



# Tellico Village POA Newsletter



Year-End 2024





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# PRESIDENT'S MESSAGE

## BOB BRUNETTI, POA BOARD PRESIDENT

2024 concluded my three-year term on the POA Board and term as President. It has been a pivotal year for Tellico Village, highlighted by key developments such as the TAP (Tellico Action Plan)

for water and sewer issues. This plan, presented by Public Works Director Matt Benoit, is funded by an \$80 monthly Water and Sewer Infrastructure Asset Fee started on October 1. This fee will fund critical infrastructure improvements over five years and will be reviewed as project costs become clearer.

This decision, while controversial, was based on recommendations from Jacobs Engineering, the Public Services Advisory Committee, and the Finance Advisory Committee—all composed of property owners. The Board acted on its fiduciary duty to maintain infrastructure and financial stability for the community. We acknowledge the concerns raised and are considering adjustments to the plan.

Another significant issue was the proposed Reserve Funding Fee, designed to create a new revenue stream as new home construction and building fees decline. This fee, standard in communities like ours, was drafted by our CEO and our attorney in concert with the Board Members. The Board worked diligently to ensure exemptions for trust transfers, inheritances, and inner Village moves. After several revisions, the Board decided on a flat fee model.

In other developments, the Tanasi rebuild is underway after insurance-related delays. The project, managed by a local contractor, RTC Construction, is expected to finish by early 2026 and will include enhanced dining, expanded parking, and an outside dining space.

Food Service has been another success, thanks to the efforts of the Food Service Advisory Committee, Food Service Director Skyler McClurkin, COO Mitzi Lane, and dedicated staff. Specialty nights and upgraded menus have been well-received, and the Board appreciates property owners' support and feedback.

Lastly, I want to emphasize that Board members are property owners who volunteer their time and make decisions with the community's best interests in mind. While disagreements are natural, these decisions are made after thorough deliberation and are intended to benefit the Tellico Village community.

I wish the new Board, the POA Administration, and the community a successful 2025.

See You on the Golf Course,

## UPCOMING BOARD MEETINGS

|                   |               |           |                      |
|-------------------|---------------|-----------|----------------------|
| February 19, 2025 | Board Meeting | 1:30 p.m. | Yacht Club Top Floor |
| March 19, 2025    | Board Meeting | 1:30 p.m. | Yacht Club Top Floor |
| April 16, 2025    | Board Meeting | 1:30 p.m. | Yacht Club Top Floor |

COVER PHOTO: VICKI MACLEOD  
INSIDE COVER: BRUCE CHRISTOPHER



# 2024-CONTINUOUS IMPROVEMENT PROGRAM

## Tellico Village Achieves Remarkable Success in Continuous Improvement Efforts

Tellico Village is proud to announce the outstanding success of our 2024 Continuous Improvement (CI) initiatives. Through the collective efforts of our POA management and staff, we have saved an impressive \$956,439 in real dollars with [28 qualifying projects](#). This accomplishment is a testament to our employees' commitment to efficiency, innovation, and fiscal responsibility.

### Delivering Real Results

The 28 projects implemented this year span a wide range of areas, from streamlining operations to optimizing resources. These initiatives have resulted in significant cost savings and improved the overall functionality and quality of services provided to our residents. Each project was carefully reviewed to ensure it met the criteria for Continuous Improvement and delivered tangible benefits.

### Financial Advisory Committee Support

Importantly, Tellico Village's Financial Advisory Committee (FAC) thoroughly vetted and approved this initiative, ensuring that each project aligned with our strategic priorities and financial goals. The FAC's guidance was instrumental in identifying and approving projects that provided value while maintaining the Village's high standards of quality and service. Their expertise and oversight have been critical in the success of this program.

### Examples of 2024 Projects

1. Leaf Collection Efficiency Study: As part of the 2024 Business Plan, Public Works conducted a comprehensive efficiency study to improve the leaf collection service. The study revealed inefficiencies related to disposal proximity. Based on these findings and after careful review of the revised process, Public Works leadership streamlined operations, resulting in substantial cost savings.

2. Streetlight Conversion to LED: Public Works initiated a project to convert community streetlights to energy-efficient LED fixtures. This transition reduced energy consumption and decreased maintenance costs due to

the longer lifespan of LED bulbs, providing immediate and long-term savings.

3. Life Insurance Provider Change: During the open enrollment period, Tellico Village transitioned to a new life insurance provider. This strategic change resulted in immediate savings of \$6,724.25 for October, November, and December, with annual savings expected to grow further.

4. Vendor Negotiations: Strategic renegotiation of contracts yielded substantial savings while maintaining or improving service quality.

