



Tellico Village

POA Newsletter



Year End- 2022

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PRESIDENT'S MESSAGE

MARTY INKROTT, POA BOARD PRESIDENT

Happy 2023! We had a busy 4th Quarter of 2022 and I'll provide a quick recap below.

The Pickleplex was completed and the Grand Opening was Nov 2. What a great amenity this is for the Village. We are still working out some drainage and moisture problems, but Baseline is committed to rectifying all issues and making this a facility we'll be proud of for years to come. The 'Tellico Village Pickleplex' image for the façade is on order and will be installed once the weather is a little warmer.

The POA Staff, Finance Advisory Committee, and POA Board spent part of the 3rd quarter and 4th quarter preparing and finalizing the 2023 Budget. With all the economic uncertainty we're facing, we decided to budget for only 'have to do' projects and capital expenditures in 2023. We also decided to invert the water rate structure...so the cost/gallon goes up rather than down with increased consumption. Along with this, we lowered the cap on sewer from 7500 to 5000 gallons/month. This will reduce the sewer bill for those that have lawn irrigation. Inverting the water rates makes us more consistent with other communities' rate structures and hopefully encourages conservation. This along with even/odd irrigation schedules will help control water demand and pressure issues which could defer or even eliminate costly water infrastructure investments. We just approved a \$5.4MM sewer project to replace the Toqua pumping station and build a holding tank. We're also working with Loudon County (thanks Henry Cullen!) to secure a \$2.1MM state grant to help offset this cost.

As many of you are aware if you've been watching our Board Meetings, there has been a lot of discussion regarding the Reserve Study and its implication on the budget. We've had Reserves for some time, but this study was performed to engage with experts in this area to quantify our assets and help assess useful life, current/future replacement costs, ongoing maintenance, and other considerations to determine appropriate reserve funding levels. We are in good shape financially but we need to 'plan for a rainy day' so we won't need special assessments to address issues like water/sewer infrastructure (\$20MM projected over next 8 years per Jacobs Engineering Study), road maintenance/improvements, other facility maintenance/improvements, Tanasi rebuild, etc. Another point is that the Reserve Study addresses current assets. It does not include New Amenities which we've historically had a reserve for and will continue.

There's been a lot of activity surrounding the Tanasi Rebuild, but I'll leave that to Chet and Chris to elaborate. We are looking forward to a successful 2023.

Marty Inkrott, President TVPOA Board of Directors

UPCOMING BOARD MEETINGS

February 15, 2023	Board Meeting	1:30 p.m.	Yacht Club Top Floor
March 21, 2023	Board Meeting	1:30 p.m.	Yacht Club Top Floor
April 19, 2023	Board Meeting	1:30 p.m.	Yacht Club Top Floor
May 17, 2023	Board Meeting	1:30 p.m.	Yacht Club Top Floor



LOOKING TO THE FUTURE

CHET PILLSBURY, CHIEF EXECUTIVE OFFICER

Well, it has been a great year for Tellico Village. In 2022 we were able to maintain the budget and survive a fire that burned down Tanasi Clubhouse and you got a new CEO. My first four months have been mostly a

learning experience, from the physical plants of the POA to its people, to all the outside forces that affect the POA as well. I have met most of the political figures that affect our village, I say ours because I live here too. I have spent some time developing new relationships with our state and local officials, TRDA officials, and TVA. So, slowly but surely, I am finding my way around the community and learning all things Tellico Village. One of my greatest pleasures is meeting homeowners and having conversations about what they think is important. My driving force is always to do what is best for Tellico Village, now and in the future.

Speaking of building to the future, the Tanasi Restoration Committee has made great progress over the past four months. One of the first challenges after the fire was to get the golf course back up and running. We have purchased a Cart Barn and we are having a temporary clubhouse constructed. This will provide some offices for the golf staff, merchandise sales, and an area for the golfers to get out of the weather. This all should be in place and completely operational by mid-March. As to what we will be putting back, we will use all your input about what you felt needed to be in the new building and put that into the plans. We are looking to build a building that was originally around a 14,000 square foot footprint and will now be a 22,000 square foot footprint. Again, we

are trying to build for the future. We will need around 381 parking spaces. The number of parking spaces is driven by many factors: staff, golfers, boat dock users, meeting room users, and of course, diners. Once we define our boundaries with T-DOT, and TVA's 820 lines, we will be able to send the information to an architect and let them come back to us with what is the best location for the building and the parking lot within those boundaries. I will keep you up to date as all these things come together.

