Guest Tournament approaching, the maintenance team's focus is tournament preparations with aesthetics and playability, but also,



to maximize as much work with the bunker renovation as we can. Our goal was to complete holes #11 and #12 before

the tournament and we did it! With the final days closing in on us, we were able to button up and sod those holes a day before Practice Round Wednesday began. What a relief as our aim was to put on a great show every year for our members and their guests. It is important to us, and the team nailed it.



After Member-Guest, it was back to the grind of the bunker renovation. Long days and countless hours continue for the maintenance team as we move to holes #13 and #14. As for the rest of the golf course, we could not be happier with the results we have received from our strategic agronomic plan built last fall. Considering our attention is mainly focused on the project, the golf course is performing well.



The greens are in incredible shape thanks to our Spring Aerification practices.

We originally broke ground on the bunker renovation in

Fall of 2019. It has been a long road, but by the next quarterly newsletter, the renovations should be completed. We want the best for the golf course, and do our best to ensure it gets the proper attention it deserves. Thank you all for the patience with the modified holes and hole closures. We understand it is not an easy thing to understand at times, but we appreciate you allowing us to accelerate the process as quickly as we can so we can return to play. The Links at Kahite is getting better every day.





TOQUA IMPROVEMENTS

TYLER THEIS & JON NORTH

TOQUA GOLF MAINTENANCE

employee and equipment parking capabilities behind our shop, we were able to tie our nursery green into our irrigation system. All golf maintenance systems are now fed from our pumphouse and operate

This spring provided several challenges from a turfgrass management perspective. We placed a large emphasis on course recovery from Spring Aerification and winter damage to prepare for the Senior and Super Senior Four-Ball Championship and again in June for the Red-Tailed Hawk Invitational and other Member-Guest events in June. We are proud of the playing conditions that we were able to maintain for these events and grateful that the weather cooperated with us.



This spring and summer we are continuing to make improvements to our putting surfaces focusing on improving air movement above and below the surface. We were able to get 4 59" fans working this spring on holes #2, #5, #6, and #13. These fans are more effective and efficient than the smaller fans with less upkeep. Air flow is also important under the surface to keep a steady supply of oxygen to the turf roots.

Beyond the recovery and maintenance of the course, we had a major parking lot renovation project that required a lot of logistical work during the execution of the project. It took a full team effort between Public Works, AWE Hospitality, Golf Operations and Golf Maintenance to make the parking lot renovation as seamless as it was. While working on expanding



separately from the Village's domestic water system. During the paving process, we were able to have an asphalt curb created to redirect water along #18 cart path. This curb prevents water from washing the mulch into the fairway. We have built access ramps to allow for carts to move onto and off the cart path, and we will be working on further improvements to this area as the year progresses.

Our team has also improved the course through opening a new yellow tee on #1, which is near the cart path for easier access. It has been a remarkably busy spring and will continue to be through the summer and fall. Our team is committed to bringing the best conditions possible to each of our courses.





A YEAR TO REMEMBER

WELLS MCCLURE, TANASI GOLF SUPERINTENDENT

The second quarter of 2022 started off great. April was a little slow and we were about 2 weeks behind on aerification recovery than we were in 2021. This was due to the unusually cooler nights and below average

daytime temperatures throughout the month of April. By the first of May our greens were almost fully recovered, and it was time to focus on playability. Our maintenance practices on greens were able to get on a more routine schedule due to mowing/rolling frequency, plant growth, regulator usage light and frequent topdressing and venting.

One fun and exciting project we were able to complete in May was the addition of a new yellow tee on #10 that is next to the cart path. Assistant Superintendent Sam Whited took this project on and completed it on his own. We were able to reuse the dirt we removed from #11 fairway for the drainage project to build this tee box. Once the clay/soil base was level we capped and smoothed the tee top with some old bunker sand we removed from the bunkers years ago. This was a savings of roughly \$2K. While we were completing this yellow tee, we also expanded the teeing area for the green/orange tee. The green/orange tee on #10 was one of the smallest tees on the golf course which also receives the most play. This tee expansion provides three times the amount of teeing locations. By the end of May, the golf course and greens were peaking. We were happy with where we stood and looked forward to a busy June and the upcoming Member-Guest Tournament.