### The Power of Collaboration

This success was only possible due to the collective efforts of our workforce. Each department brought innovative ideas to the table, turning challenges into opportunities for improvement. The CI program

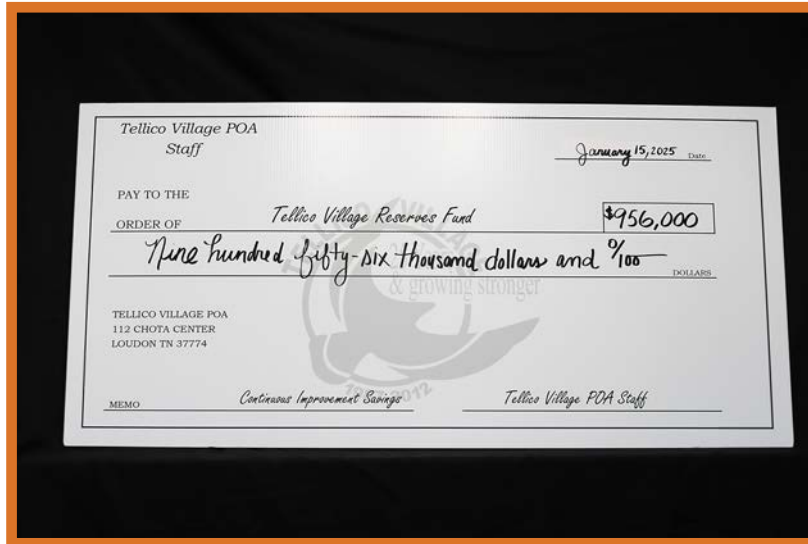
emphasizes cost savings but also fosters a culture of teamwork and accountability across the organization.

### Looking Ahead

As we move into 2025, we aim to build upon this year's successes by identifying new opportunities for improvement, ensuring that Tellico

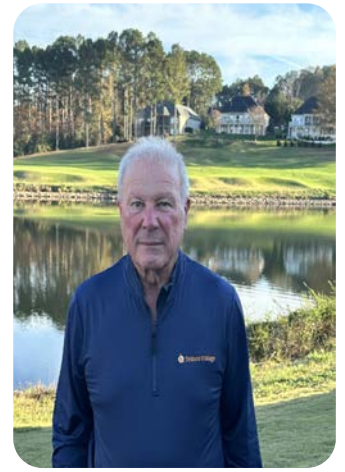
Village continues to thrive as a vibrant and financially sound community. Continuous Improvement remains a cornerstone of our operational strategy.

We sincerely thank everyone who contributed to making 2024's CI efforts a success. Let's keep up the momentum as we look to another year of progress and achievement!



# TANASI REBUILD AND TELLICO ACTION PLAN UPDATE

## SCOTT MACRAE, SENIOR PROJECT MANAGER



### Tanasi Rebuild

The rebuild of the Tanasi Clubhouse is progressing according to plan. At this point, most of the work has been the demolition and removal of trees and concrete and grading the site to the new elevations for the buildings. While the holidays and cold weather have slowed the initial work, the contractor is rearranging some construction activities to maintain the project schedule. The new pro shop is scheduled to open in late 2025, and the restaurant in early 2026.



The project is currently in the first phase, which involves removing the existing cart path behind the 9th green and around the parking lot and relocating it along the lake. This requires removing the putting green and using the spoils to provide the fill material for the cart path. The excavation of the putting green will continue through February so that the area is leveled and will be paved for the new parking lot for golfers and boaters.

The construction contractor, Richardson Turner Construction (RTC), has executed subcontracts for the work on the building. The concrete subcontractor is scheduled to begin forming and placing concrete for the relocated cart paths in mid-February. Once the cart paths are in place, work will begin on the footers for the pro shop/cart shed and the slab for the restaurant. Weather permitting, we expect the footers and walls for the basement of the pro shop to be in place by the end of March.

### Tellico Action Plan



The Tellico Action Plan (TAP) received considerable attention in the last few months. Jacobs Engineering

Group (JEG) proposed replacing and upgrading some of the main Village's pump stations, including a wastewater storage tank at the main pump station (MPS). JEG proposed that the tank address the high flows of wastewater that occur during periods of heavy rain. During heavy rain, water infiltrates into the sewer tanks at homes and overwhelms the MPS. The storage tank was designed to alleviate this problem. The size and location of the storage tank raised concerns among many residents, and JEG was tasked to consider other alternatives.

The wastewater storage has been removed from the design at the MPS and placed on indefinite hold while the TAP Project Manager and Public Works staff work on an aggressive program to address the rain-derived infiltration and intrusion (RDII). The PW staff will inspect the sewer tanks at homes within the main Village and Kahite and install five-inch extensions on tanks with lids at or below grade. The team will install flow meters on several sewer tanks and at certain pump stations to monitor the tank extensions' effectiveness and identify other potential sources of RDII. The overall goal is to identify and remediate a sufficient number of sewer tanks to reduce the RDII to an amount that eliminates the need for the wastewater storage tank.

JEG is continuing work on the freshwater elevated storage tank to address the low water pressure issue with certain neighborhoods during the summer months. This tank is needed to provide sufficient water pressure and capacity for normal residential use and in a fire emergency.



# TELLICO VILLAGE FINANCIAL HIGHLIGHTS

## JUDY BEDFORD, CHIEF FINANCIAL OFFICER

As we close out 2024, the Tellico Village Property Owners Association (TVPOA) continues its commitment to financial sustainability and operational excellence. This year-end financial review highlights our strong

position and the strategic steps taken to ensure a prosperous future for our community. Below are the key areas of focus as we transition into 2025.

### 1. Strong Financial Performance in 2024

Tellico Village ended the year with a net surplus of \$12.5 million (excluding the \$1.7 million Tanasi insurance proceeds received in 2024). This surplus was \$2.5 million better than our budget expectations, driven by stronger-than-expected revenues, operational savings, and non-operating gains.

