



Tellico Village

POA Newsletter

Third Quarter 2021

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PRESIDENT'S MESSAGE

RICK BLOUGH, POA BOARD PRESIDENT

Another year is rapidly drawing to a close for the POA Board and staff. And oh, what a year it's been!

As I write this, due diligence on the acquisition of Cooper Community's real

property and the all-important developer rights is nearly complete. The POA Board and staff have labored on this project for nearly two years. In October, we held a series of Town Hall meetings to explain the process and answer questions about the deal. Reaction to this strategic acquisition has been overwhelmingly positive as Tellico Village property owners have come to realize that this puts us in full control of our destiny. I believe that this move will pay for itself as we acquire control over the Village Square commercial center and significant tracts of lands that we can sell for development. It certainly sets the tone for our future. We will close the transaction before the New Year. From a strategic standpoint, this is a great long term move for Tellico Village and its property owners.

At its November meeting, your Board approved the POA's budget for 2022 as well as the ten year plan which will take us through 2032. This all-important exercise takes about three months to complete as your Board evaluates revenue streams, needed maintenance and capital expenditures, strategic investments in infrastructure and facilities, and the Association's reserves and debt load. Significant inflation, disruptions in the supply chain and hiring difficulties have complicated this year's process causing the Board to raise its inflation expectation for 2022 to 5.5% from its original estimate of 4.0%. Nonetheless, I am happy to report that the organization is on a very solid financial footing and that we have come through the travails of 2020 and 2021 with flying colors.

Golf and recreation have had outstanding years. Golf is still breaking records for rounds played and Rec is back at pre-pandemic membership levels. Food service continues to struggle with labor shortages and supply chain disruptions causing hours of operation to be cut back in some facilities. However, the Yacht Club food service operations have been operating in the black for the last several months and will finish the year in the best financial shape ever. It is budgeted for zero subsidy in 2022.

Tellico Village continues to grow. So far this year,

nearly 290 POA owned lots have been sold, returning them to the assessment rolls, with another 110 plus lots pending. The ACC has permitted over 325 new homes this year alone and there are well over 300 homes under construction in the Village. To date, 255 existing homes have been sold. These homes are typically on the market for less than a week and many of them have received multiple offers. This means that we will soon have over a thousand new neighbors. It also means that the demographic in the Village is constantly shifting—a fact of which the POA Board is acutely aware. The recently completed Long Range Planning survey will bring us more information about these trends and help us set strategies for the future of Tellico Village.

In 2020, the POA entered into a new long term contract with the Loudon Utilities Board. Under this agreement, LUB will build a million gallon water storage tank that will solve any water volume issues that we have. That work is underway and is slated for completion mid-2022. In the meantime, we have engaged an engineering firm to study our water and sewer systems to determine proper pump placement and to assure that we have what we need through build-out of Tellico Village.

On a more personal note, this will be my last President's Message as I am planning to step down from the position of Board President at the end of this year. I believe two consecutive terms as Board President is more than enough for anyone especially considering some of the challenges that the Board has faced in 2020 and 2021. Of course, this doesn't mean that I am going anywhere as I have two more years left in my term. I plan to fulfill the commitments that I made when you re-elected me last year.

I want to wish each of you a joyous Holiday season and hope that all of your hopes and dreams come true. Here's a toast to you and yours for a happy and prosperous New Year.

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.



LAND ACQUISITION BECOMES REALITY

WINSTON BLAZER, CHIEF EXECUTIVE OFFICER

As everyone hopefully knows, the Tellico Village Property Owners Association has been given the opportunity to acquire developer rights and 206 additional acres within the Village from Cooper Community Inc.

(CCI), the original developers of Tellico Village. We announced this Strategic Land Acquisition Initiative earlier this fall with the hope and expectation that we will be able to control our own destiny as a Village. If you haven't already done so, I hope you'll take a look at our [plan](#) and watch the [video recording](#) of the Town Hall meetings we held recently.