This year I plan to start holding "Town Hall" Monthly Meetings. I hope to start no later than February. These meetings would have varying topics. One month might just be me providing an update on the items I am working on and then having an open forum to answer questions. Another month would be the POA Board reviewing timely topics and then an opportunity for a question-and-answer session with the Board. Another would be the mayors of Loudon and Monroe County in a round table style meeting with questions and answers. I believe this will allow the homeowners to voice their opinions and get clarification on several topics.

As we move into the new year, I could not be happier about all there is to do! I am fortunate to have a great staff to help me gain ground for the POA and its future. So, if you have questions, I will get you an answer. I cannot promise you will like the answer, but it will be the best information I have to offer. Buckle up, it is going to be a great ride this year!

All my best,
Chet

POA BILL PAY OPTIONS

Did you know the POA offers several options for property owners to pay assessment and water bills?

AUTO-DRAFT- The most convenient option is auto-draft. Property owners who utilize auto-draft do not have to worry about whether they are paying the correct amount, the check being lost in the mail, or late payments. To set up auto-draft, please submit an electronic draft request form and a voided check. To initiate the auto-draft, your account must have a zero balance. This is a SAFE and convenient option to ensure your bill is paid on time every month.

ONLINE BILL PAY- Online bill pay is initiated directly through your bank. While you do not have to worry about writing a check, many banks still rely on the post office to deliver checks to us and have the possibility of being late. Also, with this option, users must log in to their bank's system and edit the payment amount to update the new assessment amount.

EZPAY- EZPay is not a reoccurring payment option. Users must log in and pay by credit card, which will charge a 3% fee. Users may also use this website to view your property owner account. Click [here](#) to access EZPay.

CONTINUOUS IMPROVEMENT

MITZI LANE, CHIEF OPERATIONS OFFICER



Tellico Village Property Owners' Association Employees have taken pride in finding ways to save money as part of the Continuous Improvement program. 2022 was no exception. The employees were able to save \$185,000 in real money. A ceremonial check was presented during the POA Board Meeting in January 2023. The recent savings puts the program at a combined \$1.7 million since 2012.



Employees are rewarded for turning in ideas and coming up with new projects that will save the POA money. Also,

employees are encouraged to create efficiencies such as saving time on any given job. The POA employees should be proud of themselves for the exceptional job done in 2022 with respect to Continuous Improvement. Each year every department is challenged to do better than they did the year before.

The employees pictured took the initiative to lead the team in the breakdown of older brass meters. By pulling the brass parts and doing research on locations to take the brass, they were able to find the highest brass recycling company that was reasonably close to Tellico Village. The group sold 2,768 pounds of brass for \$3.01 per pound for a total of \$8,331.88. The group was recognized at the Annual Employee Holiday Luncheon at the Kahite Community Center in December.

The TVPOA Vision is to be a continuously improving community, maintaining an environment that affords a high quality of life for members. Tellico Village Employees recognize that it is our job to do what is

best for the association and we look forward to another great year where "it's better at Tellico Village".



L-R Pictured: Kevin Hamil- Utilities Manager, Damian Woods- Water/Sewer Supervisor, Mitzi Lane- Chief Operating Officer, Brian Butler, and Marty Whitehead- Water/Sewer Maintenance Associates.

WATER RATE INCREASE

We wanted to remind you of the Water/Sewer Rate increase that will be in effect for 2023. Thank you for the steps that you have already taken to help conserve water in Tellico Village. The new rates will be reflected on your February Water Bill.

Click [here](#) for the 2023 Water/Sewer Rate Increase Information.





2022 FINANCIAL UPDATE

MICKEY WHITE, CHIEF FINANCIAL OFFICER

2022 saw significant events and changes for Tellico Village: a fire that destroyed Tanasi Clubhouse, the presentation of the POA's first Reserve Study, rising inflation rates that have not been seen since the

early 1980s, the retirement of a long-term CEO, the hiring of a new CEO, and a new CFO. Some of these events brought out deeper discussions about capital projects, reserve funding, contracts, budget processes, assessment rate increases, and new ideas about how the POA should operate. It generated opportunities to propose changes in reporting, and methods to enhance the sharing of information about operations.

