



Tellico Village

POA Newsletter



First Quarter 2021

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PRESIDENT'S MESSAGE

RICK BLOUGH, POA BOARD PRESIDENT

Looking back a year ago, it's easy to see how far we've come. When I penned this column last April, we were in a government mandated shutdown of our amenities with the exception of golf and our

walking and hiking trails. Even those were impacted by the restrictions. Meetings were closed to audience participation and moved to live-streaming and Zoom formats to allow for community participation. Our POA staff adjusted their operations to keep our employees safe while still providing the services that, as Villagers, we have come to expect.

As I write this twelve months later, we are very nearly back to pre-pandemic operations. Tennessee Governor Bill Lee has lifted all state imposed restrictions for counties like Loudon and Monroe that don't have independent health departments. Our golf operations, which were 2020's star, have returned to normal and have continued to knock their participation numbers out of the ballpark. Recreation is slowly returning to normal and memberships are starting to recover from the dramatic losses of last year. Food service operations are addressing significant staffing and supply chain problems that have plagued the entire industry this year as we continue to open. Nonetheless, things are looking up and folks are coming back to the restaurants in droves. Meetings are slowly opening up for community attendance including the POA Board, which will hold its first in person meeting in over a year in May.

The last year has been a challenge for everybody, but Villagers have never lost their indomitable spirit through it all. Anecdotal evidence indicates that vaccination rates in the Village lead the county. This has afforded us the opportunity to gather with friends and families and reclaim our lives.

Through all of this, the Village has been a very popular destination for new residents. So much so, that the inventory of houses on the market is at all-time lows resulting in time on the market measured in days as opposed to months and historically high property values. Through the first quarter we have sold 90 POA inventory lots (versus 28 in 2020) and permitted 93 new homes (versus 47 in 2020). Currently, there are over 220 homes under construction in the Village.

As we entered the pandemic, we went into cash

conservation mode to protect the Village's finances in an uncertain and unforeseeable future. Only critical infrastructure projects were approved during 2020, and over \$1 million in budgeted spending was deferred. Those dollars were carried forward into the 2021 budget and are being brought to the Board for approval now. As a result, you're starting to see important projects moving forward like the acquisition of new boat docks, Kahite golf's bunker renovation, the Pickleplex Timeless Tellico project and completion of the Tanasi bunker renovation.

Another project that many Villagers have rallied behind is the fund raising drive to build an adult day care facility located in Tellico Village. "Our Place" will serve caregivers in both Loudon and Monroe counties and is a much needed facility. I encourage you to support this important project, which will help people to stay in the Village as they get older.

I cannot say enough about the efforts of our POA staff members who rolled with the punches and constantly changing rules to protect us and provide for our needs throughout the pandemic. They've done a great job!

2020 is a year that will go down in my memory as a year of turmoil and upheaval—certainly not my favorite year. While I know that the pandemic isn't over, I approach 2021 as a year of promise and a return to normalcy. It's time to get on with our lives.

Rick Blough
President, Tellico Village Board of Directors

A handwritten signature in black ink, appearing to read "Rick Blough", with a large, sweeping flourish extending from the end of the name.



TVPOA TRANSITIONS

WINSTON BLAZER, CHIEF EXECUTIVE OFFICER

What a great first quarter we have had here in Tellico Village! As we transition into a beautiful spring season, TVPOA also continues to undergo positive changes as we work to provide our property owners with the very best service and experience. The shifts happening across several of our departments have proven to enrich the value of our entire community.

As you recall, we closed out 2020 with a bittersweet goodbye to former CFO Parker Owen and a delightful hello to our new CFO, Kevin Ellsworth. So far in 2021, TVPOA has welcomed two new faces to assist Kevin in managing the Village's financial operations. After identifying a need for a Purchasing Manager position last year, TVPOA recently hired Brian Phillips as the POA's central purchasing authority. Brian oversees all major capital expenses and bid processes, leads all purchasing efforts in the procurement of goods and services and is the gatekeeper of all POA Contracts and Agreements. Charlotte Larsen also came on board to backfill Kevin's previous position as Controller. Charlotte and her family became Villagers in June of 2020 after successful careers in Ohio. Charlotte has a master's degree in Tax, CPA certification, and an MBA. We are very excited to have her on the team and she brings many new and fresh ideas to the department. Look for Charlotte and her four dogs on the trails or with her husband on the golf course.