The longstanding positive relationship of Tellico Village POA staff and property owners with CCI has resulted in an agreement to acquire developer rights and ownership of 54 parcels of land, many of which are already in use by the POA. Those include the dock parking lot at Tanasi, the two lower-level parking lots at the Yacht Club, the dock parking lot at Kahite, and miles of hiking trails. This acquisition will allow us to invest in our own community, safeguard property values, and retain the Tellico Village culture. It will ensure the highest and best use of the land and fulfill the needs of current and future property owners first. This could be in the form of additional green space such as parks, recreational expansions, villa neighborhoods, boat slips and storage, additional parking, and more. Once we have acquired the land, the POA staff and committees will begin to update the land use plan.

The most important component of this purchase is the developer rights. You may be wondering, what exactly are developer rights? In short, whoever owns developer rights controls the use of these properties. Currently, CCI holds developer rights to the aforementioned property. If the POA does not acquire the property with developer rights, CCI will sell to outside developers. This could easily result in unwanted commercial development, undesirable retail, building of time share communities, and

more. The acquisition of the land and developer rights affords us complete control over any new development within the Village. The acquisition of the land and developer rights also gives us ownership of the entire boundary of Tellico Village, ensuring our ability to acquire additional property and enforce potential encroachments and have the peace of mind that we are in control of our own community.

Completing this deal has been a two-year process that began with talks with John Cooper six years ago. Together with the POA Board, my executive team, and legal counsel, we have exercised due diligence in turning this possibility into a reality for Tellico Village. I feel confident this is the best decision for our property owners and look forward to seeing all the opportunities this acquisition will provide.

*The acquisition
of the land and
developer rights
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the Village.*

CASH IS KING

KEVIN ELLSWORTH, CHIEF FINANCIAL OFFICER



Many people throughout Tellico Village have spent their careers in some sort of finance position. Whether it was for a large or small organization, at some point in your career you were responsible for cash. When you have responsibility for the cash management function of an organization you quickly learn the saying: "Cash is King."

Cash is a strong indication of the financial health of an organization. You receive cash when you collect on revenues you have recorded. The faster you collect these receivables, the faster you will have cash available. The metric of Days Sales Outstanding (DSO) indicates how many "days" of sales you have tied up that has not been collected. So, if we on average have \$100,000 of user fees per day in the Village and have \$1,000,000 on the balance sheet in Receivables, then we would have 10 days of sales tied up.

Conversely, the payment of bills will use up cash, as we all know too well! Most bills we have are due in 30 days. How quickly an organization pays their bills is measured in terms of days just like the Receivables. This is called Days Payable Outstanding (DPO). So if we pay roughly \$5,000 per day in average payables and have \$125,000 in total payables, our DPO would be 25 days.

The difference between how fast you collect (DSO) versus how fast you pay bills (DPO) is termed your Cash Conversion Cycle. In the above examples, the Cash Conversion Cycle is 15 days. We collected in 10 but stretched out payments to 25 days. Theoretically, we will be building up cash, which is a good thing.

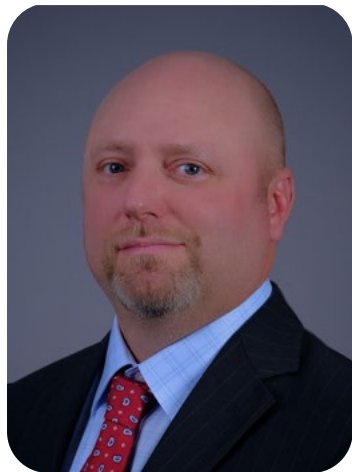
We are fortunate that our revenue has translated into strong cash and reserve balances for the POA.

When we talk about the financial health of the POA, it is important to look beyond just our strong Income Statement. Yes, we are having a great year with user fees from Golf, Recreation, and Food Service. However, there were many companies who had strong income statements on paper but did not collect cash. Remember the dot com boom several years ago?

We are very fortunate that our revenue has translated into strong cash and reserve balances for the POA. In the last two years, we have added significantly to the reserves more so than any of the previous 15 years. Putting excess cash to use is very important. It should go toward paying down debt when appropriate. We

did this with the early payoff of the Toqua Clubhouse debt, or the increase in reserves. The reserves are there to have financial resources available for future repairs and replacement of major assets in the Village. Additionally, the reserves take into account future amenities that align with the long range plans of the Village.