These events, changes in processes, and personnel all lead to conversations that may not have happened in the absence of these events. I think it shows that "change" is often a good thing. It gets us out of our old habits and what is comfortable and provides the sharing of new ideas, new perspectives, and new ways of looking at problems and possible solutions. It also opens the lines of communication. Sometimes to question why something is being changed, in and of itself is a good conversation to have.

Being introduced to TVPOA in the heart of the budget season, I have found that I still have a lot to learn. I am always looking for opportunities to gain knowledge and to further look for ways to improve the financial strength of the POA.

Below are some highlights of the financial successes of the POA in 2022:

- Total revenue of \$29.97MM is \$2.57MM more than the prior year. This is due to increased lot sales and development, increased assessment revenue, and utility installation revenue as new home construction increased. Revenue from all amenities was up as

resident participation yielded higher golf rounds and recreation memberships.

- While revenues were up, some of our expenses were also up: The POA had an employee turnover issue. Russell Bearden, our HR manager, was able to see that our base wage rate had not kept up with the marketplace which was creating this turnover. The board voted to make some increases to staff wages, resulting in additional wage expense of -\$839K more than in 2021. This increase reduced our turnover rate, making the POA stronger, by not losing trained and experienced staff to other employers.

Other expenses were up -\$1.56M in almost all expense categories due

to very high increases in inflation. We also had increased maintenance costs on roads, water, and sewer which made up -\$802K of this increase.

- We have received \$2.6MM in insurance proceeds from the fire at Tanasi. We are currently in negotiations to get a final settlement and hope to have it resolved soon, so we can begin making plans

for rebuilding this important structure.

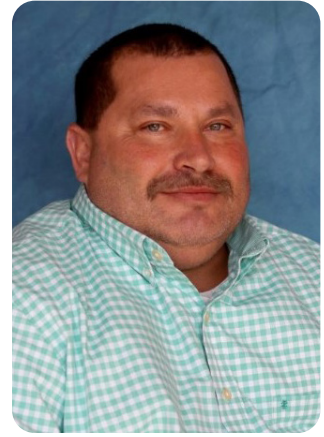
- We ended 2022 generating \$8.90MM that was available for Reserve Fund investment and payments of capital projects during the year.

2023 is likely to be a year of unpredictability. We will likely see continued high inflation and fuel costs, the onset of a recession, and supply chain issues. The good news is that Tellico Village POA's financial situation is strong. Our new leadership is looking for additional ways to generate additional sources of revenue and contain costs. We are looking forward to a positive year ahead.

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PUBLIC WORKS 2022

CLAYTON TAYLOR, DIRECTOR OF PUBLIC WORKS



2022 was a year of challenges and successes for Tellico Village Public Works. Like other parts of the country, we experienced significant supply chain problems. We had water and sewer issues and lost Tanasi Clubhouse to a fire. Thankfully, our department always finds a way to persevere with the help of the great people of Tellico Village.

Some of our successes from 2022 include Public Works being able to get several streets resurfaced, assisting with the new Pickleball Complex, completing major repairs on our water tank, and countless other projects. We completed some major cleanup in street right-of-way areas and restored some drainage areas that were in disrepair. We started the water meter change out



in Kahite which will be a huge success when all the Tellico Village meters are all changed over. We have made great progress on the planning for our water and sewer infrastructure upgrades working with the assistance of our PSAC team. We were able to start the long-awaited repairs of Chota Road. We anticipate this will be a huge improvement in this high-traffic area.

Working with the knowledgeable Marinas Advisory Committee we were able to install a new dock in Kahite, move N-Dock into the correct permitted location, and complete other essential dock improvements. Public Works has been blessed with a great crew that continues to grow in skill and knowledge of their jobs. We also want to thank the ACC, PSAC, and MAC for their valuable advice and guidance.

I know the Public Works and ACC Staff are looking forward to 2023. My goal for 2023 is to complete each project this year to the very best of our ability. If the project is worth doing it deserves to be done to the highest level. Thanks for allowing me to serve the amazing people of Tellico Village, I appreciate your support more than you know.





PARKS & RECREATION REPORT

SIMON BRADBURY, PARKS & RECREATION DIRECTOR

We are experiencing exciting times in the Tellico Village Parks and Recreation Department! We have more members than we have ever had, usage is at its highest ever, revenue is at its highest and expenses are in

check. We have 4 new covered pickleball courts, 88 group fitness classes, a new indoor cycling studio, an expansion of our weight room area, new class offerings, three new miles of trails, and a new pocket park. Most important is the consistent input we have received on the quality recreation experiences we are providing Villagers and guests.