Our community as a whole has been experiencing a big transition so far in 2021 with the huge building boom. Have you noticed? I'm betting you've seen residential construction grow quite a bit over the past few months. In fact, our first quarter ACC report shows

we have issued twice the amount of building permits compared to last year. As of the end of March, 93 single family building permits were issued (47 were issued YTD in 2020). There are 227 homes under construction, which means our ACC and Public Works staff has been extremely busy working to monitor all this new construction.

Transitions across the Public Works Department have been plentiful yet beneficial as we navigate through this building boom. Recent updates to the Blue Book approved in January included a new engineered drainage plan requirement to address homeowners' water runoff and help our team prevent damage occurring from drainage issues. Two new Codes Enforcement Officers have been hired to monitor the building sites and a new ACC/Public Works administrative assistant came on board within the recent months. TVPOA's Marketing Committee has also developed new materials geared toward guiding

new property owners through the building process. Year-to-date, Tellico Village has permitted 4,457 homes and has reached about 67% build-out.

In other great news, we have water and sewer studies that confirm our infrastructure is designed to reach 100% build-out—rest assured that we are doing everything we can to ensure both new and existing property owners are satisfied with living life in Tellico Village.

TVPOA continues to undergo positive changes as we work our way through 2021.



Brian Phillips



Charlotte Larsen

I am extremely proud of all our staff as they have made the necessary transitions to accommodate our new growth and I look forward to what is still to come in 2021!

KEVIN ELLSWORTH, CHIEF FINANCIAL OFFICER



My wife and I decided when we moved to Tennessee several years ago that we would extend our love of gardening a bit further and become certified Master Gardeners. So, we signed up for the evening program in Blount County and began the required coursework. Besides learning that East Tennessee has many environmental factors that prevent us from having the same types of lawns as we did back in Chicago, we learned the most important factor to having healthy plants is to have a healthy root system.

Roots need nutrients, oxygen, air, and water to flourish. Get any of these out of balance and you will have problems ranging from root rot to a dried-up dead plant. Keep everything in balance and you will be rewarded with lush healthy plants. Some gardeners will increase the amount of nitrogen in the soil so the plants can green up and grow. Doing this too much can lead to a very beautiful plant, but one with a very weak root system. The plant does not need to send out deep roots to get food. Although it looks great, the plant may have difficulty surviving through winter, in the case of perennials.

Here at Tellico Village, we try to treat the maintenance and upkeep of the Village very much like the rules of planting. We strive to have healthy

We treat maintenance and upkeep of the Village much like the rules of planting.

“deep roots.” This means that many of the projects in which we undertake may not be visible or obvious at first, like the lush foliage of a plant. We also must take care of the roots so that we can keep up with the growth. In our case, it is the continued growth of the Village. Below are a few of the approved projects for the first quarter of 2021, which help develop deep roots.

The following projects are in progress or will begin shortly:

- **Sewer Bypass Pit:** This will allow the Water and Sewer team to temporarily divert effluent to a secondary route while the wet well is being repaired or maintained.
- **Wet Well Coating:** Much like your home will need repainting every few years, our wet wells throughout the Village need to be cleaned and recoated.
- **Water and Sewer Hydraulic Studies:** This will

allow the Public Works Department to model out the growth and demands on the utility infrastructure and evaluate different scenarios if needed.

- **Air Scrubbers for Lift**

Stations: Carbon filtration will reduce odors around lift stations at Tanasi Shores and Mialaquo.

- **Road Maintenance:**

The annual application of pavement preservation will begin shortly and is an ongoing process to keep our pavement looking and performing its best.

- **Greens Mowers:** All the equipment needed to keep our golf courses best in class requires the equipment to be maintained and replaced as it ages. Typically, an old greens mower becomes a tee mower and eventually used for parts, so we let nothing go to waste.