May brought us a few warm days above 90 and 4.25" of rain and the beginning of June had a similar feel. We received 1.7" of rain the first full week of May and temperatures were average. After the first week of May the rain stopped, and the temperatures went up. The next 3 weeks we received no rain and had record temperatures through the end of the month with 17 days in a row above 90. We were irrigating every night and still could hardly keep up with the irrigation requirements to keep the Bermuda from browning out in our areas of poor irrigation coverage. I have always said that when the Bermuda grass is a little brown and dry, the greens are in good shape and that was the case in June. Our greens perform beautifully when we can control the water no matter how hot it is. When we lose control of the moisture and heat and humidity goes up that is when our greens experience disease pressure and tend to thin and struggle a bit.

Here we are in the middle of July, and we have had a lot of rain, humidity, heat, warm nights, and we are in survival mode. We have adjusted our fertility and mowing practices to allow our greens the best chance for success. You may notice speeds are a little slower than they were in May and June, but this is a result of the precautions we have taken to ensure that we come out on the back side of this weather pattern as healthy as possible and able to resume normal practices that focus on playability. We appreciate your support and patience as we make the best decisions for the future success of the golf course. It will not be long until it is the best time of the year... Football and the Fall Golfing Season.



OUR PLACE -DRIVING OUR MISSION - ACHIEVING SUCCESS

On behalf of our Executive Director, Celia Gruzalski, Activities Manager, Sarah Martin (pictured left), the Staff, Volunteers and Board of Directors, thank you for your past support, and for coming together for the common cause of building Our PLACE and funding the initial operation of our Adult Day Center.



As an update of our progress since opening in March, we are currently assisting 14 families who are daily facing the effects of Dementia related diseases, putting us at approximately 30% capacity. The State licensed us to serve up to 21 participants per day, but in order to maintain a quality service we believe that 16 would be our maximum to maintain a 4:1 participant to staff ratio. This is much more focused than the State requirement of 8:1. So far feedback from participants and their care partners has been incredibly positive, and a number of those who initially started at Our PLACE have increased their days of participation. Sarah, our Activities Manager has a very comprehensive program planned for each day, organized around a variety of social interaction opportunities. We regularly host Caregiver Support Group meetings the second Friday of every month from 9am to 11am at the Tellico Library; the group is open to anyone in the community. We have also started a non-denominational worship service the second Wednesday of every month at 4:30 p.m. in our facility which is also open to anyone dealing with the

effects of Dementia related diseases.

Our current operational cost based on our predetermined daily maximum participation of 16 exceeds \$90 per attendee. To keep costs low for families needing our help we are currently charging \$70 per day, and as a result will be dependent on fundraising, grants, and donations. If you have not had the opportunity to visit the home away from home that you assisted us in building, we are conducting an open house on Saturday, September 17, from 10 a.m. to 2 p.m. Members of our board and staff will be available to guide you and answer any questions you may have. Please also mark your calendars for October 1st and join us for an antique car and motorcycle show at First Baptist Church in Lenoir City from 9 a.m. to 2 p.m.