The Recreation Advisory Committee is extremely valuable to the Parks and Recreation Department. This committee is dedicated to our cause; they provide input and guidance to our entire department. We are excited to be kicking off the year with three new RAC Members and a new Board Liaison.

The goals I have for this year all center around the key factors we have learned that help us in active aging. The key points are: have a sense of purpose, keep physically active, use your mind/skill set, focus on the positive, show gratitude, and have a strong sense of community.

Some goals I have this year:

- Expand the weight room area at the Wellness Center by using underutilized space and with nominal expense. This specific area has reached capacity, and it is time to grow.
- Upgrade the maps for the trail system, making them more user-friendly and professional.
- Completion of the first section of educational signage on the trail system. This is professional signage that identifies specific vegetation along our walks. Special thanks to the Naturalist Club, the Garden Club, and the Birding Club for sharing your expertise with us as we embark on this new year.
- Establish a "Warriors at Ease" program for our community. We have many retired service members

that would benefit from specific yoga classes. This is a yoga class specific to Veterans of the military, fire, and rescue service. The vision of this program is to integrate yoga and meditation into military and civilian settings to support health, resiliency, and post-traumatic growth and connection of service members, veterans, and their families. These folks have put everything on the line in the name of duty. We certainly want to help them enjoy life to the fullest during their well-earned retirement days.

Our focus for 2023 will be the enhancement of parks, recreation, and trails. The Timeless Tellico Foundation has completed a strategic plan which adopted the enhancement of greenspace as their key focus for 2023. These two entities working with the POA will enhance the quality of life for Villagers and their families without increasing costs to residents. There is such incredible natural beauty in Tellico Village; we are very excited to play a role in preserving and enhancing these areas.

We have worked hard over the past six years to establish a reputation for professional management and fiscal responsibility in the department. This was demonstrated again this year through the budget process. I was very proud of the Parks and Recreation staff for stepping up to assist during the budget season. Thank you for the opportunity to serve Tellico Village as Director of Parks and Recreation.



EMPLOYEE WELLNESS PROGRAM

MITZI LANE, CHIEF OPERATING OFFICER

2023 Wellness Program Kicks Off for TVPOA Employees

On Friday, January 13, 2023, the TVPOA Wellness Committee hosted its Annual Employee Wellness Kick-Off Event at the Chota Recreation Gymnasium. There were 60 participants in attendance with opportunities for everyone to get involved in some way. We were excited to have the following vendors in attendance to provide valuable information: Alex Gardner- Nutrition, Zack Hillis- Personal Trainer, Dallas Osborne- Home Federal, Tennessee Orthopedic Clinic, Summit Medical, Select Physical Therapy, and Cycle with Pam.

The event was very popular for TVPOA employees, partially due to the activities and door prizes provided by the Wellness Committee. Employees signed up in advance to play dodgeball and enjoy a healthy lunch. After the dodgeball games ended, fifteen brave souls teamed up to play a three-on-three basketball tournament. The basketball tournament was a big hit and in fact, has prompted the committee to host a tournament during March Madness. The tournament has been scheduled for March 29, 2023. We look forward to a healthy year!

PROMOTING HEALTH AND WELLNESS FOR TELlico VILLAGE EMPLOYEES



Wellness Committee: Wendy Giles, Wells McClure, Lyndsey Macon, Mitzi Lane, Jay Burgin, Cris Carter, Simon Bradbury, Lindsey Allison



Congratulations to first place winners: Jay Burgin, Tristan Johnson, & Casey



Congratulations to second place winners: Drew Russell, Joe Grissett, & Lance Huff



GOLF OPERATIONS, A YEAR TO REMEMBER

Chris Sykes, Director of Golf

Tellico Village has become one of the best Golf Communities in the country and only continues to get stronger. 2022 was another incredible year for golf full of some very memorable moments.

The year started strong as we continued the record pace that was set in 2021. We had another mild weather year that led to breaking 100,000 rounds for the third year in a row. This new normal is a testament to the quality of golf in Tellico Village. The entire golf team deserves all the credit as they continue to do more with less. Business is up by more than 30% compared to historic levels and the team has been able to accommodate due to hard work and increased efficiencies. We added some additional part-time staff during Covid and a few additional shifts to accommodate the new busyness but have only added one full-time position during this period of record play.