So as we report the continued financial success of Tellico Village, remember that "Cash is King" and that we are blessed to have a strong Balance Sheet. There are many stories of similar planned communities such as ours who are not as fortunate to have adequate cash and reserves. Being short on cash is not a comfortable place to be for any organization. Many of us financial folks in the Village have had to manage a corporate turnaround in their career. It is not an easy task, and is one that I am thankful I do not need to experience here in our beautiful Village.



NOTICE OF BOARD MEETING

KEVIN STEVENS, POA ATTORNEY

The Board of Directors (the "Board") for the Tellico Village Property Owners Association, Inc. (the "Association") shall hold a regular meeting on Wednesday, January 19, 2022, at 1:30 p.m. at the Yacht Club located at 100

Sequoyah Road in Tellico Village. The meeting is open to all members of the Association. At the meeting, the Board will consider and vote on certain amendments to the Association's By-Laws (the "By-Laws"), the terms of which are included herein below.

The purposes of the proposed amendments to the By-Laws are: to amend the title of the General Manager to Chief Executive Officer; to amend the general notice requirement and the notice requirement for future By-Law amendments to allow for email notification; and to amend the Board Indemnification provision. The proposed amendments to the By-Laws are set forth herein below:

1.) All references in Article V, Section 10 to the General Manager shall be amended to reflect the title of Chief Executive Officer.

2.) The current language of Article VIII shall be deleted in its entirety and the following language shall be inserted in lieu thereof:

ARTICLE VIII. Amendments to the By-Laws:

In addition to any method permitted under the Tennessee Nonprofit Corporation Act that is applicable to the Association, the By-Laws may be altered, amended or added to at any duly called meeting of the Board of Directors, by a majority vote of a quorum present and voting, provided:

(1) Notice of the meeting shall contain a summary of the proposed amendment.

(2) Provisions of these By-Laws which are governed by the Articles of Incorporation or the Declaration may not be amended except in the manner provided therein or otherwise by applicable law.

(3) A summary of the proposed amendments to the By-Laws shall be sent by either mail or electronic transmission (email) to the members of the Association not less than thirty (30) days prior to the Board of Directors meeting at which the amendments will be considered. The members of the Association shall be given written notice of the time and place at which the meeting of the Board of Directors shall be

held and such meeting shall be open to the members. Upon written application of the holders of twenty-five percent (25%) of the vote of the members, a special meeting of the members shall be held upon no less than ten (10) days written notice to each member, but within thirty (30) days of the delivery of such application to the Board of Directors, at which special meeting members may consider and revoke the amendments. Unless these By-Laws shall require a larger vote, such revocation by members shall require a vote of a majority of members. The Board of Directors may, in any event, propose amendments to the By-Laws at any meeting of members or in writing and, if such, be approved by the members at the meeting, or in writing, such amendments shall not thereafter be re-examined by the members in the manner hereinabove set forth.

3.) The current language of Article IX shall be deleted in its entirety and the following language shall be inserted in lieu thereof:

ARTICLE IX. Notices:

Any notice required to be sent to any member of the Association under the provisions of these By-Laws shall be deemed to have been properly sent when mailed, postpaid, to the last known address of the person who appears as member on the records of the Association at the time of such mailing or when electronically transmitted (emailed) to the last known email address of the person who appears as member on the records of the Association at the time of such transmission, provided that the member has given consent to receive notices via electronic transmission.

4.) The current language of Article X shall be deleted in its entirety and the following language shall be inserted in lieu thereof:

ARTICLE X. Indemnifications:

The Corporation shall defend and pay all reasonable attorneys' fees and litigation expenses for every current and past Director and Officer, or his or her heirs, executors and administrators, incurred in defending any claim, action, suit or proceeding to which he or she is made a party by reason, in whole or in part, by his or her having been a Director and/or Officer of the Corporation. The Corporation shall further indemnify, hold harmless, and pay on behalf of every Director and Officer, or his or her heirs, executors or administrators for any and all damages losses, costs, expenses, and other liabilities incurred in connection with or arising out of his or her role as a Director and/or Officer of the Corporation, except

as matters wherein he or she shall be finally adjudged in such action, suit or proceeding to be liable for or guilty of gross negligence, willful misconduct, or acts or omissions which involve intentional misconduct or a knowing violation of the law. The foregoing shall be in addition to and not exclusive of any or all other rights to which the Director and/or Officer may be entitled as a matter of law, under the governing documents of the Corporation, or pursuant to any insurance purchased by the Corporation.

