

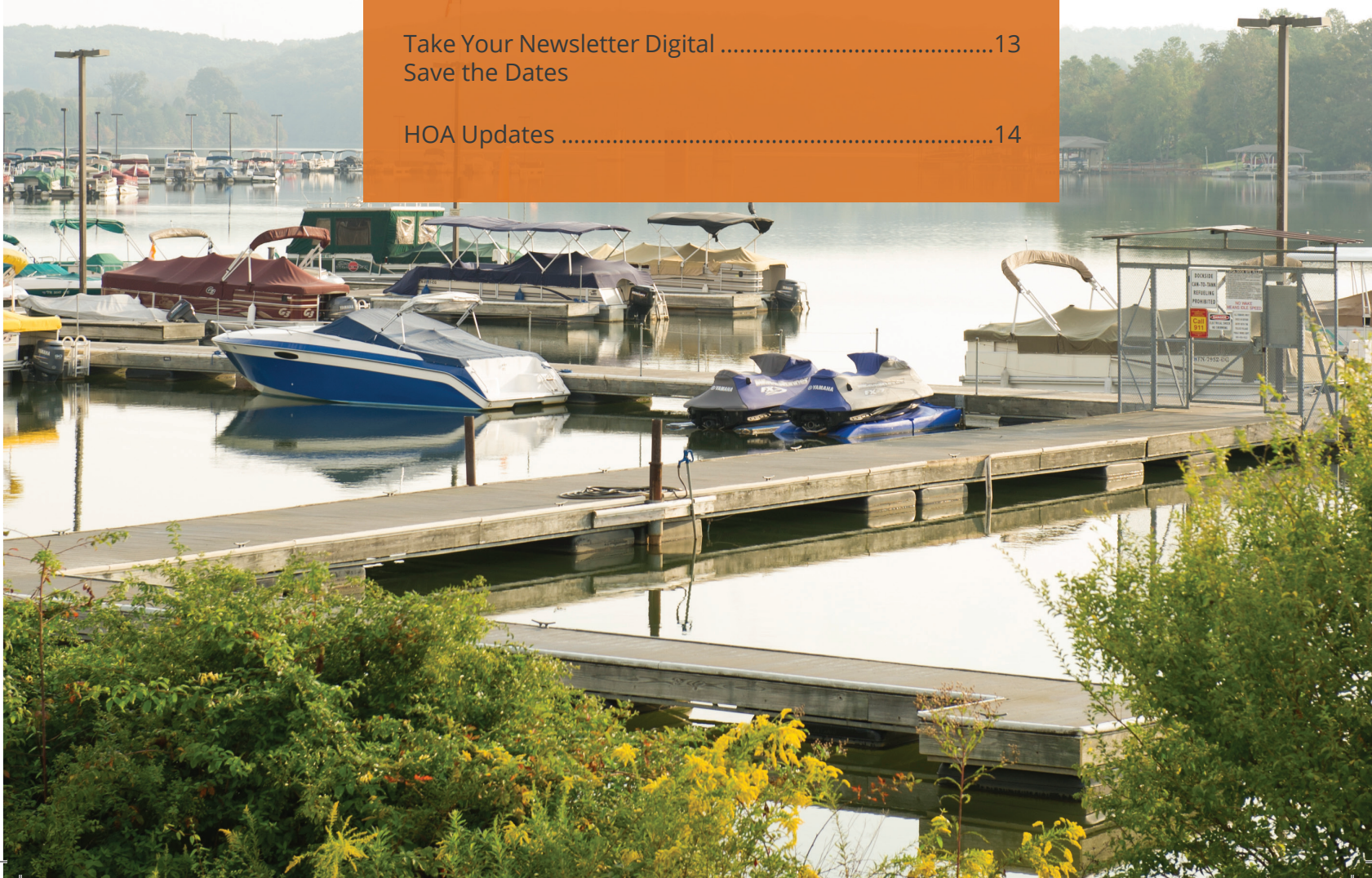
TELLICO VILLAGE POA Newsletter

== *First Quarter 2019* ==



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PRESIDENT'S MESSAGE

BRUCE JOHNSON, POA BOARD PRESIDENT

Greetings from the TVPOA Board of Directors! We hope you are enjoying the Village and all it has to offer—no matter the season! Now that spring has sprung and we are spending more time outside, there are even more activities to enjoy.

Our golf courses are beautifully green and the hills are ablaze with wildflowers and blooming trees.

As a kid growing up, I remember my mother announcing that it was time for “spring cleaning.” She encouraged us to shake off the doldrums and freshen up the house and yard. She believed that nature was telling us that it was time for renewal. Today, many of us have already begun the process of sprucing up, and the Village is showing off its spring splendor!

Market analysts tell us that one of the top factors in attracting people to the Village is a positive first impression. While visitors enjoy our roads, amenities, activities, and friendliness, what really gets their attention is the way the Village looks. This is an exquisite place to call home!