We experienced some staff transition during the first quarter of the year when long-time Golf Professional Jeff Harrington retired as the Head Pro at Kahite. Jeff's retirement was an opportunity to reward some deserving members of the team and ultimately become stronger. Charles Roffers had worked as the Assistant at Toqua Golf Club for several years under the tutelage of Adam Jacob and was ready to take the reins at Kahite. Charles made an immediate positive impact and infused a new energy into The Links of Kahite. Lucas Forstrom was transitioned from the Assistant Role at Kahite to Toqua and has taken the lead with golf communications including managing the www.golftellicovillage.com website. The labor market has never been more challenging and finding golf professionals is especially difficult. Another testament to Tellico Village Golf is that we immediately filled the open position with a very high-quality candidate. Jay Burgin had many options but ultimately chose Tellico Village Golf as the place to start his professional golf career. Jay has grown up in the business as his dad is a career PGA Professional. Jay had just graduated from Maryville College where he was captain of the golf team. Tellico Village Golf came out stronger through this transition and the future is very bright with the Golf Professional Staff.

Tellico Village Golf has been elevated to the point where in 2022 we hosted two of the Tennessee Golf Associations Championships in a single calendar year. This unprecedented opportunity allowed us to show off a little bit to the rest of the state. We hosted the Men's Senior and Super Senior Four-Ball Championships at Toqua in May and The Women's Mid-Am and Senior Amateur Championships at The Links at Kahite in September. Both events received rave reviews and only further elevated Tellico Village Golf.

The Golf Courses have never been better, and we have the best Golf Course Superintendents in the industry. We strive to get better daily and live in a state of Continuous Improvement in Golf. The golf course staff completed several course improvement projects in 2022 but the year's highlight was completing the bunker renovation project at Kahite. The Links at Kahite is no longer a hidden gem but is regarded as one of the southeast region's best golf courses. Head Golf Course Superintendent Jordan Clark, Assistant Josh Gunter, and the entire staff at Kahite have taken the golf course to new heights and Kahite was recently recognized as the Private Course of the Year by the Tennessee Turfgrass Association. The team at Kahite went above and beyond the past two years with the bunker project saving the POA hundreds of thousands of dollars all the while providing a superior product. Kudos to the entire team and we are glad they were properly recognized for their efforts.

The biggest event of the year occurred on Saturday, August 27th, a day we will not soon forget. The Tanasi Fire and the total loss of the Clubhouse facility was for sure the low point of the year, but also led to a high point as well. The fire gave birth to #tanasistrong and showed that Tellico Village is the best golf community in the country. The outpouring of support both inside and outside of the village was incredible and the golf team will be forever grateful. To quote Tanasi Head Golf Professional, Casey Flenniken, 'It takes a Village to run a golf course' which was on full display as the team worked to simply survive and remain operational. Thank you again for all your continued support as we work to get a little better with each passing day. Casey was recognized as the Tennessee PGA Golf Professional of the year and he and his team deserve all the credit for sustaining a quality

golf experience at Tanasi Golf Club.

There are too many people to name them all in this article, but I would remise if I didn't note the efforts of Assistant Golf ProfeMichael Ledbetter and Chris Henderson that lead the outside staff. The fire has certainly created some major challenges but also led to an opportunity to make Tanasi Golf better.



IMPROVEMENTS AT TOQUA

Tyler Thies, Toqua Golf

2022 was a great year for Toqua and golf in general within Tellico Village and we are excited about the possibilities of 2023. We have identified three key areas of focus that will allow Toqua to continue to improve and grow this year.

The first area is landscaping and environmental stewardship. To start the year we began working on a fence that will screen off the nursery green, and most of the mechanic shop from guests as they enter the property. We hope to couple this effort with improvements to the entranceway landscaping to make Toqua as welcoming as possible. We have plans to bring irrigation to the butterfly garden that is behind number 1 green along Toqua Road. This water source will allow for better management of the existing garden and allow for potential expansion. The Butterfly Garden acts as a small natural space to encourage the recovery of the monarch butterfly population within the Toqua community. We cannot thank Kristin Farrington enough for all her efforts in establishing the garden and all the volunteers who help maintain it.