As you can see, these behind-the-scenes projects are critical to support a well-maintained community, though they may not be so noticeable. A

beautiful garden does not just happen. It takes many hours of work and devotion, just as these projects in the Village require dedicated and hard-working people to maintain and grow deep roots that we can be proud to call home.

POA REMINDERS

BRUSH UP ON THE RULES OF BRUSH PICKUP

Each year, Public Works provides brush and leaf pickup services for Village residents. Brush is picked up year-round and leaves are picked up November through February. The crew moves continuously throughout the Village year-round.

In order to make it more efficient for everyone, residents are no longer required to call in their pickup requests. Public Works moves continuously which means they will visit each neighborhood within the Village and remove the debris. Please place brush and leaves into separate piles.

Public Works will start in Kahite and work through each neighborhood on their way to Coyatee. If the crews get through the Village, they will start over again.

Brush should be at least three feet long, no more than six inches in diameter, and free from any metal objects. Piles should be placed along the street right-of-way in front of your home. Public Works provides pickup for brush cleared by property owners and/or lawn care companies.

No household trash, building material, grass clippings, shrubs or metal items will be picked up. Additionally, Public Works does not provide pickup for brush from lot clearings or trees removed by tree services.

Once again, no calls are required; simply put your brush out in your neighborhood and it will be picked up. We hope this process will make the brush removal system easier and more efficient for all residents.

If you have any questions about this procedure, call the Public Works office at (865) 458-4522.

*NOTE: While the goal is to pick up all brush and leaves in all neighborhoods each month, we may be slightly behind schedule due to the amount of brush or leaves. However, we will continue the route until it is completed and then we will start over. Please be patient and we will pick up the debris as soon as possible.

TELL-E-GRAM: OFFICIAL POA NEWS

Stay up to date with what is going on in Tellico Village! The Tell-E-Gram is a digital newsletter that goes out every Tuesday and features news, announcements, and events. Every other Friday, the upcoming Board meeting agenda is also sent out. When we have urgent and time-sensitive news to share, we will also send out a Tell-E-Flash.

This is the official source of news and communication from the POA to our property owners. It's easy to join!

[Click here](#) to sign up or email Amanda Parks at aparks@tvpoa.org.

PARKLAND HOURS

Spring is the perfect time to get out on our beautiful golf courses. Golf starts earlier the deeper into the season we move so parkland activities need to be managed accordingly. Please also remember that golfers and golf staff always have the right of way.

The Tellico Village golf courses serve as far more than just golf courses. The golf courses are our most beautiful and protected greenspace in the village. They add property value, serve as the neighborhood watershed and are Certified Audubon Sanctuaries. They can also be utilized as a Parkland Environment in accordance with the policies below.

The golf courses may be used for Parkland activities such as walking, jogging, golf cart cruising, fishing and some games outside of regular business hours, which are listed below and posted by season on the golftellicovillage.com website.

Any person found guilty of willfully damaging the golf course or property or operating POA carts for other than intended use may be charged for the damages and/or suspended from utilizing TVPOA amenities. All activities are at your own risk.

Golf Course Parkland Hours of Operation

	Available until Tee times start	Available after Golf has conclude
January	10 a.m.	4:30 p.m.
February	10 a.m.	4:30 p.m.
March	9 a.m.	6 p.m.
April	8:30 a.m.	6 p.m.
May	8 a.m.	6:30 p.m.
June	7:30 a.m.	7 p.m.
July	7:30 a.m.	7 p.m.
August	7:30 a.m.	6:30 p.m.
September	8 a.m.	6 p.m.
October	8:30 a.m.	5 p.m.
November	9 a.m.	4:30 p.m.
December	10 a.m.	4:30 p.m.

Enjoy this incredible weather and thanks for your cooperation!

GOLF STARTS 2021 STRONG

CHRIS SYKES, DIRECTOR OF GOLF



As we saw in 2020, the game of golf continues to benefit from the pandemic due to its socially distant nature. Golf rounds are above average across the nation and golf has never been stronger right here in your backyard. Tellico Village Golf is on the heels of a record year for participation in 2020 and 2021 has proved to be even busier thus far.