The Board recognizes the value of first impressions, so we have asked our General Manager and his staff to “manage by walking around.” We want them to be observant of their surroundings as they perform their duties and be aware of little things that catch the eye. This awareness will ensure our facilities and grounds stay in top-notch condition, keeping the Village as shiny as a new penny!

I encourage you to take a fresh look at your home and yard. Imagine viewing your neighborhood through the eyes of a Tellico Village guest. One of the best attributes of our community is volunteerism—and now is a great time to join with those who

maintain the colorful gardens at the entrance of each neighborhood. There’s no such group in your neighborhood? Enlist your friends and neighbors to form one! If you have not yet been recruited, the Litter Angels would welcome your help in keeping our roadways clear of litter. Another opportunity is to pitch in with the Golf Beautification Committee. Together, we make Tellico Village look amazing!

With all these efforts to keep our Village looking its very best, sometimes we need a little help with code enforcement. Often, when folks are not in compliance with rules and codes, it can be simply due to a lack of awareness or understanding. Our POA staff enforces policies stated in the Bluebook (residential) as well as the Redbook (commercial). We recently added an additional staff member to help in this endeavor, but with all the construction that’s going on in the Village, it’s a big job!

During a recent meeting, a group of Villagers requested help to convince their neighbor to make much-needed repairs to the exteriors of their house and yard. They contacted the neighbor directly, but their efforts were unsuccessful. The POA followed the required Bluebook process to enforce the codes and peacefully achieved the desired results. We want our Village to be a place of pride and a gem for all of us who make this our home, so don’t hesitate to ask for help when it is needed. Of course, we always appreciate your help!

Enjoy your spring!

Bruce S. Johnson
President, Tellico Village Board of Directors

BOARD UPDATES

Front cover image credit: Rachel Baker, Loudon County Visitors Bureau

Upcoming Board Meetings:

May 7, 2019	Board Workshop	1:30 p.m. POA Conference Room
May 22, 2019	Board Meeting	1:30 p.m. Yacht Club Top Floor
June 4, 2019	Board Workshop	1:30 p.m. POA Conference Room
June 19, 2019	Board Meeting	1:30 p.m. Yacht Club Top Floor
July 2, 2019	Board Workshop	1:30 p.m. POA Conference Room
July 17, 2019	Board Meeting	1:30 p.m. Yacht Club Top Floor



STATE OF THE VILLAGE

WINSTON BLAZER, GENERAL MANAGER

This spring, we're gearing up for warmer weather with exciting new programs and maintenance enhancements throughout the Village. Each POA department is working diligently to improve operations and amenities to enrich the value of our community. I'm excited to share with all of you the current state of the Village.

The Public Works Department is working on numerous projects to maintain our community, such as the road assessment survey and water meter equipment upgrades, along with overseeing the construction of two new facilities at Toqua and Kahite. Construction for both buildings is on schedule, and I encourage all of you to read the Tell-E-Gram each Tuesday for weekly updates as the work progresses. You can also follow along on the Tellico Village POA website (www.tellicovillagepoa.org) for up-to-date photos and progress. The Public Works Department is also making updates throughout the Village, such as adding new mulch, repainting neighborhood entrance signs, pressure washing and paint touch-ups at pavilions, repairing wood boards at docks, and inspecting street signs. They are also beginning to review the roofing bid documents for the upcoming roof replacement project at the Wellness Center.

Our Marketing and Communications Department is publishing more content, both in the Tell-E-Gram and on the web. The recent implementation of blogs as an up-to-date source of information is the easiest way for Villagers to stay informed of the construction progress. They're also working to improve strategic communication with the help of the Communications Advisory Committee. A Crisis Communications Plan is in the drafting stage and expected to be presented to the Board of Directors for approval within the next month. They are also creating a Communications Policy and Communications Strategy. On the marketing side, the Welcome Center has increased offerings to help newcomers get acquainted with the Village, such as new brochures of the local area and lake navigation maps. The team is also working with the Golf Department to build new referral marketing programs.

As you've heard, the Golf Department has been busy developing ideas for new programs and events to increase utilization of our golf amenity. Non-traditional golf events like Chip, Putt, Suds, & Strings kicked off late April and are geared toward both golfers and non-golfers to bring more Villagers to the golf courses. Additionally, the Palmer Cup continues with lots of excitement and is exceeding our expectations. The new afternoon unlimited golf plans are surpassing projections, with about 120 member plans. The total YTD unlimited revenue is more than 100% of our annual budget. Furthering revenue, golf vacation rounds are up 125% and growing. On the maintenance front, ornamentals are being planted around Tanasi Clubhouse and the doors have been repainted.