Key contributors included:

- Architectural Control Committee (ACC): Generated \$500,000 above expectations due to higher-than-forecasted single-family home permits.
- Golf Operations: Achieved a \$247,000 revenue surplus, supported by strong merchandise sales and green fees.
- Food Services: Delivered \$363,000 more revenue than planned, demonstrating the success of in-house management and support of the community.
- Operational Efficiencies: Expenses, excluding payroll costs, were \$1 million below budget for 2024. All departments contributed to this success, with the most significant reductions from managing emergency maintenance and contract labor costs. Our 2024 successes were bolstered by \$956,000 in Continuous Improvement (CI) results, highlighting the exceptional leadership and contributions of our Directors in driving both increased revenue and reduced expenses.
- Nonoperating Results: Gains from the sale of POA-owned lots and scrap equipment contributed \$201,000, while \$259,000 in WSIAF funds were recognized as revenue after being spent on approved TAP projects.
- Interest Income (Reserves and Operating): We earned \$561,000 more than in 2023 and \$474,000 better than 2024 expectations, reflecting the impact of growing our balance and making prudent investments in line with our investment policy.

### 2. Building and Maintaining Reserves

Our reserves are critical for maintaining community

infrastructure and addressing future needs. In 2024:

- Total Reserves: Ended the year at \$28.4 million, including \$4.3 million in Tanasi insurance proceeds and \$1.1 million for the WSIAF Account Fund.

### 3. Unspent Reserve Allocations:

- We had \$3.9 million in Capital Spending on approved projects in 2024.
- Approximately \$6 million in budgeted capital and maintenance projects were deferred and carried over to 2025, including most of the \$4.2M budgeted for the Tanasi Clubhouse rebuild.

### 4. Capital Projects and Planning

The POA remains focused on strategic capital investments to enhance community assets:

#### Key Projects planned for 2025:

- Tanasi Clubhouse rebuild (\$11.5 million)
- Water/Sewer Infrastructure Upgrades (\$4.7 million)
- Wave attenuator (\$308,000)

### 5. Preparing for Build-Out: Supporting Community Growth

Maintaining financial resilience is crucial as Tellico Village approaches build-out over the next five years. The Board has proposed legislation to introduce a Reserve Funding Fee to offset the decline in revenue sources such as ACC and tank installation fees. This fee would enable the community to capture contributions from new residents, helping to sustain essential reserves. Importantly, the Board will have the flexibility to assess and vote annually on whether to continue this fee, ensuring it aligns with the community's evolving needs while supporting long-term financial stability.

#### Looking Ahead

As we enter 2025, TVPOA remains committed to proactive financial management and transparent communication.

Priorities include:

- Updating the reserve study to continue to refine our roadmap for future needs.
- Identifying opportunities to better control costs without compromising service quality.
- Strengthening the financial foundation to support our vibrant and growing community.

We are dedicated to ensuring Tellico Village remains well-positioned to thrive for years. Thank you for your trust and partnership as we work together to enhance the quality of life in our community.



# PUBLIC WORKS

## MATT BENOIT, DIRECTOR OF PUBLIC WORKS

### Water/Sewer Department

The Water/Sewer Division of Public Works had a transformative year. Although not necessarily a 4th quarter accomplishment, the restructuring that occurred in this Division deserves highlighting. At the beginning of 2024, the Water/Sewer Division would have been characterized as a very flat organization in the sense that there was very little hierarchy or areas of specialization. That all changed in 2024. This division's devoted group of employees has been organized into a crew structure wherein three crews were established with specific maintenance and operational personnel assigned to specific tasks. In addition, Crew Leaders and Assistant Crew Leaders were established so that the division leaders could assign work orders to Crew Leaders more efficiently and allow them to concentrate on things that often require an office presence. The result is greater efficiency. A total of three (already vacant) positions were eliminated in the Division (which is 17% of the budgeted full-time equivalent). More importantly, as the year went on, the effectiveness of the organization increased and became noticeable in two different areas. For instance, when a water or sewer line breaks, there is now a designated crew who specializes in that specific activity, rather than perhaps a team of employees who might not necessarily specialize in that type of response.

Also, working from the crew leader positions down, the division is growing its list of state licenses from two people at the beginning of 2024 with Level



2 water and sewer licenses to now three people who have Level 2 water and sewer licenses and a third who has obtained their wastewater license. The number of water and sewer

licenses will likely grow in 2025 as well. This reorganization took some time to materialize, but the Division has become more effective and efficient, and it is worthy of reflection in the fourth quarter.

### Streets and Common Property Division

The fourth quarter for this division is consumed

by leaves collection. For this season, this division has become remarkably more efficient and effective as well. This has resulted from better record keeping and (more significantly) shorter distances traveled for disposal. Many residents have flagged our employees down and commented that their leaves have been collected far more consistently and frequently than in years past. In January, the Board of Directors approved the purchase of some new equipment that will greatly sustain this service. Public Works is deeply appreciative of the Board's investment in this division.



Although not in the fourth quarter of 2024, this division managed another snow event in early January. I want to express my thanks to all the employees involved. A snow event in Tellico Village involves all employees in Public Works. The

water/sewer division employees assist with snow removal on our facility sidewalks to ensure restaurants can open, recreation centers are available for exercising, and our team members at other offices have clear, safe walkways when they arrive at work. Members of the landscaping crew, in addition to the employees in this division, drive plows. Members of facilities maintenance walk the buildings to ensure heat systems are working correctly and check for any plumbing leaks that might materialize into a much more catastrophic incident. Everyone is involved, and for that, I am deeply grateful.