The second area of focus is on course improvements with a focus on sodding the current mulched area near the cart path on #18 dogleg, improving the growing environment for the #8 fairway, and our continued efforts to provide the best teeing solution on #3 yellow tee. Due to the location of

the tee, it is within a poor growing environment and is severely undersized with no hope for expansion.

The industry standard for a par 3 tee with as much play as our 3 yellow tee receives is approximately 2,500 square feet; whereas we are limited to 360

square feet. Throughout the years we have tried various grasses and strategies to try to maintain an acceptable surface, but these efforts have failed year after year. This year we are installing a concrete pad and hitting mat directly behind the tee with the intention of the pad being an emergency measure to allow for the tee to recover from the extreme amount of play it sees.

Our third area of focus is on the professional growth of our team. For the first time in several years, we are set up to be fully staffed regarding our full-time positions, and we are fortunate enough to have three team members who are interested in pursuing turfgrass management as a career. The team at Toqua is privileged to have these young men on our team and we are excited to see their growth and what they can bring to Tellico Village.





THE LINKS AT KAHITE, TENNESSEE TURFGRASS PRIVATE COURSE OF THE YEAR

Jordan Clark, Kahite Golf

The Links at Kahite have never been better and this year, the Maintenance Team was on full display. The golf

course conditions were nothing short of incredible all year long which gives the members an example of the effort and dedication the team could provide each day. Before summarizing the year 2022, I would like to briefly introduce the team that goes above and beyond each day to provide the best possible golfing experience. Part-time staff include Ken Heiserman, Dave Kepics, Ken McCalister, Keith Hulton, Paul Johnston, Kevin Georgia, and Mike Lang. Thank you all for volunteering your time. It would be difficult to provide the same quality golf course without our full-time staff of Josh Gunter, Kim Duffey, Greg Fields, Billy Franke, Rick Odem, John Karshner, Mario Blasie, Flavio Garcia, Dennis Albritten, and Jesus Guzman. Thank you all for doing your very best. Kahite has dramatically improved over the years due to the hard work and dedication



our team exhibits each day. The maintenance team at Kahite is as strong as it has ever been. They are the reason we have a beautiful place to play the game.

This past year was very much

project-oriented. We capped off the bunker renovation project that began in the Fall of 2019. The renovation was a huge success all around and will go down as one of the largest impacts in the lifetime of this golf course. Working with golf architect Bill Bergin was a pleasure and seeing the shapers Francisco and Benito, bring his vision to life made it fun coming to Kahite every day. The golfers now have a far superior feature on the golf course that will be more playable even after the threats of Mother Nature and the maintenance staff will not be forced to work tirelessly in repairing them after such events. It is an all-around win for everyone involved. Also, the new forward tee additions on holes #3, #12, and #14 have easily improved the

golfing experience for our higher-handicap golfers. They were easy decisions to make and based on observations during play, it appears you all are enjoying the new locations.

The Renovation project took up a lot of our time, thoughts, and energy all year long but there is still a golf course to maintain when golf is in high demand in areas such as Tellico Village. Spring Aerification was a huge success which set the stage for our putting surfaces all year long. No issues were recorded including disease pressure. The plant remained healthy and sustainable through another brutal golfing season. Fall dryject aerification provided relief for the greens just before the big event.



Kahite was chosen to host the Tennessee State Women's mid-amateur and senior amateur golf tournament. This was a great way to showcase to the state of Tennessee that we have an incredible golf course in Vonore. The weather could not have been any better for the event. With good, season-long agronomic decisions made, not to mention the completed bunker renovation, we were able to provide a quality golf course for the state's best and to gain recognition for future hosted events. This is such a great honor for Tellico Village. Another highlight of the season is the drainage project on Hole #9 which was completed in November. We look for this project to be a people pleaser in the coming years once it has had time to mature and grow.

Finally, as 2022 ends, the Maintenance Team is rewarded by the state of TN. The Tennessee Turfgrass Association recognized The Links at Kahite as the Private Course of the Year. There are many golf courses in the state much deserving of this award. To be recognized at the annual Tennessee Turfgrass Conference in front of our peers is bittersweet after completing a year such as this one. The members of our team mentioned have everything to do with the success and recognition the golf course has received. It is truly a joy to work with them every day. We have big plans for next year, to make the golf course even better. Thank you for the support in 2022, and we look forward to another successful year at The Links at Kahite.