The Recreation Department's commitment to improve maintenance procedures has resulted in several upgrades: The playground recently underwent some maintenance and the repainting at both tennis courts is expected to wrap up at the end of April. The Chota pool deck will be resurfaced and the pool deck at the Wellness Center will be repainted. All of the recreation facilities will receive a deep clean, as well. With the help of the Marketing and Communications Department, we hope to inform and educate residents about the incredible, unique nature trails right here in the Village. The new "Hike the Village" program has received an encouraging turnout. Operationally, the Recreation Department is working to ensure the priority is to serve members and Villagers above all.

Behind the scenes on the administration side, it's the time of year when the POA is looking to hire seasonal employees in Golf Maintenance and Public Works. The Human Resources Department is currently vetting potential part-time employees, and we're always happy to hire property owners as well. If you're interested in a part-time job this summer, give Cris Carter a call at 865-408-2627. After quite some time, we finally found the perfect fit to fill the Controller position; we're excited to have Kevin Ellsworth on board with the POA. Auditors have left the Village after completing audits; we're still waiting for the official draft financial statements, which will be presented at the May Board meeting.

I'm excited about the direction we're headed as we continue through 2019, and I look forward to sharing more in the upcoming months.

HOW WE WILL PAY FOR TWO CLUBHOUSE PROJECTS IN A FISCALLY RESPONSIBLE MANNER

PARKER OWEN, CHIEF FINANCIAL OFFICER



With the Toqua Clubhouse replacement and the Kahite Community Center well under construction, some property owners may be wondering how we plan to pay for these facilities in a fiscally responsible manner. With a combined cost exceeding \$3 million, this is the most ambitious expansion of new amenities since the Wellness Center was constructed in 2007. The key to achieving this attractive expansion of our facilities, without breaking the bank, is planning.

Planning for the Toqua Clubhouse replacement dates to 2006, when the POA Board created a committee to develop a plan to replace a clubhouse that was believed to be old and outdated. At that time, the Board decided to proceed with construction of the Wellness Center in 2007, with the Toqua project next in line. However, the recession of 2008 and beyond put all new amenity projects on hold.

The consideration of a new Toqua Clubhouse went through several starts and stops but began in earnest again in 2017 with the formation of an Ad Hoc Committee to evaluate a new Toqua Clubhouse. Those efforts resulted in the Toqua project being included in the 2019 Capital Plan. Funding for the project, based on firm construction bids, was approved in December 2018.

Likewise, the Kahite Community Center was many years in the making. The double-wide was purchased and installed as a temporary facility in 2008. A master plan developed for the Kahite neighborhood in 2014 included a new community center and portico. The 2017 budget and 5-Year Plan included capital for design of both the Toqua Clubhouse replacement and the Kahite Community Center projects in 2018, with construction scheduled for 2019.

In the years leading up to these projects, previous Boards recognized the need for additional funding to be saved through the Amenity Reserve Fund. The allocation of assessment dollars going into the Amenity Reserve was increased from 2.5% in 2017 to 4.5% in 2018 and 2019. At the beginning of 2019, we had almost \$1.6 million in the reserve, with another \$420K to be added in 2019.

An element that was considered along the way in

planning for significant capital additions was our debt level and payoff schedules. The Wellness Center and facilities loan of \$2.13 million that was borrowed when the Wellness Center was built will be paid off in August 2020. Debt service on that note will drop off a few months after the principal and interest payments on the Toqua Clubhouse bank financing will begin.

The overall financing planned for the two projects is as follows:

Kahite Community Center
\$ 636K Amenity Reserve Fund
\$ 148K Private Funding for the Portico
\$ 784K Total Project

Toqua Clubhouse Replacement
\$1,203K Amenity Reserve Fund
\$1,200K Bank Financing
\$2,403K Total Project

Totals for Both Projects Combined
\$1,839K Amenity Reserve Fund
\$148K Private Funding
\$1,200K Bank Financing
\$3,187K Total Both Projects

The two projects will first be funded with cash from the Amenity Reserve and Private Funding. A private funding contribution of \$148,000 was made in December 2018 and was immediately placed in the Amenity Reserve to be held until needed. Bank financing on the Toqua project will be used last to keep interest expense to a minimum. The loan is structured as a construction line of credit, with interest only paid during the first 12 months of the term, through March 2020. Thereafter, it becomes a fully amortized loan over 15 years, with the interest rate fixed for the first 5 years. The principal and interest on the \$1.2 million loan are almost half the principal and interest that we were paying on the Wellness Center note. This means that beyond August 2020, our debt service will be about \$100,000 per year lower than we have been paying for the Wellness Center!

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The financing plan for these two projects evolved over time, just like the projects themselves. They are funded from a combination of Amenity Reserve funds saved up over many years, private funding from the Kahite neighborhood community, and bank financing provided by United Community Bank, who has been our banking partner for many years and provided financing for the Wellness Center when others turned us down. In a sense, these projects are being paid for by current and former residents who enjoyed the use of the original Toqua Clubhouse, and by current and future residents who will benefit from the expanded and improved Toqua Clubhouse. Also, all will enjoy the new Kahite Community Center with expanded outdoor dining and activities, with appreciation

to those property owners who provided private funding for the portico. Finally, the Public Works Division will benefit from the use of the Kahite double-wide when it is relocated to their facilities to provide much-needed meeting space and offices.