I also want to thank the POA Administration and Food Services for organizing food delivery during the event. Public Works was well fed and well taken care of throughout the event, and we sincerely appreciate that effort. Finally, a special thanks to the Communications Department for spreading the word about our plans and response efforts so that our residents were properly informed of our snow plan.

# PARKS & RECREATION, READY FOR 2025

## SIMON BRADBURY, PARKS & RECREATION DIRECTOR



It's a new year, and the Parks and Recreation Department is in full swing.

Our group fitness classes at all facilities have record numbers. We are blessed with amazing

group fitness instructors offering cutting-edge courses. The PRAC is always looking for new program offerings for the community and listens to community input in designing offerings. On that note, we recently put together a Tai Chi seminar with an independent contractor, which we anticipated 25 or so attendees would attend; we had over 120.



Our class lineup includes Cardio Dance, Fit & Tone, Water Aerobics, H2O boot camp, H2O Barre, Pilates, Yoga classes, and many others. Currently, we provide over 100 class times, land and water classes, and immersive nature experiences.

Wellness Center Manager Trey Whittemore created a wellness challenge for members, and over 200 members participated. One female participant accomplished a seven-minute and thirty-second plank, setting the bar high.

We have installed new treadmills and ellipticals at the Wellness Center and have begun identifying a new line of strength equipment to update our current line. Memberships are at record highs, usage is at record highs, and expenses are down.

This year, we had the highest number of applicants for the PRAC Committee in history, making it difficult to identify only three high-quality candidates to fill the openings. 2025 started with new leadership: Holly Seguire as Chairperson, Randy Vogel as Vice Chair, and three open spots filled with passionate new committee members: Christine Flanigan, Lauren Wehrle, and Susan Kilday.

We are blessed to have fantastic green space in Tellico Village. Our Kahite Chain Gang trail-building volunteers have created over 30 miles of trails and parks for us to enjoy, and the "Wild Bunch" volunteers have activated the greenspace initiative to restore our forests. Randy Vogel, Wild Bunch Gang Leader and Vice Chair of PRAC, has exciting plans for a healing garden behind the Wellness Center's back porch and greenspace enhancement starting this spring.

By spring, our seedlings, which have been growing in a greenhouse in Wisconsin specifically for the Village and the greenspace initiative, will be ready for planting. We are grateful to the Timeless Tellico Foundation for sponsoring The Greenspace initiative. If you are interested in supporting these and other programs for our community through Timeless Tellico, contact foundation President Carla Johnson at [info@timelesstellico.com](mailto:info@timelesstellico.com) or Simon at [sbradbury@tvpoa.org](mailto:sbradbury@tvpoa.org). If you are interested in participating in these initiatives, contact Randy at [rlvogel54@gmail.com](mailto:rlvogel54@gmail.com) or Simon at [sbradbury@tvpoa.org](mailto:sbradbury@tvpoa.org).

Thank you to Kahite Chain Gang "Warden" Gary Mulliner for initiating a Village-wide Adopt-a-Trail program to enhance our trail system. Trail ambassadors have already adopted over 20 trails to maintain. This program provides volunteer community involvement, community ownership of trails, enhanced maintenance, and decreased costs. If you are interested in participating in this program, please contact Gary Mulliner at [jcandgm@aol.com](mailto:jcandgm@aol.com) or Simon Bradbury at [Sbradbury@tvpoa.org](mailto:Sbradbury@tvpoa.org).





While the rest of the world was taking it easy during the holiday break, the chain gang was out early in the morning with temperatures in the 20s, carving new



trails and repairing current ones. Over a dozen trail-building volunteers work on trails each Wednesday morning for several hours. It involves physical labor, using hand tools to create and maintain trails with a group of positive friends. It's like getting group functional training

with an instructor—at no extra charge!

If you are interested in actively participating in making good things happen in the Village through trail building, contact Gary at [jcandgm@aol.com](mailto:jcandgm@aol.com).

The Tellico Village Warriors at Ease program recently received the most competitive Tennessee Recreation and Parks Association (TRPA) award, a four-star award in programming. TRPA exists to strengthen and unite those committed to the benefits of parks and recreation. This impressive accomplishment recognizes Tellico Village Parks and Recreation's program as the best in the State! The "Warriors at Ease Program" is an international yoga and meditation program designed explicitly for trauma-informed military veterans, first responders, and all spouses.



Simon Bradbury, Parks and Recreation Director, went through the certification process to be able to instruct the course. He teamed up with Susan Kilday, a Villager, and new PRAC member, who had also been through the training. She has years of experience and education in yoga, and worked at Walter Reed Hospital for years working with veterans.

Convincing hard-core combat veterans to embark on a yoga program to help regulate their nervous system is one of the key elements that make the program innovative. Participants are all veterans who have served their country and are now at a time in their lives to be able to slow down and enjoy life but have found that they are dealing with issues from their military experience that are interfering with their quality of life. We are teaching them methods that effectively assist with these issues and form bonds with fellow veterans in the community. The program launched in January of 2024 with a one-hour class each week followed by coffee and chat time. The participants love the classes, and we have heard many testimonials that these classes have impacted several areas in their life by teaching them to slow down, permission for self-care, increase flexibility, and methods to self-regulate episodes of PTSD from combat situations. The Timeless Tellico Foundation assists in funding the 501c3 parks foundation program.