Despite another very wet start with close to 18" of rainfall compared to an average of 12", golf rounds are at an historic pace. Through the end of March, total rounds are 6,894 ahead of budget and 4,650 ahead of 2020. Unlimited programs have proven to be very popular in 2021 and are well ahead of budget through the first quarter. We have 159 individual, 83 two-person household and 267 twilight unlimited golfers as of April 1st. These programs provide the best value for our members and help serve as the backbone for our golf operation.

As expected with increased activity, golf revenues are also well above budget through the first quarter of 2021. The team continues to create new platforms for our golfing community, such as our first ever All Vendor Demo Day. This collaborative effort led to one of the most exciting events in the history of Tellico Village Golf.

The All Vendor Demo Day provided the opportunity to test all equipment options to aid in making the best possible purchasing decision and in turn, make the maximum impact toward improving their games. This heavily attended event yielded between 400-500 custom fits and club sales in excess of \$60K. As a result of this huge success, our team is already developing plans to make the next vendor event even better.

The team is not only looking to create new and exciting golf programs but we are also always looking for ways to become more efficient. We are driven daily towards Continuous Improvement and track those efforts with our CI matrix. These savings are primarily driven by your Golf Course Maintenance teams and we estimate a first quarter impact of over \$100K. Some highlights of these efforts include:

- Consolidating the Green Aeration process into one week for all three courses
- In-house bunker renovation with Capillary Concrete at Tanasi
- Collaborative effort with the Woodworkers for new tee markers at Toqua
- Cartpath repairs and section replacements at Tanasi

We have held a number of outstanding golf events this early season. We hosted the Tennessee Golf Association Junior Tour at Toqua on Saturday, March 13th and Kahite on Sunday, March 14th. This was a great way to partner with our State Association and promote Tellico Village to families across the state. We also recently had the good fortune to bring back the Loudon County Chamber of Commerce Golf Event. While we have some incredible golfing opportunities in Loudon County with six golf courses, five of which are on the lake, Tellico Village is in a league of its own boasting three world-class golf courses. These events were also a great way to partner with AWE as we continue to work on strengthening the golf and food and beverage experience.

In fact, we continue to expand all collaborative efforts between departments to take advantage of overall synergisms. Public Works is critical to our success and we routinely work together with them on projects. We have multiple Marketing and Communication improvement efforts in process, including updates to the www.golftellicovillage.com website, as well as a number of collaborations with the Recreation Department such as weekly bike tours.

The biggest highlight so far this year is the acquisition of new golf cart fleets. We were able to replace not only the oldest fleet at Kahite but the problem fleets at Toqua and Tanasi as well. Our new Club Car Tempo golf carts will offer the latest in technology that will have a significant impact on operations and the overall golf experience. The Club Car Tempo Connect was recently recognized as the 2020 Best Electric Golf Car by Golf Digest. We were able to find this significant upgrade while saving money in the process. We expect these carts to arrive this summer and they will be a literal game changer for Tellico Village Golf.

The future of Golf in Tellico Village is very bright but none of this would be possible without a total team effort. I want to first express my gratitude to the best Golf Management Team in the business, the entire golf staff, POA staff, the golf advisory committee, the finance advisory committee and the Tellico Village Board of Directors. Whether you play golf or not you have all been a part of this success and why the future has never been brighter for Tellico Village Golf.

TOQUA GOLF MAINTENANCE

Toqua golf maintenance focuses efforts and resources on providing the best possible golf facility for our incredible community of golfers and guests! The first quarter dumped over 17 inches of rainfall on us, but we have grown accustomed to this weather scenario during this time of year and managed accordingly. Despite the weather, our staff remained active in expanding infrastructure, refurbishing golf course accessories, and maintaining our cultivation program to continue our success as a golf maintenance team.