To all who had a hand in developing these projects from conception to construction, the Tellico Village community owes you tremendous gratitude. It is an exciting time to be a part of these new additions that will keep Tellico Village fresh and appealing both to current residents and potential new neighbors for many years to come.

TOQUA CONSTRUCTION UPDATE

On April 23rd, crews began to put up the framing of Toqua Clubhouse. Framing is estimated to be complete by May 3rd, then trusses will be set.



KAHITE CONSTRUCTION UPDATE

As of April 25th, both lower and piggy back trusses have been set and sheeted with plywood. The roof shingles will be added by May 3rd.

To stay up to date on the construction of Toqua Clubhouse and Kahite Community Center, visit www.TellicoVillagePOA.org and click on the “news” heading. You may also sign up to receive the Tell-E-Gram, which will include weekly updates on both projects. To sign up, email Amanda Parks at aparks@tvpoa.org or call 865-458-7061 ext. 4115.

THE REALITY OF MUNICIPAL INCORPORATION

KEVIN C. STEVENS, POA GENERAL COUNSEL



Over the years, the POA Board of Directors and staff have periodically received questions from property owners regarding the propriety of considering incorporating Tellico Village. Some property owners have been under the false impression that there might be some untapped source of governmental assistance that could ease the financial burdens on the POA associated with maintaining the amenities and infrastructure of Tellico Village. However, due to legislative changes enacted many years ago, the concept of municipal incorporation for Tellico Village became nearly impossible from a procedural standpoint and totally unfeasible from a financial standpoint.

Based upon the current statutory standards, Tellico Village is not geographically eligible for municipal incorporation because it is located less than 3 miles from another municipality. In addition, even if Tellico Village were eligible for municipal incorporation, the incorporation process would not provide any tangible financial assistance whatsoever to the POA for at least 15 years and would instead result in over-taxing Tellico Village property owners themselves to pay the tab for the costly and duplicative layers of government that would be necessary. As you can understand, adding extra government at the sole expense of the Tellico Village property owners has never been a particularly palatable concept for the POA Board to consider. This does not even take into account the fact that Tellico Village is located in two different counties and its borders are not contiguous, which makes the concept of incorporation even more untenable.

Although municipal incorporation is not viable for Tellico Village, it is worth gaining a better understanding of the basic statutory requirements and procedural process associated with municipal incorporation in Tennessee. If nothing else, spouting off the requirements for municipal incorporation may impress your friends at cocktail parties and social gatherings. For a purely educational exercise, the statutory requirements for municipal incorporation are summarized below.

Threshold Legal Requirements for Municipal Incorporation

Tenn. Code Ann. §6-1-201 sets forth the threshold legal requirements for incorporation of municipalities in Tennessee. This statute requires that a new city in Tennessee cannot be incorporated unless it has (1) a minimum of 1,500 residents; (2) is a minimum of 3 miles from another municipality; and (3) it must be in an approved Planned Growth Area. Territories proposed for municipal incorporation that fail to meet all of these threshold requirements cannot pursue incorporation.

Even if all the foregoing criteria are met, the proposed incorporation must still receive the approval of the county commission where the incorporation is proposed. Specifically, the county commission must approve the corporate limits and urban growth boundary of the proposed incorporation before an election to incorporate may proceed.

Municipal Incorporation Process

If the threshold requirements for municipal incorporation are met, the initial step in the municipal incorporation process is for the incorporating territory to prepare a written petition requesting that the county election commission hold an election for the purpose of determining whether the proposed municipal charter shall become effective. The petition must contain the signatures of 33 and 1/3% of all registered voters in the territory proposed for incorporation and must state with particularity the boundaries of the proposed municipality.

In addition, the petition shall include a plan for services identifying and projecting the timing of municipal services proposed to be provided and the local revenue sources from which these services

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will be funded. The plan of services must include, at a minimum, the following: police protection, fire protection, water service, sanitary sewage system, solid waste disposal, road and street construction and repair, recreational facilities, and a proposed 5-year operational budget. The petition shall also designate a local municipal property tax rate to be annually levied upon all taxable property in the territory to be incorporated as an exclusive means to fund the proposed municipal services.

Prior to filing the petition with the county election commission, a public hearing on the proposed incorporation and plan for municipal services must be noticed and conducted. Upon receipt of the petition, the county election commission has 20 days to certify whether the petition has the required number of signatures of registered voters. If the petition is sufficient to call for an election on the issue of incorporation, the county election commission is required to hold an election no less than 45 days nor more than 60 days after the petition is certified. The election will be in a "For" or "Against" format and the majority vote of the eligible voters will carry the action.