There is a large population of military veterans in Tellico Village, but no specific programs focused on health and wellness are offered to them. The Parks and Recreation Department changed this by being the first in the region to provide this class specifically for veterans. Simon Bradbury, Parks and Recreation Director, is an instructor for the course and a Veteran, which plays a key role in accepting this type of program. The Parks and Recreation Department's offering of this class has provided positive PR in the community by identifying the need and responding with effective wellness programming for the target audience. This reflects well on the department's ability to be innovative and step out of their comfort zones to provide the best possible programs for residents. We are grateful that the community has embraced the program and donated thousands of dollars in donations and through the Timeless Tellico Foundation in support of this worthy program.







# A YEAR OF GROWTH AND INNOVATION

## SKYLER MCCLURKIN, DIRECTOR OF FOOD SERVICES

2024 was a time of valuable learning and progress for our food service operations. In our ongoing commitment to enhancing your experience, we successfully insourced

the Yacht Club and Toqua to join Kahite as POA amenities, marking a significant milestone.



Additionally, we established a new Food Service Advisory Committee. This dedicated team of property owners immediately got to

work, creating a comprehensive business plan, key performance indicators, and success metrics for the Food Service Department. Their efforts have significantly contributed to our growth and innovation.

In early January, we paused operations for two weeks to train our entire staff on the newly developed training manuals. This investment in our team's expertise ensures we continue delivering exceptional service.



As part of our commitment to meeting diverse needs, we extended the operating hours at both Kahite and Toqua and made a strategic attempt to offer breakfast. Although breakfast was not as popular as anticipated, we continually adapted to customer preferences. We also opened the Pavilion Turn Shack late in the summer, with plans to reopen this Spring. With Tanasi not in operation, we leveraged the opportunity to open the Yacht Club for lunch, a move that has been met with great success. We even introduced a Sunday Brunch, further customizing our offerings to accommodate customers' requests.

Thanks to your ongoing support, revenue increased at every restaurant, and the POA subsidy was reduced by \$154,000! Your patronage and feedback have been instrumental in our success. We are excited about the prospects for 2025 and look forward to preparing for Tanasi's reopening in early 2026.

We deeply appreciate your continued patronage and want to remind you that every dollar you spend at a Tellico

Food Service Restaurant goes directly back to your POA. Your support has been instrumental in our success, and we are



grateful for your ongoing partnership. Thank you for being an essential part of our journey.



# A YEAR OF SUCCESS AND GRATITUDE

## CASEY FLENNIKEN, DIRECTOR OF GOLF OPERATIONS



Dear Members of the Tellico Village Golf Community,

As we end an incredible year, we want to take a moment to reflect on the many achievements we've experienced and extend our heartfelt thanks to each of you—our valued members—and our dedicated staff.

### A Year of Record-Breaking Events & Engagement



This year, we had the honor of facilitating 323 events across our three beautiful courses. These events were a testament to the vibrant and engaged golf community we have built together. Whether through casual rounds, competitive tournaments, or

special outings, each event brought members together, fostering camaraderie and excitement on and off the course. Your participation and support in these events have been key to their success, and we are grateful for your continued enthusiasm and engagement.

### Impressive Participation

We proudly report that Tellico Village Golf facilitated an incredible 114,056 rounds this year. This number reflects the passion for the game that runs deep within our community and the top-notch courses and facilities that make Tellico Village a premier golfing destination. Your dedication to the game, commitment to enjoying time outdoors, and support for the golf programs make this number possible.

### A Heartfelt Thank You to Our Staff

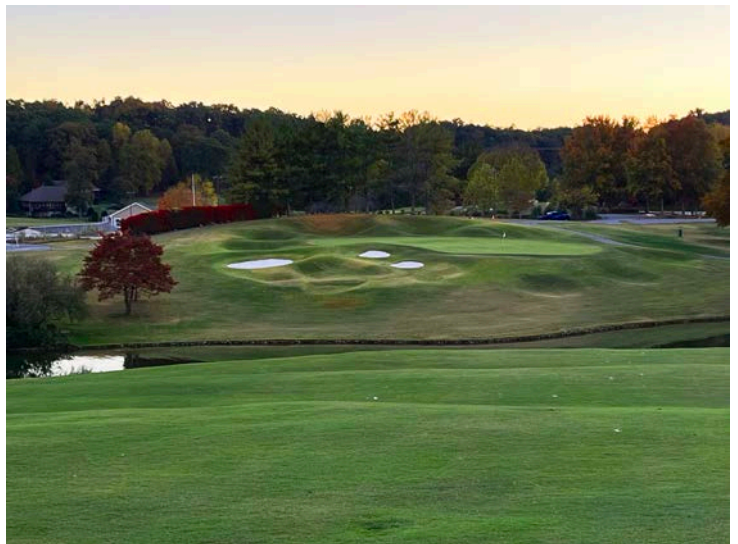
None of this would be possible without the hard work and dedication of our incredible golf course staff. From our Agronomy team, who ensure our courses are in pristine condition, to our pro-shop teams, golf professionals, and part-time staff who go above and beyond to deliver outstanding

experiences, we owe much of our success to their tireless efforts. Please join us in extending a sincere thank you to each staff member for their professionalism, commitment, and passion.

### Looking Ahead

As we reflect on this year's successes, we are already excited about the opportunities and events that await us in the coming year. Our goal remains to provide an exceptional golf experience for all our members and continue growing the vibrant community that makes Tellico Village such a special place.