Be advised that Article VIII of the By-Laws allows the

members of the Association to consider and revoke any By-Law amendment that is approved by the Board.

A copy of the current language of the By-Laws may be obtained on the POA website at TVPOA.org.

Please contact the POA Office (865-458-5408, EXT 4105) if you have any questions about the proposed amendments to the By-Laws to be considered and voted on by the Board at its January 19, 2022 meeting.

GOLF MOVING AT RECORD PACE

CHRIS SYKES, DIRECTOR OF GOLF



Fall is the best time of year in East Tennessee! The weather is ideal and the courses are in the best shape of the year. Frost-freeze delays will be the norm beginning in November and the time change will lead to shorter days with less daylight. These environmental factors are the only things that slow the pace of golf, which has been a welcome challenge for the team. In a world of shutdowns, reduced hours of operation, and the worst labor market in our lifetime, the golf team continues to go above and beyond to provide the best possible golf experience in Tellico Village.

The business of golf in Tellico Village is at an all-time high all the while we are running short staffed in all areas of the operation. The strain is especially difficult on our Agronomy Teams, which thankfully are led by some of the best Golf Course Superintendents in the industry. We are fortunate, to say the least, to have such an incredible team leading our Golf operations.

Golf rounds were slightly behind the 2020 pace for the fourth month in a row, but we continue to be at a record pace for the year. Through Q3, total rounds are 23,547 ahead of budget and 5,934 ahead of last year's record year. Our total revenue is strong due to the record volume of rounds; merchandise sales remain strong as well. Total revenue is \$579,585.55 ahead of budget through September and expenses are under budget due to ongoing staffing challenges.

The biggest highlights of the season are the new

golf carts and the Kahite bunker renovation. The new carts have had an immediate positive impact on the golf experience. They are a game changer for our operation and have proved vital in enabling the staff to proactively

manage pace of play. The renovation of the front nine bunkers at Kahite has exceeded expectations. They have improved the look and feel of the golf course and are more playable, not to mention more sustainable. A storm would have devastated the old Kahite bunkers, taking days to repair, while the new bunkers only require a simple rake following even the most severe storm.

The golf calendar remains packed full of great events and the recent Folds of Honor Golf Marathon had the greatest impact. Your Golf Professional staff played an all-day golf marathon which raised over \$8k thanks to the tremendous support of the Tellico Village golfing community. We were able to partner with the Sports Animal on this venture, garnering great exposure for all the great things going on in Tellico Village Golf.

We made use of all our new golf technology during the course of the marathon with our Finn Scooters, new Club Car Golf carts with Visage GPS technology and even our Club Car tempo walk autonomous caddy. It was a great day for Tellico Village and most importantly, a great cause. The Folds of Honor benefits

Golf rounds continue at a record pace for 2021. Through the third quarter, our total rounds are 23,547 ahead of budget and 5,934 ahead of 2020's record year.

the families of fallen and injured soldiers.

Team Tellico beat the team from Rarity Bay for the third year in a row to retain the cup in the Lake Tellico Challenge. The final score was 37.5 to 27.5 for a resounding victory. We also recently celebrated the 25th Anniversary of our Tanasi Golf Club with a Halloween themed 'Spooky Scramble'. This unique event was a fun way to celebrate this historic date at Tanasi.

Golf is having another incredible season and we couldn't be more grateful to the team that makes it happen on a daily basis. The season never really ends but things will soon slow down, at which time we are looking forward to shifting our focus on how to continue to move golf forward in Tellico Village.

GOLF MAINTENANCE

During fall, productivity is at its peak. Just because the grass is not growing does not mean we run out of things to do. As we enter the time of year for prime golfing conditions, our maintenance staff is working hard to prepare the course for next year. This time of year is critical to setting up for a successful next season. As leaves are falling, our teams will spend many hours each day dedicated to cleaning leaves off the course in addition to completing the other necessary tasks to prepare for winter and next spring.