Required Municipal Services and Staff

The proposed municipality must provide and fully fund with municipal property tax revenue the following minimum services: police protection, fire protection, water service, sanitary sewage system, solid waste disposal, road and street construction and repair, and recreational facilities. In addition, any municipality is required to operate a municipal court, an executive office, and an office for retention and disclosure of governmental records. Finally, a municipality must maintain a city council to serve as the legislative body.

Of course, the proposed municipality must hire professional personnel and administrative staff to perform all the foregoing basic governmental functions. Accordingly, any proposed municipality must employ at least the following minimum personnel: (1) City Manager or Mayor; (2) Executive Administration Staff; (3) Police Department Professional and Administrative Staff; (4) Fire Department Professional and Administrative Staff; (5) Municipal Court Judge and Staff; (6) Records Custodian; (7) Utility Department Staff; (8) Road Department Staff; and (9) Sanitation Department Staff. The municipality will be fully responsible for payment of all wages and benefits received by these necessary professional personnel and administrative staff. Obviously, the required municipal services

and personnel would require a multi-million-dollar expenditure on an annual basis.

Funding for Municipal Expenses

Any municipality must levy a local municipal property tax that is sufficient to cover the significant costs for all planned municipal services and administrative functions. A municipality may also ultimately be able to obtain some limited state-shared revenue, including a proportional share of state sales tax, state beer tax, special petroleum products tax, gross receipts tax, and gasoline tax. However, for 15 years following its incorporation, any newly incorporated municipality must give the county where it resides the same amount of local option sales tax and wholesale beer tax the county was collecting on the date of incorporation. Thus, any new municipality will receive essentially no state financial assistance during its first 15 years of incorporation.

Because of these basic requirements, even if Tellico Village were to ever qualify for incorporation (which is currently impossible given the existing statutory parameters), the only source of funding to cover the annual multi-million dollar tab for all required municipal services and associated personnel would be real property taxes levied against Tellico Village property owners themselves for the first 15 years. Thereafter, Tellico Village would receive little additional governmental support from state sales tax, state beer tax, special petroleum products tax, gross receipts tax, and gasoline tax because Tellico Village has minimal commercial and no industrial tax base. Thus, Tellico Village residents would be paying additional taxes to support their own governmental services and personnel indefinitely. These taxes would be in addition to the required assessments levied against property owners necessary to pay for existing POA operations.

In short, pursuing municipal incorporation for Tellico Village would inevitably lead to excessive taxation of Tellico Village residents and inefficient governmental operations which duplicate existing POA functions. This is obviously not a recipe for the long-term success of Tellico Village.

GOLF UPDATE

JIM WEST, DIRECTOR OF GOLF OPERATION

After an unusually wet winter, spring has arrived and golf is in “full swing” at Tellico Village! As our fairways begin to green-up and the beautiful leaves return to our trees, our golf operations team is putting together several exciting new programs.

The Palmer Cup

This is a new Pro/Am series of events named after long-term, popular golf operations team member Denny Palmer. Players can sign up to play individually or as a group. Each player will be randomly assigned to a team alongside a Tellico Village PGA Professional. The team score will be calculated from the group’s lowest two net scores plus the pro’s score. There will be six Pro/Am dates throughout the season, with the top 25 point-earning players qualifying for a grand finale shootout at the end of the season.

Chip, Putt, Suds & Strings

This is a new monthly event for golfers and non-golfers alike that takes advantage of Tanasi’s wonderful sloping practice putting green with a friendly chipping and putting contest. Great food, beverages, and live music will also be provided.

Drive, Chip, & Hike with Trivia Dinner

This monthly event gives non-golfing hikers a chance to enjoy the course with their golfing friends for a fun afternoon of golfing and hiking. After all, what better surface for walking than a beautifully manicured Bermudagrass fairway? Following golf, there will be a trivia dinner hosted by one of the Tellico Village PGA Professionals.

The Majors Par-3 Pro/Am

The Wednesday before each PGA Tour Major Championship, we will host a par-3 competition at a Village course. Using creative and fun new tee locations, we will convert all eighteen holes on one of our courses into a par-3 course. Players will take their net 18-hole score and then select a PGA Tour player competing in the major and add both scores together.

Turfcare Update

Our golf course superintendents and their teams have completed the spring cultural practice of aerating greens. This necessary practice ensures that our greens will continue to be in wonderful condition throughout the summer season. Our turfcare teams are also very dedicated to continuous improvement to ensure the golf experience at Tellico Village is always enjoyable.



HUMAN RESOURCES UPDATE

CRIS CARTER, HUMAN RESOURCES MANAGER

Warm weather brings new faces and helping hands to the Village! Each year between April and October, the Property Owners Association hires around 25 seasonal employees to aid in the Golf Maintenance and Public Works Departments. Responsibilities include mowing, weed eating, and edging. Everyone is welcome to apply. If you’re interested in a part-time job helping to keep our grounds maintained, the POA encourages Villagers to join our team on a temporary basis. To apply to be a seasonal employee, contact the POA’s HR manager Cris Carter at 865-408-2627 or ccarter@tvpoa.org.