Thank you again for your support throughout the year. Your love for the game and involvement in Tellico Village Golf ensures that we continue growing and succeeding. We look forward to seeing you on the course in the coming year!







# LOOKING FORWARD TO 2025

## WELLS MCCLURE, DIRECTOR OF GOLF MAINTENANCE

And just like that, another wonderful year at Tellico Village has come and gone. It seems like just last week; we were shoveling out of the

January 2024 snowstorm. I have been in Tellico Village for 14 seasons now, and as I said before, they are never the same. This year started with brutal cold followed by a slow spring and a very hot summer with over 45 days above 90. We dealt with snow, ice, winter damage on Kahite fairways, and intense summer storms, resulting in damage at Toqua to one of the best September, October, and November for golf I could ever imagine. We in golf maintenance consider this year to be very successful as our teams overcame many challenges presented to us by Mother Nature and will end the year in phenomenal shape.

We look forward to the 4th quarter of every year because it is made up of the best months of the year to play golf: October and November. This year, during these months, we were blessed with above-average temperatures and below-average rainfall, which resulted in record rounds and incredible course conditions. Although the weather had cooled off and the grass had slowed down, there was still plenty to do. October and November are filled with agronomic applications we must make to our courses to prepare them for winter and the following spring. This year was no different, with all three courses making applications for Spring Dead Spot disease in our fairways, Poa preemergent applications, and our second year of spraying the Fall Color Pack. These are all large applications over 30+ acres at each course, so getting this done ahead of play or out of the way of golfers can be a challenge. I want to give a big kudos to all three



maintenance teams for completing these applications without any delays. December does not get quite the attention the first two months of the quarter get because it is usually not nearly as conducive for golf. This year, we had a lot of very cold mornings, resulting in frost delays along with a dusting of snow on December 11th. We also received over 5" of rain, which resulted in multiple cart path-only days, but when the weather was nice and the courses were dry, we were still very busy with packed tee sheets.



We can move on to some projects once applications are completed in the first couple of months of the quarter. Toqua has been busy doing selective tree work, while Kahite has been improving the drainage of the 9th fairway, doing limb work around the clubhouse, and practicing green. The Tanasi team spent significant time preparing for clubhouse/parking lot construction. They removed all the irrigation heads and quick couplers from around the green before major grading starts in Q1 of 2025 for the new parking lot. Sam Whited (AGCS) and Darren Longmire (Irrigation Tech) also moved an irrigation box to a new location to ensure it was out of the construction zone.

Needless to say, there is always plenty to do.





Now that leaf cleanup is almost complete and course projects for 2024 are finished, we will turn our focus in early January on indoor projects where our teams will refurbish all course accessories, benches, ball washers, and new hole signs, detailing, and preventative maintenance of equipment.



Looking ahead to January, we, as managers in Golf Course Maintenance, always anticipate our annual Tennessee Turfgrass

Association Education Conference and Trade Show, which we will be attending January 6th-8th. This conference is a fantastic opportunity to learn about new products, technologies, and trends that affect the world of turfgrass maintenance. Speakers for the conference can range from USGA agronomists, University researchers, golf course architects, and many more, bringing the latest and greatest for 3 days of education. This also allows us to network with other golf professionals to learn what they experienced this past year. We always come back from these conferences with new ideas and are excited to get started on another year.

It is safe to say that 2024 was a great year for golf and our golf courses. We look forward to 2025, its challenges, and the opportunities to improve golf in Tellico Village continually. I hope you all had a Merry Christmas and a Happy New Year. Please reach out to me or any of our other Superintendents if we can be of any assistance. Thank you for your continued support, and we look forward to serving you all in 2025.





# NEW VILLAGERS

CONTRIBUTING WRITER: DON NAYLOR, NEW VILLAGER, VP OF COMMUNICATIONS



The New Villagers Club is an active-lifestyle social club EXCLUSIVELY for new residents of Tellico Village.

Moving to a new home in a totally new location can be challenging, but the New Villagers

Club of Tellico Village was established to help newcomers acclimate to Tellico Village and life in East Tennessee. We are a thriving social club that is solely organized and managed by 100% volunteers with over 1000 active members. It provides access to more than 250 special events throughout the year for the sole purpose of promoting . . . *FUN, FRIENDSHIPS, AND BELONGING.*



For a modest 1-time household membership fee, new residents enjoy 24 consecutive months of New Villagers membership. This provides unlimited opportunities to meet new people, explore the local community and nearby attractions, participate in monthly excursions and group outings, try new dining spots, and enjoy this amazing natural paradise we all call home. Membership includes signing up for over 200 NV exclusive events a year, two monthly newsletters, free attendance to monthly Socials, and ongoing information about your new life here in Tellico Village and the surrounding communities.

One of the club's core beliefs is that community involvement enriches the lives of our residents. We encourage members to connect with neighbors, make new friends, and explore Tennessee.

Our club currently holds monthly Socials in the Yacht Club on the first Thursday of every month, where new members are introduced and welcomed to the Club. During these sessions, you can meet

new people and visit information tables to learn about club activities and Village organizations. We have guest speakers who keep you informed on essential topics regarding life in Tellico Village.

New Villagers events are the lifeblood of our club! There's always something fun happening, from exploring new restaurants and enjoying concerts and cultural events to attending sporting events, visiting historical sites, and connecting with nature. We have over 250 events a year to choose from!