Our wonderful team is made up of many talented individuals, however, we are only as good as our equipment affords us to be. At Toqua, we have had a need for more equipment storage space to better protect our equipment from the elements. Beginning in January, we cleared and graded a space to build a pole barn which will serve to store our 50-plus putting green fans in the cooler months, as well as several other pieces of our equipment fleet. More space equates to better organization, which helps us achieve our goal to provide the best possible golfing facility for you!

When the weather was not ideal for outdoor work, our efforts moved indoors, refurbishing golf course accessories. This work is time consuming, but the savings is quite substantial considering the cost of new accessories. These projects are always accounted for in our operation's annual continuous improvement project's list which quantifies our savings. Furthermore, we added the finishing touches to the tee markers that were made in collaboration with the Tellico Village Woodworker's Club. We know you will enjoy the fresh touch that these items add to your golf experience!

Lastly, a review of the fundamentals of turf maintenance and cultivation has set us up for another successful year. The Tellico village turf teams kicked it into high gear with a "drill and fill" greens aeration that will benefit our greens for months and even years to come. The drill holes created by a one inch diameter drill bit and reaching a depth of nearly ten inches have increased the water infiltration rate dramatically.

Applications of plant health products will bolster our turf to better withstand the summer months. Additionally, Tellico managers were afforded every opportunity to continuing education through zoom seminars with state and national organizations and a manager's discovery retreat to middle Tennessee, where we visited some of Tennessee's finest facilities. Together, hard work and education have prepared Toqua's turf team for another great year in which we can achieve our goal of providing an exceptional golf experience!

TANASI GOLF MAINTENANCE

The first quarter of 2021 was full of successful projects completed by the maintenance staff. We were fortunate to have decent weather thus allowing us to get a lot done with out much disruption to our progress. During this time the golf course only received

3.2 inches of rain in January, 5.5 inches in February, and 8 inches in March. Compared to last year's rain totals of 7 inches in January, 9.4 inches in February and 11 inches in March, we've seen a decrease in rainfall so far in 2021.

The first major project we started was the completion of our last two fairway bunkers.

Once we finished our bunkers the focus switched to cartpaths. Our crew removed old busted cart path sections and prepped them to get ready for our contractor to come in and form, pour, and finish these sections. Completing this demolition and preparation work in-house reduced the cost by \$3,000-\$4,000, allowing us to maximize our allotted money. We replaced 3,500 square feet of path and the finished product turned out great.

Once the cart paths were finished, it was time to prepare for spring aerification. This was

a major undertaking as we were going to complete a deep tine drill/fill and a very aggressive hollow tine aeration on all three courses in 4.5 days. This is unprecedented and has never been done before at Tellico Village. The amount of work we accomplished in such a short amount of time speaks volumes about our teams at all 3 courses and how we all came together to get it done. As of mid-April, all three courses are



very close to having the excellent putting surfaces that Tellico has become known for. The effects of the deep drill/fill is already paying off as water is not ponding on our greens after an irrigation cycle or rain events and we are also already seeing some significant improvements in root depth which will help us through the dog days of summer.

Once aeration was over we began preparation for spring transition, as our fairway height turf had started to green up. It was almost time to get the first cut but first we had one more project to complete. This last off-season project was to repaint and install new tile floors in the bathrooms at the putting green. This project led by Tanasi Staffer and handyman Joe Cate. Joe has some experience away from the golf course with this type of work and he was enthusiastic to get started. Joe along with Mason Hollonquist and Marvin Evans knocked out each bathroom in only a few days per bathroom. The end result looks amazing. Their hard work doing this in-house saved us thousands of dollars as opposed to having a contractor complete the work.

These major projects were the focus of the Tanasi team after the holidays, but this is not all we accomplished. We also stabilized the lake bank with rip rap on number 10, sanded and refinished all benches, repainted ball washers, serviced equipment, built a storage wall for foliar fertilizer in our spray room, removed numerous dead trees around the property, and the list goes on. The winter season is just as busy as the summer, but in different ways. We are all glad to have project season behind us and are looking forward to getting into the summer groove of mowing and maintaining the golf course the best we can for our property owners and guests.