PRESERVING OUR HISTORY

We just recently celebrated the 25th Anniversary for Tanasi Golf Club and Tellico Village will be turning 35 next year. Toqua Golf Club will also be 35 years old in 2022 and our newest golf facility, The Links at Kahite, will have been around for 20 years. While our courses are not considered classics, they are World Class, and we have a growing golf history worthy of being preserved.

We have a number of Villagers that have been around since close to the beginning and the first step in preserving our golf history is to document. Please reach out to me directly via email at csykes@tvpoa.org if you have anything at all that may be of historical value. While it may seem insignificant, we would love any old pictures, scorecards, etc. as we want to chronicle everything. We want to properly preserve and celebrate our growing history and need your help to do so.

This year we added a new permanent Overall Champions Trophy for our Annual Red-Tailed Hawk Invitational. This trophy is a one-of-a-kind work of art that will properly symbolize the most elite event in Tellico

Village. We will be adding a plaque for each overall champion and need your help with that information. When was the first member guest and who won? We currently only include the winners dating back to 2004 in our printed program, but the event predates that period.



Thanks for your assistance with this matter as we have a lot to celebrate in Tellico Village Golf and need to properly preserve our history.

TIMELESS TELICO FOUNDATION

The Timeless Tellico Foundation (TTF) recently held a ceremony to dedicate a plaque at the foot of the Wellness Center flagpoles. This plaque honors Maj. Gen. Shirley "Sam" Carpenter USAF for his 39 years of loyal service to his country. 60 friends and family members attended the ceremony with several speaking about his exceptional Air Force career and their fond memories.



We're proud to be able to help Villagers honor the memories of people who've made a difference in their lives. Whether it be naming a trail or a flagpole in their honor or dedicating a bench to a loved one, we believe everyone benefits from the amenities.

We're working with a great group of kayakers to have a safe, user-friendly launch installed at Clear Creek. While not a huge project, it's another great example of making life better in Tellico Village. The same is true for the hiking trails we've built throughout the Village.

TTF is always open to talking with Villagers about other amenities or programs they think would be valuable to the Village. If the project makes sense and falls within the bounds of our 501.c3 authority, we'll team up with those that brought the idea to us to see if we can bring their vision to reality.

Beyond project donations, the foundation also accepts gifts from Villagers who want to give back to the community that has given them so much comfort and enjoyment. Regardless of the reason for the gift, we can accept donations by check, cash or credit card, as well as from Donor Advised Funds and Qualified Charitable Distribution accounts. We also accept appreciated stock donations. If you want to see what option is best for you, we can give you some general guidance but it's always best to talk with your financial advisor and tax professionals. Our status as a 501.c3 organization also allows donors to take advantage of tax-free donations.

The trustees of the Timeless Tellico Foundation are Villagers united in helping make Tellico Village the best it can be. Please reach out to any of us with questions and ideas. Visit our [website](#) to learn more.



RECREATION REPORT

SIMON BRADBURY, RECREATION DIRECTOR

There is so much exciting activity going on in the Recreation Department! Our department always strives to provide cutting edge programs, facilities, and equipment in a clean atmosphere. One of the most important aspects of

wellness is finding things you enjoy, not activities you find to be drudgery. To this end, we are always looking for new ideas and input from our Recreation Advisory Committee and Recreation members in order to provide what YOU want. We recently distributed a survey to gather data and discover the activities most people want. Results show that our state-of-the-art exercise room at the Wellness Center is utilized most, followed by our group fitness classes. Hiking trails, indoor and outdoor pools, pickleball courts, and Chota Recreation Center meeting rooms followed. Another important aspect of the survey asked which types of services our members are most interested in seeing developed. The overwhelming response was interest in more group exercise classes, a new spin program and a specific mind/body studio.

We are listening and responding! We now have the most group fitness classes we have ever had in the Recreation Department! We offer 89 classes per week, from water arthritis classes and H2O boot camp to land classes such as gentle stretch classes, TRX, Zumba, and Pilates. We also offer six different yoga classes, as well as the addition of the Yin yoga class. Our membership numbers have consistently increased and our revenue has been favorable year to date. The Kahite Chain Gang recently created another trail kiosk. This one is located behind the pickleball courts at the Wellness Center. Stop by and check it out!