-The Kahite Golf Maintenance Team



Private Course of the
Year





TEAMWORK AT TANASI

Casey Flenniken, Tanasi Golf

After a record-breaking 1st half of 2022 in golf shop sales, revenue, and rounds, the Tanasi Golf Operation underwent a whirlwind second half of 2022. After the devastation of the Tanasi

Clubhouse, the team immediately went to work. Five months later it is a very fluid operation that still requires tweaking and strategizing each day to continue to operate at the highest level. Overall, our largest highlights were the efforts from our staff and volunteers to maintain the ability to supply golf cars each day that had a full charge. With golf cars being housed at the Public Works department nearly .5 miles away the ability to stage and prepare for each day was a challenge. Our incredible staff and team of volunteers worked tirelessly to keep the operation afloat.

We look forward to 2023 and the new challenges that will arise. We highly anticipate the arrival of our



custom-built modular home that will serve as the Tanasi Golf Shop. This modular will be located on the northeast end of the bermuda putting green adjacent to the new temporary cart building. Inside this modular home, our members and guests will find all the trendiest

Tanasi Golf Club and Tellico Village apparel. Tanasi has served as a staple for the latest and greatest golf apparel for the last 3-4 years, and we are excited to bring those items to our clientele again!

There is no doubt that great things lie ahead for Tanasi Golf.



TANASI YEAR-END REVIEW

Wells McClure, Tanasi Golf



2022 has come to an end and once again we had a good year from the standpoint of course conditions and maintenance. I have been the Superintendent at Tanasi for 11 years now and I can say not one single season has been the same as any other. This year started normal with some cold weather and a snow event in January. Typically, January is the time of year our management team has some continuing education opportunities which afford us some time to be away from the course.

As January ended and February started, we began a large drainage project on #11. We installed over 1000' of drainage in the landing area which made a huge impact. This



area on #11 was always wet and led to plugged lines and limited cart traffic. After completion, the results were felt immediately since we ended up receiving a little over 10" of rain during the last 2.5 weeks of the month.

March is always a busy time for us as it is the time of year that we start to wake up our putting surfaces with multiple fertility applications. Aeration for Tanasi was the same as it was in 2021. We got aggressive once again to amend the root zone of our old greens by performing the Drill/



Fill process followed by large hollow tine aeration. Healing from this process did take some time this year because temperatures in late March and early April were slow to rise.

The summer months were average with a warm and dry late May through June which is fine with us as we can always add moisture to the course. I have always said I would rather be warm and dry than hot and wet. June ended and our greens were almost perfect, but July started with rain, humidity, hot days, warm nights, and more rain. By the end of August, our greens were almost perfect again and we were confident we were going to have another excellent fall golf season.

As I said at the beginning of this article there are no two years are the same and this couldn't have been more true about 2022. August was ending and we were excited about the fall but on the last Saturday of the month, I got the news that there was a fire in the kitchen at Tanasi. The entire clubhouse was on fire and looked like it would be a total loss. Devastated at what had happened, there was only one thing to do; keep our heads up and move on. I want to give a special thanks to our Director of Golf Chris Sykes who led the charge to stay positive and keep moving forward. Tanasi was only closed for golf for 1 day and we reopened to our new normal on Monday just 36 hours after the fire.

The months of September, October, and November were the best 3 months of fall golf that I can ever remember with cool nights, warm days, and very little rain. This great 3 months of golf weather was followed by possibly the worst December I can remember for golf. We had a lot of cold weather and when it wasn't too cold to play it seemed to be raining, but I guess that's how it goes in East Tennessee.



2022 was another good year for Tanasi Golf maintenance with great course conditions from start to finish. I am very fortunate to have the best team of employees I have ever had the pleasure to work with in my 11 years as a Superintendent. Tanasi would not be what it is today without the staff we have and the leadership and support of our Director of Golf, the GAC, and the Board of Directors. We are excited to continue to improve in 2023.

DRIVING OUR MISSION - ACHIEVING SUCCESS- SEEKING SUPPORT



On March 12th of this year, Our PLACE will celebrate its first-year anniversary. The challenges have been many but the reward of assisting those in our community in need of assistance has been extremely rewarding. To date, we have been able to help over twenty-five

participants and many more caregivers with our programs. Feedback from our recent caregiver survey indicates that we are providing quality care and programs that assist in improving the quality of life for those living with the effects of Alzheimer's and other forms of dementia. As a care partner recently stated, "Our PLACE has been the best thing that has happened recently in my and my husband's lives, I hope others learn and take advantage of this program".