KAHITE GOLF MAINTENANCE

Big plans are in store for the Kahite Golf Maintenance Team this year with a big emphasis on the bunker renovation led by golf course architect, Bill Bergin. Years of planning and preparation have moved us in the right direction to see this project through as we plan to break ground in May.

Unfortunately, time has moved at a slow pace since the beginning of the year, but we have been able to keep busy as we wait for the opportunity to work with Bergin Designs.

Each winter we plan for one shop improvement that will make our maintenance facility better. We believe in the idea of keeping a clean and organized workplace as it directly reflects the product we provide out on the golf course. Simply put, it helps us do our jobs better. We extended our outside equipment storage area, which will actually serve as storage for our new bunker sand this summer. Once the renovation is complete, we plan on extending our outside storage barn to fit more equipment under a roof for protection. Also, we have had some changes within our staff. Ken McCalister, our 2nd assistant superintendent is moving on after a 40-plus year full-time career in the golf course maintenance world. On the bright side, he has agreed to stick around part-time to help out and keep busy. We are thankful for him. Just as any other strong team, it's the 'next man up' environment that has been created on our staff and we have shuffled a few guys around for promotion to help us keep the train rolling in the right direction.

Walking the golf course has become more popular than ever at Kahite. With the effects from COVID-19, increased play not only put a strain on our golf carts with single riders, but golfers were more willing to

walk the golf course as a means to social distance while still enjoying the game. The cartpaths at Kahite are just over 6 miles long, making it quite the accomplishment. Golf Professional Jeff Harrington and Course Superintendent Jordan Clark have teamed up to map out key areas within the natural grass areas to enhance the experience for our

walking clientele. What better way to enjoy a links golf course than by walking through natural grass areas when approaching the next shot.

Agronomically, The Links at Kahite could not be better set up for success. With another intense



aerification behind us, the bentgrass putting surfaces are better than ever. Since 2016, we have made the appropriate decisions to improve the health and playability of our putting greens. It has been fun to see the transition over the years and we feel that our surfaces add to the great golfing experience that our team is capable of providing consistently. Other agronomic success stories are shown throughout the rest of the golf course. We have tremendous results from our Spring Dead Spot and Poa annual preventative program made in the fall last year. Several more applications such as pre-emergents, soil borne disease control, nematodes, and growth regulators are quickly upon us and we are constantly working with our friends at The University of Tennessee, who have been a big part of our success and education.

There are lots of exciting things happening so far this year. The Kahite Golf Maintenance Team is thankful for the opportunity to improve the golf course each day. Play well and have fun!



RECREATION RETURNS

SIMON BRADBURY, RECREATION DIRECTOR

As we emerge from this long winter of uncertainty and restriction, we are excited about the summer season, the new operations, and the return of a sense of normalcy.

Our Recreation Department staff, along with the Recreation Advisory Committee, have been diligent throughout this difficult time and it has made us stronger as a department!

As the Governor recently lifted our state's restrictions, we're excited to resume normal operations at all of our Recreation facilities! Most activities are now open with no reservation requirements, capacities have been increased in all facilities, and hours of operation are back to pre-pandemic times.

Our memberships numbers have been exceeding projections each month for 2021, as have our revenue projections. Usage numbers at all facilities are up for pickleball, tennis, badminton, group fitness classes, aquatic exercise, and personal training usage is rising as well. We have more group fitness classes than we have ever had and are introducing new cutting edge classes regularly. Some examples include the TRX class with Jackie and Wonder Walking with Jill. Lynda teaches yoga classes via Zoom for those not quite ready to venture back into our facilities.

The most popular amenity has been our community-built trail system. We have such an incredible asset with our green space here. People have taken notice and are experiencing the wellness benefits of body, mind, and spirit while exercising on our nature trails. We now have 23 miles of trails in the Village, 20 of which are community-built trails by volunteers with hand tools. These trails have been created to professional standards for a cost of just under \$9,000. Guess

how much it would cost to have a professional trail building company do the same? The answer is \$528,000! What an amazing accomplishment for our community.