RECREATION UPDATE

SIMON BRADBURY, RECREATION DIRECTOR

Exciting things are developing in the Recreation Department! We are engaged in our Strategic Master Plan, which means we are evaluating our operating practices and assessing cost analysis for facilities

and fees, trends, and five-year needs to ensure we are providing the highest value to our members and residents. It's our mission to challenge ourselves to keep our practices fresh and current. We're committed to staying true to our focus to repair, maintain, and improve.

The dehumidifier was installed on time and under budget. The final step to the Natatorium project will be the roof replacement. We are also kicking off spring cleaning with some maintenance throughout the department: the Chota pool deck will be getting a makeover, tennis courts at Kahite and two courts at Chota will be repainted, and two pickleball courts are being repainted. All the court maintenance will be completed under budget. The Kahite Community Center is coming along nicely and we are looking forward to it being a great addition to the department.

In other exciting news, The Timeless Tellico Foundation is off the ground and beginning its ascent to reach the goal of building a legacy of quality experiences for all current and future Villagers. The foundation was approved by the Board of Directors and the agreement has been signed between Legacy Parks Foundation and Timeless Tellico. The Recreation Advisory Committee will begin interviews in May to form the inaugural board of 7 trustees. The first order of business is to produce an asset inventory for future naming rights opportunities throughout the Recreation Department, identify our first small project, then identify our first large project. Focus will begin with recreation and trail amenities, then will move toward a concerted effort to raise funds for specific projects around the end of the summer. The foundation is currently set up with Legacy Parks Foundation to accept and process 501c3 donations! Checks made payable to Legacy Parks Foundation/Timeless Tellico are 501c3 charitable donations that will go directly into

Timeless Tellico Foundation's general fund. For more information or to schedule an interview to be a Foundation Trustee, contact Simon Bradbury at sbradbury@tvpoa.org.

We launched the Hike the Village program on March 13th to give Villagers opportunities to participate in guided hikes lead by the trail builders who created the 15-mile trail system. It was a beautiful day and over 50 people showed up for the first hike. The program continued in April with a hike from the Wellness Center, and future hikes will be May 8th at Kahite and June 19 at Chota. Come join us and explore the wonderful natural amenities this area offers on the Village's very own trail system.



Hike the Village | March 2019

We are gearing up to kick off summer activities on Memorial Day weekend with the opening of our outdoor pools and the launch of our kayak/paddleboard program at Tugaloo Beach Park. We will offer instructor-led kayak 101 and paddleboard 101, along with paddleboard yoga classes. These are all free to recreation members and non-members are welcome for a guest fee. We will also set aside time for kayaking without an instructor.

Our staff and Recreation Advisory Committee have been hard at work developing the department into one of the best in the industry. We truly hope you experience the value we work hard to provide.

SUPPORT THE GOLF DEPARTMENT

TVPOA BOARD OF DIRECTORS

Our Tellico Village community has a wonderful history of supporting amenities throughout the Village. This is beneficial to us as property owners, as the first two considerations of those choosing a retirement community are location and amenities. The high-quality amenities in Tellico Village, such as our three beautifully maintained golf courses, continue to have a positive impact on our quality of life and property values.

Some of us were here in 2007 when Tellico Village was primarily a golfing community, while others are newer residents who may not be golfers, creating a more diverse population. We have grown from being a golfing community of 4,000 residents and three golf courses to a community with 8,000 residents who participate in a wide variety of activities supported by Tellico Village. While our population is steadily growing, some Villagers who played golf three to four times per week are no longer with us or have reached an age at which sustaining that level of participation is no longer feasible.

Several current Board members are golfers who have lived in Tellico Village for many years. We played through the Toqua greens rebuild in 2007/2008 and the death of the Toqua and Tanasi greens in 2010. Since then, we've seen a remarkable improvement with the hiring of course superintendents Chris Sykes, Wells McClure, and Jordan Clark, who have performed an outstanding job on our golf courses and bring extraordinary value to our golfing experience. Jeff Harrington, Casey Flenniken, and Charles Roffers, along with Jim West and Adam Jacob, are excellent golf pros who handle our leagues, tournaments, special events, requests, complaints, and ideas while keeping smiles on their faces and continuing to teach us how to improve our golf game. When comparing the price and course condition of our Toqua, Tanasi, and Kahite courses to any other community course, we're confident our Tellico Village golf experience and value is far superior.