If you talk to residents who have been here for a while, you will often hear them say that their best friendships were forged in the small social groups they joined when they first moved here! If you like to eat, drink, read books, or play games, there are Book Clubs, Wine Groups, Card and Game Groups, and Dinner Parties to join.

The New Villagers Golf group is a highlight of the club. It is a nine-hole scramble format event for ALL LEVELS of golfers, couples, and singles. These events are scheduled for Thursday afternoons starting in April. They are great opportunities to meet fellow new villagers without the pressure of competition.

Visit the [New Villagers website](#) for more information, and look for our events on the TellicoLife calendar. If you haven't been a part of the club, consider joining New Villagers; your 24-month membership starts once you join.



# TELLICO BOATERS ASSISTANCE RESPONSE TEAM

CONTRIBUTING WRITER: JEFF RAUCH, T-BART, DIRECTOR OF PUBLIC RELATIONS

## Tellico Boaters Assistance Response Team (T-BART) Celebrates 25 Years of Service to the Lake Community

The Tellico Boaters Assistance Response Team (T-BART) is celebrating 25 years of dedicated service to the boating community on Tellico Lake. T-BART has grown into a robust organization of 160 volunteers who annually provide essential non-medical, non-emergency assistance to boaters. Founded as a non-profit 501(c)(3) service organization, T-BART's primary mission is to offer towing services for boaters in distress, free of charge. "Whether it's running out of gas, dead batteries, or another boat issue, T-BART's three strategically located towboats are ready to assist 24 hours a day / 365 days a year. We've come a long way in 25 years," said T-BART Director of Public Relations, Jeff Rauch.

## Towing Assistance and Courtesy Services

Boaters needing assistance on Tellico Lake should call 911 who relays the boater's information to T-BART. The T-BART captain on duty will follow up with the boater to confirm the situation and deploy a towboat if needed. T-BART also offers



free courtesy tows for disabled boats needing transport from their slips to boat ramps for maintenance. Boaters seeking courtesy tows can contact T-BART by email at

[TBARTops@gmail.com](mailto:TBARTops@gmail.com) or call 865-209-4854. "It's very important to note courtesy tows should not be requested through 911," T-BART President Bob Elgin emphasized.

## Lake Orientation and Safety Education

T-BART offers four Tellico Lake Orientation sessions each year. These free, classroom-style sessions are designed for new boaters or experienced boaters new to Tellico Lake. Led by T-BART Director of Training Jim Riley, the sessions cover essential topics such as safety, locations of lake hazards, marinas, fuel locations, restaurants, and points of interest along the 33-mile stretch of Tellico Lake. "I've been fortunate to guide many boaters through these sessions," said Captain Riley. "It's an opportunity to share vital information that can make a big difference in boating safety."

## Life Jacket Loaner Stations: Promoting Safety for All

Another important contribution to lake safety is T-BART's network of Life Jacket Loaner Stations. Eight stations offer free life jackets in various sizes for boaters to borrow. After use, boaters simply return the jackets to the station for others to use. This service is one of several ways T-BART helps ensure safety on the water. Locations can be found on T-BART's website.

## Night & Special Support Team

T-BART also has a specialized Night and special Support Team. This group of trained captains is equipped to handle all nighttime towing and assist law enforcement and government agencies in situations that require additional support, such as search and rescue operations.

## Support Through Donations and Fundraising Events

While services are provided free of charge, T-BART relies on community support to continue its operations. Donations from towed boaters, the annual Bratfest fundraising event (Monday, May 12, 2025

- Bratfest tickets are available through T-BART members), and used boat donations from lake residents



are all key. Yamaha Rightwaters is T-BART's corporate sponsor. T-BART also has the financial support of many local businesses. "We're grateful for the generous support of the community, and we encourage everyone to support our sponsors," said Director of Corporate Relations Joe Filosi. To see a list of T-BART sponsors, visit the T-BART website.

## Join the T-BART Team

T-BART is always looking for men and women to join its ranks. Those interested in joining the team should visit the organization's website for details. For more information about T-BART's services, sponsors, and donation opportunities, or to sign up for a Lake Orientation session, visit [www.t-bart.org](http://www.t-bart.org).



# OUR PLACE, CREATING MOMENTS OF JOY



At Our PLACE Adult Day Center for Alzheimer's and Dementia, we are excited about 2025, our third full year of operation. However, we would be remiss if we didn't thank everyone who supported us in 2024. You have plenty of choices

when it comes to giving, and we are so grateful that you chose to support the participants, caregivers, and families of Our PLACE. Because of you, we met our goals and expanded our facility to provide much-needed services in our community.

In 2024 alone, we provided Our PLACE program participants with over 26,000 hours of person-centered care. Their caregivers also received 26,000 hours of respite, allowing them to attend appointments, run errands, work, or relax. Your support made this possible.

Across Tennessee, there are fewer than 40 adult day centers. Our PLACE is the only independent, nonprofit adult day center serving Loudon and Monroe counties. At Our PLACE, we strive to improve the quality of life of adults with Alzheimer's or other dementia-related diseases by providing a day program of care, social interaction, and therapeutic activities in a safe and nurturing environment. We also support families and caregivers through respite, support groups, education, and resources, allowing us to create more "Moments of Joy" for families and participants.