Summer season is upon

us and we are excited to open up the kayaking and paddleboarding program once again at Tugaloo, and are looking forward to summer camp and outdoor pool season.

Tugaloo park operations have been updated thanks to the Tugaloo ad hoc Committee, and the RAC working together assessing the park operations and making recommended updates. This summer you will notice a staff member at an entry access building during busy times. Staff will be asking for identification from park

users. For residents it will be your resident card and for guests and visitors, a driver's licence will be requested. All park users will be expected to be well behaved and respectful to the facilities, staff, and other users. Dogs are not permitted past the pavilion. We have created a designated area for dogs to swim on the other side of the dog park, along with a trail for dogs to walk on and people to fish if they like.

In other news, the Timeless Tellico Foundation 501c3 has sold most of our first set of naming rights opportunities and will be offering several new opportunities. Did you notice the classy benches and walking trail now have plaques honoring a love one? Proceeds from these go toward Village recreation amenities for the community to enjoy. This is exactly why the foundation was created.



***We are excited
about the summer
season, new
operations, and
the return to a
sense of normalcy.***



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 don't 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. In order 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 don't 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.](#)

PUBLIC WORKS

Our TVPOA Public Works Department provides an abundance of imperative services to keep our Tellico Village community running. Have you ever wondered exactly what functions the Public Works teams perform throughout the year?

ROADS AND GROUNDS

- In-house mowing, irrigation, and ice removal
- Snow plow every street from shoulder to shoulder, even on holidays
- 24-hour road service for street hazards , like trees
- Continuous street asphalt preservation
- Shoulder repair and rock replacement
- Provide mulch for trails & community gardens
- Clean and maintain entrance fountains
- Remove roadkill from the street
- Remove trees from common property that are dying, diseased or endangering adjacent property
- Erosion control and prevention

WATER AND SEWER

- 24-hour water and sewer on-call
- Assist ACC with sewer placements

DOCKS AND RV

- Maintain boat docks and RV storage
- Assist T-BART in shoreline cleanup

AMENITIES

- Set up and break down for events and provide tables and chairs for meetings
- Landscaping of all facilities
- Weekly review of all POA amenities inside & out
- Install and provide support for security cameras
- Golf course assistance/excavating
- Mailboxes installation and repairs

- Trail maintenance
- Facility maintenance/renovations
- Maintenance of fire hydrants

MISCELLANEOUS

- Collect recyclables



Before: Yacht Club Bar Remodel



After: Yacht Club Bar Remodel

NEW SPACE IN LOT STORAGE

MITZI LANE, CHIEF OPERATING OFFICER



For most of us, 2020 was disruptive, frustrating and a heartbreaking year. Even so, there were so many positive happenings here in Tellico Village. I am overwhelmed by the absolute strength and character of the Tellico Village property owners. As employees, we are proud to serve this community and were encouraged by the outpouring of support we received throughout the trying months of the ever-changing guidelines passed down by the Governor. Thank you for your messages of gratitude, acts of generosity and words of encouragement. They helped us more than you will ever know.

As quickly as the first quarter of 2021 has passed by, so have many of the projects that were initialized last year. Assistant Public Works Director Clayton Taylor, ACC

We implemented efficiencies that enabled the area to offer additional spaces and in turn, eliminate the long waiting list.

Permit Coordinator Holly (Hooper) Fagg, along with myself were challenged with looking into the Secured and Unsecured Storage Leasing Program. From the start, we recognized the challenges and understood the concerns from several property owners who were on waiting lists.

Mr. Taylor and his team went back to the drawing board and implemented efficiencies throughout the process that enabled the area to have additional spaces and eliminate the long list of waiting property owners. This was determined when the team reevaluated the spacing in both the secured and unsecured lots. To accomplish this task, the spaces were renumbered and grade work was performed.

Originally in the unsecured lot, there were 177 spaces. After re-numbering and shifting around old forgotten items, there are now 180 spaces with only 2 available. In the secured lot, there are currently 62 spaces with no availability. A second lot was created in the secured area and is currently being graded and graveled. Once complete, we expect to have 60 spaces.