If you appreciate the golf amenity in Tellico Village, it is important that we support it over surrounding courses outside of the Village. This means that we will occasionally play Tellico Village courses at tee times that differ from our regular schedules (especially during peak season) and in varying conditions (like during aeration weeks). Supporting



Steve Schneider, Cap Purvis, Bruce Johnson, Carla Johnson, Pat White, Rick Blough, and Mike Colacone

our home courses sometimes requires flexibility, but utilizing this major amenity and filling tee times maximizes revenue. This avoids pitfalls that can occur when assets are not utilized to potential (causing waste and cost overruns), requiring the asset expenses to be brought in line with reduced revenues. In the case of golf, this could affect the courses' quality.

We are working diligently to keep our golf amenity desirable and cost effective. Last year, a pricing update was implemented to allow Villagers to sign up for pre-paid programs to help control user fees. Unlimited golf rates were also reduced and an unlimited pre-paid program for afternoon golf was introduced. Golf rates per round were increased by \$1, which can be offset by using a pre-paid account. As you have (hopefully) heard, our golf staff is in the process of implementing several non-traditional golfing activities and events to appeal to all residents in our diverse community, even non-golfers. To be clear, our golf department is financially healthy, but we are always looking for new ways to increase participation. Please show your support by playing on our courses and as always, let us know how we can better serve this community.

For more information about our golf department, please visit <http://golftellicovillage.com/>. If you'd like to offer feedback or continue this discussion, please feel free to reach out to Pat White at jwhite2032@charter.net or 865-458-7198.



WINTER ENHANCEMENTS

MITZI LANE, CONTINUOUS IMPROVEMENT & SPECIAL PROJECTS MANAGER

Our Golf Department took advantage of the winter months to complete a variety of exciting improvements to the Tellico Village golf courses and the golf maintenance facilities. The courses have gone through a season of changes in an effort to improve the presentation and quality of the courses. In addition, the Golf Maintenance departments have been working diligently on projects that have enhanced their facilities.

The first enhancement on the list was constructed by the Kahite Golf Maintenance staff. It is a divot box for the course that was made and designed to be appealing and functional. These boxes are used by course ranger and/or golfers to fill the sand containers. The average purchase price is \$900 per box, but by having the materials on hand and with the expertise of the golf maintenance employees, the project was completed for only \$250.



The next enhancements were added to the Toqua golf course by the Toqua Golf Maintenance crew. Water fountain enclosures were made from cedar shake that was salvaged from the old Toqua Clubhouse prior to demolition and have an estimated value of \$500 each. There are a total of four on the course. These enclosures have made the fountains more attractive, creating a feeling of prestige for golfers in Tellico Village.



Toqua Golf Maintenance crew took advantage of cool and rainy weather by making bathroom improvements. Fixtures such as vanities and granite tops were salvaged from the Toqua Clubhouse prior to demolition. The crew installed these products in all four course bathrooms as the first phase of planned renovations.



Before



After

One final enhancement to highlight was constructed at the Tanasi Golf Maintenance facility site. To meet the need for better storage of large equipment, the team built a pole barn. The addition has provided extra space and increased efficiency.



The Tellico Village Golf Maintenance crews take pride in their workplace and the golf courses. There are many valuable employees that stay behind the scenes and don't expect recognition. I felt it was appropriate to recognize their hard work and their relentless dedication to Tellico Village.

TELICO VILLAGE INFRASTRUCTURE

BUD MURRAY, TVPOA STAFF ENGINEER



Tellico Village has many advantages. As a planned and managed community, the size of the Village is (mostly) fixed and the number of homes is known before development. The POA Board manages new additions to the Village and can negotiate new developments to share costs for improvements to our roads, water, and sewer systems.

Water

The original plan was to have water supplied by TASS on the south and north ends of the Village, along with three water storage tanks: one each in Mialaquo, Chota, and Coyatee. These tanks help stabilize water pressure and provide extra water during times when the Village is using more water than our water suppliers can provide. This happens during summertime mornings when people are irrigating their lawns and when firefighters need to pump water.

Currently, the POA operates a single 500,000-gallon tank in Chota, near the Wellness Center. The other tanks haven't been built yet because the POA decided to contract with LUB in 1995 to be an additional supplier of water to the Village. This was a huge benefit to the Village. We not only negotiated a low, fixed rate for water, but also added four new water supply connections to the Village. This put the source of water much closer to the use of water, allowing us to support the growth of the Village for years longer than we originally anticipated before adding additional water tanks.

Right now, the POA is in the initial design phase for a 500,000-gallon tank in Coyatee. We are currently planning for this tank to be built in 2020. There are no current plans for a tank in Mialaquo. To improve low summertime water pressure in the southern half of the Village, the POA plans to utilize an existing water pump station near the intersection of Highway 72 and Highway 444. This system will be tested in the upcoming summer months.

Another benefit of the TVPOA's water (and sewer) system was the developer's choice to use PVC pipes throughout the Village. These pipes have been used for water and sewer mains since the 1930s and are proven to be best overall choice for these lines. The American Water Works Association estimates the lifespan of these lines to exceed 100 years. The water line breaks that do occur in the Village are mostly the

result of a contractor inadvertently hitting a line. In a few cases, a rock works into the bedding of the water main and slowly rubs through the line over years, causing a break. Fortunately, water main breaks from any of these causes are very rare.