We are fortunate to have been blessed with a terrific staff and group of volunteers who daily work with participants and their care partners to create "Moments of Joy" through well-executed programming that focuses on socialization with appropriately challenging activities. We are looking forward to the annual training of our staff and volunteers in February, as we continue to find new ways to educate and support area families.

The success Our PLACE is enjoying would not be possible without the initial and continued support of our community. We cannot thank those individuals and organizations enough. We are finding that with growth and the variables associated with the spectrum of the disease, there is a need for a second activity area to better accommodate the variety of personalities impacting daily activities. Our challenge as a new nonprofit is to evolve with our growth and balance

the daily costs of operations and programming with the need for providing quality care. To do so we must continue to depend on our community and various fund-raising activities to meet the challenge of our growing population. To this end, we are thankful to a group of community organizations that are supporting our three planned events for this year. The Tellico Village PickleBall Club is running the Second Annual "We Care Tournament"; on May 5 - 7. Pastor Charlie Barnard on June 25th will embark on a 9,000-mile motorcycle ride up the Alaskan Highway; the Tellico, Lenoir City, and Loudon Rotary Clubs, and the Tellico Car Club, who are organizing a "Walk to Remember/Car Show" for October 7th.

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

Board of Directors, Our PLACE



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

HOA HAPPENINGS

The holidays have come and gone. It is hard to believe it passed so fast! Perhaps one reason is that we've all been busy attending HOA events! HOA sponsored 15 separate events during the fourth quarter, with 1,099 members attending. A highlight was the Christmas Gala, which packed out both floors of the Yacht Club for a fun and memorable evening. In the coming year we have many events already available on the calendar with more to come. TellicoLife makes it easy to find and reserve a spot in an activity you want to be a part of. Participation in events is a great way to meet new friends and spend time with friends you already know.

In addition to special events, our HOA Social has been a popular activity that has seen growing attendance each month. We're now at capacity for the Yacht Club (in the way that we currently operate). While it's a lot of fun to see everyone all together, the room is "packed" resulting in a crowded space, which can be challenging. In the first quarter we will be looking at changing our approach to HOA Socials to allow for less crowding, encourage even more attendance of members and guests, and have more fun! We will communicate any changes through the HOA Voice and Tellico Life.

In November at a Special Business Meeting, we elected the HOA Board for 2023. I'm honored to be the HOA President for 2023 and I thank everyone for their support. We have a great team assembled for this coming year and I think HOA will have a fantastic year in 2023! See our HOA website for a list of our 2023 Goals and Objectives or click [here](#) to access.

The November Social was dedicated to recognizing and thanking all our volunteers. It takes a lot of people to run an organization as large as HOA, yet with everyone working together as a team, it is a fun and rewarding experience! If you would like to get more involved in HOA Leadership, please contact us at hoatv.org@gmail.com. We welcome your help.

On October 20 we sponsored the POA Candidates Forum, which provided an opportunity for residents to hear from those who were running for a position on the POA Board. Four candidates were competing for three available positions, so it was a spirited discussion. Congratulations to those who won and thank you to everyone who attended and voted in this important election.

On October 26 our HOA Neighborhood Watch sponsored a meeting in which the FBI provided information on fraud awareness. Both sessions were well attended, and the feedback was very positive. We plan to hold additional events on fraud awareness this coming year. We'll let you know when specific details are available.

HOA, POA, and NV presented a Welcome Orientation on October 4 and December 13 at the Yacht Club. Attendance was good and we all had a chance to meet some of our newest residents! In addition to the presentations, attendees had the opportunity to meet many of our village clubs and organizations. In many ways, the Welcome Orientation is a "taste of Tellico Village." Our next Welcome Orientations are planned for February 7th and April 4th. For more information and to sign up look on the Tellico Life calendar under "POA".

Don't forget to renew your membership for 2023! It is still only \$15 for the entire household. An HOA membership gives you access to all the great events that HOA offers. You can easily renew your membership on TellicoLife. You can find us at www.hoatellcovicillage.com

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**

Tell'em It's Better At Tellico Village

**AS OF
DECEMBER 31, 2022,
TELLICO VILLAGE HAS
5015 SINGLE-FAMILY
HOMES AND 338
TOWNHOUSES.**

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

Jennifer Webb Writer &
Editor

Beth Kuberka
Marketing & Communications
Director



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