In 2025, we will serve more families in Loudon and Monroe counties impacted by Alzheimer's and dementia-related diseases. Because of our 2024 expansion, we have room for additional day program participants at our 103 Cheeyo Way, Loudon facility. We provide person-centered care and dementia-specific therapies that make participants feel safe, Monday through Friday, 8:30 a.m. to 4:30 p.m.

Participants in our day program have improved their cognitive assessment test scores by 3-4 points, indicating our program's effectiveness. This type of care often helps prevent, divert, or delay the need

for long-term care and its associated financial and emotional costs.

Our PLACE mission also includes providing education and support counseling in our communities. Feel free to contact us about our programs and monthly support groups. These groups allow caregivers to connect with others facing similar challenges and receive emotional support, advice, and information about available local and regional resources. We are continually adding more support groups in the area. Visit [www.ourplacetn.org](http://www.ourplacetn.org) for a current list.

It can be uncomfortable for family or friends to know how to interact or what to say to someone

with Alzheimer's or dementia. Not only do we pull away from that person, but from the caregiver as well. Many times, the individual with the disease and the caregiver self-isolate because of a stigma they associate with the illness. Memory diseases are the most isolating of chronic ailments, so we are fortunate to have a program such as Our PLACE, which combats that isolation and loneliness.

Save The Date

**Creating More Moments of Joy**



*Fundraiser & Gala*

**Our PLACE ADULT DAY CENTER**

Help us continue to help families in our community impacted by Alzheimer's and dementia-related diseases.

Sunday, May 18, 2025  
Tellico Village Yacht Club

**OurPlaceTN.org**  
Ginny Ranck 865.271.8101  
ginnyr@ourplacetn.org

Check [ourplacetn.org](http://ourplacetn.org) and Facebook for details as they become available.

This year, consider reaching out to a family dealing with Alzheimer's or dementia. Tell them about Our PLACE and suggest a visit. Find time to call a caregiver or drop by for coffee. Take them to lunch to let them know they are not forgotten in the 24/7 demands of their life. Call Sarah Martin, our executive director, at 865-657-7222 to learn more about Our PLACE or to arrange a tour.



Once again, thank you for your encouragement and support of Our PLACE. Because of you, we are making a difference in our community!

# HOA, NEW BEGINNINGS

As the new HOA Board begins planning for the new year, we have taken time to review the many accomplishments achieved by the previous board and have identified opportunities for improvements that have helped to create the Board's [2025 Goals and Objectives](#).

The HOA's #1 goal each year is to increase membership, and while we increased our membership to almost 3,700 members, less than 35% of Tellico Village residents are members. Why is that? There are a handful of reasons, but one of the most common is that many residents believe their Property Owners Association (POA) and HOA memberships are the same. This is not so.

To better educate new residents, the HOA, New Villagers & the POA worked together to create a new Tellico Village Welcome Orientation that focuses on educating new residents on the roles and responsibilities of each organization. This change has proven to be very valuable to our new residents and does an excellent job of educating participants on the different roles, responsibilities, and activities each organization provides. Please consider helping us engage new residents by encouraging them to attend the next Welcome Orientation on February 4th / at 2:00 pm at the Yacht Club. To register to attend this event, [click here](#).

Another 2024 HOA goal was to have more events for members. This is another area where our HOA team exceeded expectations. With the support of our Activities, Golf, Program, and Social VPs, the HOA hosted over 130 events for member participation. While the 2024 Board did an outstanding job, we want to do more. If you like to have fun, get excited about meeting new people, and enjoy going to events inside and outside of the Village, consider becoming an Event Coordinator (EC) and attend an upcoming EC meeting held at the Chota Rec Center at 10:00 am on the 3rd Monday of each month.

One of the HOA's fundamental missions is to advocate for our members. In 2024, this was accomplished by having representatives present at all POA Town Hall, Board of Director and Advisory Committee meetings, Loudon & Monroe County Commissioner Meetings, and the Committee of 100 meetings. The 2025 HOA Board has agreed to continue these advocacy efforts. We will work to

identify and prioritize issues that have current or future impacts on residents to help ensure positive, timely resolutions.



Overall, I believe 2024 was a very successful year. Our HOA board, liaisons, and support team members worked hard to achieve our goals. For 2025, we have developed a strategy of New Beginnings, with new goals that will improve how we engage members and work together to bring positive change to our community.

Join us at the next HOA Social on February 11th at 5:00 p.m. at the Tellico Village Yacht Club, and don't forget to invite your friends and neighbors. See you there!

Linda Garza,  
2025 HOA President  
To join or renew your HOA membership, visit [www.HOATellicoVillage.com](http://www.HOATellicoVillage.com)



Be Engaged. Be Informed.  
Be Heard.



Your Voice in the Village





## HELP SPOT

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

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

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

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*

AS OF  
DECEMBER 31 2024,  
TELLICO VILLAGE HAS  
5451 SINGLE-FAMILY  
HOMES AND 343  
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: 423-884-6108

Tanasi: 865-458-4707

Toqua: 865-458-6546

Chelsea Help: 865-458-4707

**Public Works/ACC:** 865-458-4522

**Recreation Services:** Wellness Center: 865-458-7070

Chota Recreation: 865-458-6779

**Restaurants:** The Yacht Club: 865-458-4363

Kahite Pub & Grill: 423-884-2159

Toqua Bar & Grill: 865-458-1330

**Welcome Center:** 865-458-7061