Sewer

The sewer system was designed to support the entire Village, including the planned multi-family townhomes, clubhouses, and restaurants. In some cases (for example, the sewer lift station for the Toqua neighborhood), there were additional spaces for more pumps to be installed in the future when needed to provide more capacity. The TVPOA began doing this in 2015 with the purchase of larger pumps for the Toqua lift station. In fact, Toqua may require future expansion because it also pumps the sewage from the retail stores on the south side of the Village, as well as the Assisted Living/Memory Care facility in Chatuga. Neither of these were anticipated in the original Master Plan. However, these are not currently causing any problem because there are so many undeveloped lots in the southern part of the Village.

The biggest current issue with the sewer system is the inflow of stormwater into the system during heavy rains. Water on the ground surface enters the sewer tank in the yard, which then gets pumped out. This sudden surge of water overwhelms our pumps' capacities, which causes backups. There haven't been any sewage overflows because the POA sends on-call maintenance personnel to control the flow into the sewer stations; but each time this happens, it costs the POA thousands of dollars in overtime labor and the cost of treating this stormwater as sewage. We are currently in the process of modifying each of the 4,000+ residential sewer tanks to minimize this inflow, but this process is expected to take two to three years to complete.

Roads

The quality of Tellico Village's roads has always been a source of pride, especially compared to the quality

Continued on Page 13

of the typical city- or county-maintained roads in the area. The original plan was to apply an additional 1 inch of asphalt every 10 years and the roads were to be ground down and rebuilt every 20 years. However, with aggressive maintenance and the use of pavement rejuvenators, we have been able to avoid having to grind down the roads, except for specific locations on high-use feeder roads, like Chota Road and Sequoyah Road. The POA has

recently contracted with a paving management consultant to ensure we keep the quality of our roads high at the lowest cost to the POA and our residents. The report and recommendations from the pavement consultant is expected to be delivered in June 2019.

TAKE YOUR NEWSLETTER DIGITAL

As you know, saving money with our Continuous Improvement program is a mission of the POA. To continue this effort, we hope to take the Quarterly Newsletter digital. In the next few weeks, you will receive an email invitation to sign up to receive the newsletter digitally. It will be sent straight to your inbox and will save time, and more importantly, money. Each quarter, it costs the POA around \$7,000 to print and mail the newsletter. Please help us in this effort; the more people who sign up for the new digital version, the more money we save.



SAVE THE DATES!

The Tellico Village Farmer's Market will begin on Wednesday, May 22nd from 9 a.m. – 12 p.m. at the Tugaloo Beach Parking Lot. The market will run through the month of October.

Previously known as Lake Days, **Summer Days 2019** will be June 7th from 11 a.m. – 2 p.m. at Tellico Village Yacht Club. In addition to boats, motorcycles, RVs, and golf carts are now included.

For vendor information, please contact Lisa at lmccray@tvpoa.org or 865-458-5408 ext. 4131. Be sure to watch for updates on these events in the Tell-E-Gram!

Be Engaged. Be Informed.
Be Heard.



Your Voice in the Village

HOA Monthly Socials
every Tuesday 4:30 – 6:00
p.m. at the Yacht Club



HOA January
General Meeting



HOA March
General Meeting



Special activities coming up for HOA:

May 16, 2019: Welcome Orientation; 6:30 – 8:00 p.m.; Yacht Club; to register, go to: www.tellicolife.org

May 23, 2019: General Meeting; 4:00 – 6:00 p.m.; Community Church

Part Two, Cyber Security, "Securing the Things Around You" and other topics of interest

June 20, 2019: General Meeting; 4:00 – 6:00 p.m.; Community Church

HOA 30th Anniversary Presentation

August 8, 2019: HOA 30th Anniversary Celebration at the Yacht Club



For more information about HOA, visit our website at: www.boatv.org



THE CONNECTION

NEWS-HERALD

Tellico Village 2019 Photo Contest

Give Us Your Best Shot Photo Contest!

Where can you find the contest information?

Applications and instructions for photo submissions, along with complete contest details, rules, technical requirements for photos, and a listing of all the awards and recognition can be found on the Homeowners Association website: www.boatv.org



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

Tell'em It's Better At Tellico Village

**AS OF
MARCH 31, 2019,
TELICO VILLAGE HAS
4,002 SINGLE-FAMILY
HOMES AND
334 TOWNHOUSES.**

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

**Amanda Parks
Writer & Editor**

**Beth Kuberka
Design**



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, 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: Kahite Pub & Grill: 423-884-2159
Tanasi Bar & Grill: 865-458-9392
Toqua Cafe: Under Construction
Yacht Club: 865-458-4363

Truth Be Told: 865-458-7095

Welcome Center: 865-458-7061