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

Jim Dezzutti
Volunteer Chairman



103 Cheeyo Way, Loudon, Tennessee 37774
865-657-7222

2023 BUDGET CALENDAR

• Sept 27	9:00am – 10:30am	FAC Workshop – Public Works	Yacht Club – Upper floor
	10:30am – Noon	FAC Workshop – Golf	Yacht Club – Upper floor
• Sept 28	9:00am – 10:30am	FAC Workshop – Recreation	Yacht Club – Upper floor
	10:30am – Noon	FAC Workshop – Food Service	Yacht Club – Upper floor
• Sept 29	9:00am – 10:30am	FAC Workshop – Marketing	Yacht Club – Upper floor
	10:30am – Noon	FAC Workshop – Admin	Yacht Club – Upper floor
• Sept 30/Oct 1		FAC Workshop, if required	Yacht Club – Upper floor
• Oct 1 – Oct 8	Board Recommends Strategic Investments		
• Oct 27 - Oct 28	Board Review of final draft, 9:00am to Noon POA Office		
• Nov 17	Board Approval of 2022 Budget, regular monthly Board Meeting, 1:30 pm YC top floor		
• Dec 6	Mail Assessment Coupon Books to Property Owners		

The second quarter has been a busy time for HOA. The monthly Socials have been fun and interesting, with great attendance. Events and activities have also been well attended – offering a lot of different things to do. Check out the Tellico Life calendar to see what is coming up. You don't want to miss out!

HOA sponsored two Candidate Forums to support the May 3 primary. On April 7 we met at the Tellico Village Community Church to hear the candidates for the Loudon County Sheiff and Roads Superintendent positions. On April 18, a similar event was held at the Kahite Community Center to hear Monroe County candidates for Mayor, County Commissioner, and Sheriff. Both events were well attended and TVN provided live-streaming and recording support (thanks TVN!).

HOA Neighborhood Watch held a launch meeting on May 24 at the Yacht Club. Although Neighborhood Watch has been an active program in Tellico Village for many years, it was recently reorganized to focus on individual neighborhoods - so a "relaunch" was needed. Sherry Le, our Neighborhood Watch Leader, and Sheriff-elect Jimmy Davis together provided an information-packed session that helped everyone attending to better understand current safety and security issues in both Tellico Village and the surrounding communities.

The first combined Welcome Orientation was held on June 7 at the Yacht Club. This is a collaboration of the HOA, POA, and New Villagers to provide a single welcome orientation for people who are newly arrived at Tellico Village. Welcome Orientations will be held every other month. For more information look on the Tellico Life calendar under "POA."

At the request of a Tellico Village resident, the HOA Highway Safety Committee met with Loudon County Roads Superintendent-elect Billy Pickel to discuss

opportunities for improving the Chogi Way/Watkins Lane intersection. Ideas included improved signs, better visibility, and realigning the roads to enhance drivers' ability to navigate the intersection. Mr. Pickel took away several ideas for the Loudon County Roads Department to work on in the coming months.

HOA Litter Angels continue to make a positive difference in our community. If you see trash bags along Highway 444, then you will know that our Litter Angels have been busy! More clean-up events are planned for the future. If you are interested in helping with this, a good first step is to join the "HOA Litter Angels" group on NextDoor. Please contact Annie LaCour if you have any questions about HOA Litter Angels.

The Nominating Committee for the 2023 HOA Board has been formed and is looking for people interested in serving in HOA. We have many roles both large and small that would benefit from your unique skills. Together we continue to make Tellico Village a great place to live. If you are interested, please send us a note at hoatv.org@gmail.com.

Mark Pantley, HOA President

You can find us at www.hoatellcovicillage.com or simply use this QR code on your phone:



**112 Chota Road
Loudon, TN 37774**

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

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

Tell'em It's Better At Tellico Village

**AS OF JUNE 30, 2022
TELLICO VILLAGE HAS
4,921 SINGLE FAMILY
HOMES AND 338
TOWNHOMES.**

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

Jennifer Webb
Writer & Editor

Lisa McCray
Communications Manager

Beth Kuberka
Chief Development Officer,
Marketing/Communications

Important POA Phone Contacts

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 Tanasi Bar & Grill: 865-458-9392 Toqua Sports Bar & Grill: 865-458-1330
Truth Be Told:	865-458-7095
Welcome Center:	865-458-7061
Helpspot:	Tvpoa.helpspot.com