We appreciate the patience from all the folks on the waiting list as we work to better organize this process. It is still a work in progress, but we look forward to finalizing this project and moving toward a new one.



Driving Our Mission – Achieving Milestones – Seeking Support

We continue to make progress on all fronts as we move forward in the process of bringing Our PLACE into our community. A contractor has been identified and we are very close to having an agreement on pricing for construction and a signed contract. At the same time, we have moved forward in the process of obtaining a construction loan and submitting our blueprints for review to local authorities. Policies and procedures have been developed and approved by our board, and job descriptions are in the process of being finalized for the staff that will be hired. As a result of this progress, we are planning a groundbreaking ceremony for June 15th but are still very much in need of your financial support to attain our fundraising goal of \$850k, and ultimately reduce the impact of a needed construction loan.



We are also posting a number of informational articles concerning Alzheimer's/Dementia on our Facebook page as they come available. There are two articles this month that you may want to read. The first deals with a new thought process that the growth of proteins in the brain may be more of a protective process against the build-up of bacteria and viruses which offers new hope in the development of a cure. The second article offers the more traditional science that Alzheimer's/Dementia is caused by the protein buildup in the brain and offers insight into how to determine your risk and slow down the process. It is here that the role of Our PLACE fits in until a cure is found some time in the distant future. In offering beneficial activities for the individuals with the beginning stages of Alzheimer's/Dementia related to socialization, physical and mental exercise, communication, and hydration we will be able to enhance the individual's life. Also, the benefit of free time for caregivers will be enhanced by educational offerings to assist in dealing with the disease.

We are very thankful to all donors who have contributed either financially or with time to help this needed facility and its program's progress. Many thanks also to the members of the board and volunteers who are also making Our PLACE become a reality. Best wishes!

Jim Dezzutti
Volunteer Chairman



During the 1st quarter of 2021, the HOA was able to resume several events following a very difficult and challenging 2020. On February 18th, the HOA conducted its first ever virtual open Village meeting via Zoom, which was also live streamed and recorded for later home viewing. The topic of the meeting was "State of the Village" with presentations by TVPOA CEO Winston Blazer, TVPOA Board President Rick Blough, TV Volunteer Fire Dept Chief Jerry Dougherty, Carol DeForest (Manager of The Public Library of Tellico Village), and Teresa Harill (Director of the Loudon County Heath Dept), as well as an HOA update on 2020 results and 2021 objectives.

In addition to traditional HOA events, many other fun classes and events were offered online in conjunction with the Public Library of Tellico Village. Topics included financial/life planning, history, food, and the arts.

To supplement the virtual online events, HOA hosted a number of outdoor events, including favorites such as Trivia, Singo and a well-attended St. Patrick's Day party on March 17th at the Toqua Pavilion.

In March, in yet another first for the HOA, a 'virtual' Monthly Social was held with updates provided on upcoming HOA Social Activities and Advocacy efforts, with guest speakers from Muddy Boots, TV Computer Users Club and Our Place.

Now that COVID rates in our area have somewhat stabilized and with an increasing percentage of homeowners becoming immunized with the vaccines rollout, HOA is restarting 'traditional' in-person HOA Social Events.

Looking forward to 2nd quarter, HOA held its first in person social in more than a year on April 13th. The event was sold out and a second event the same day was sold out as well! We all had a great time and everyone enjoyed the live music presentation. On May 27th, we will resume in person Open Village Meetings. Details on all the upcoming events are provided in the Social Update emails and can also be reviewed/booked on TellicoLife. Members, please take advantage of these and other events that have been planned. If you are not a current HOA member, please join us and enjoy all the benefits that we offer to our membership throughout the year.



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

Tell'em It's Better At Tellico Village

AS OF
MARCH 31, 2021,
TELLICO VILLAGE HAS
4,457 SINGLE-FAMILY
HOMES AND 336
TOWNHOUSES.

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

Amanda Parks
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

Tanasi Bar & Grill: 865-458-9392

Toqua Sports Bar & Grill: 865-458-1330

Truth Be Told:

865-458-7095

Welcome Center:

865-458-7061