We have experienced great participation and feedback from opening up our kayak and paddleboard reservations 7 days a week. We are excited to further develop this popular program for the 2022 spring season. In other outdoor recreation news, the Hike the Village program continues each Friday at 9:30 am. Meet at the trail kiosk on the Jim Lilly paved walking path at the Wellness Center. This hiking program is led by Recreation Director Simon Bradbury. Another opportunity to participate in an outdoor recreation activity is the sunrise yoga class at the Yacht Club. This is also led by Simon and is held each Monday morning at 7:15am. This year, we

had a group of Villagers who dubbed themselves the “yoga A-team” who convinced me to make this a year-round class as opposed to a summer activity.

The Tellico Village Pickleball Club held its Club Championship on September 24th and 25th as a fundraiser for new covered courts. The tournament featured players from 29 to 79 years of age at all levels. In total, they raised \$20,000, the net of which will be donated by the Pickleball Club to Timeless Tellico Foundation.

With all the variety of activities available, you’re sure to find one you enjoy! I’d like to extend a huge thank you to our members for the continued support and participation.



PUBLIC WORKS DEPT IN WINTER

CLAYTON TAYLOR, PUBLIC WORKS DIRECTOR

Wintertime is upon us here in East Tennessee, but just because winter is nearly here doesn't mean things slow down here in the Village.

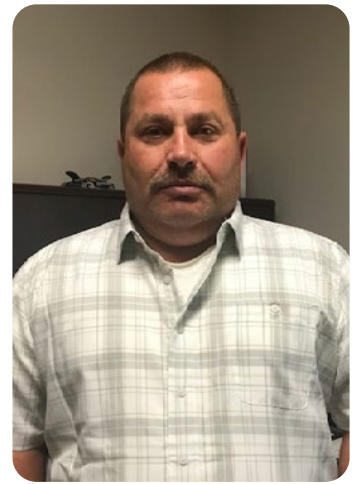
Leaf season started November 1st, and crews will begin their routine starting at one end of the Village working their way to the other. With the volume of leaves this year, we have three crews out to tackle them. Simply blow your leaves to the street and our crews will pick them up as soon as possible. Leaf pickup will continue through the end of February.

During the winter months, be careful driving during inclement weather. We have many hills and curves here in the Village so driving may become hazardous at times as the temperature drops.

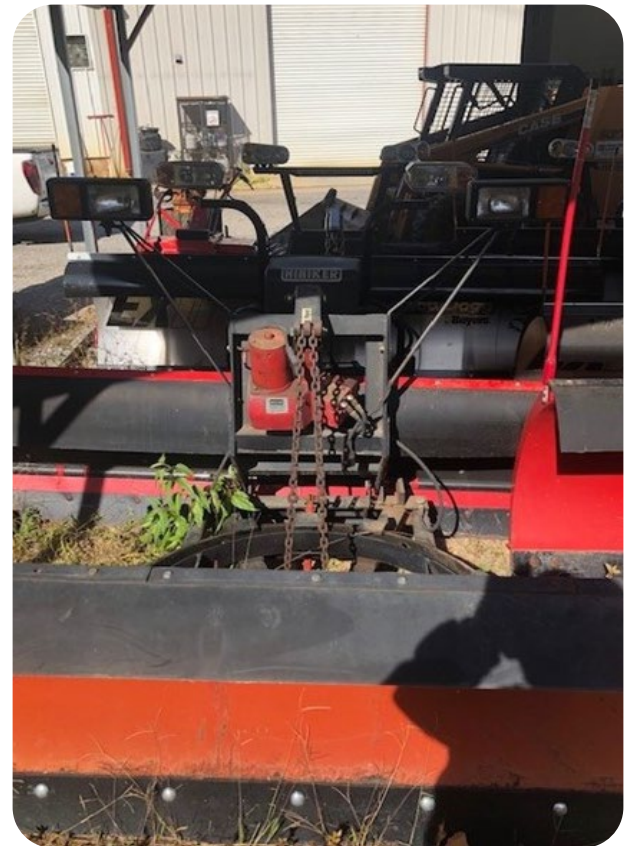
Keeping our streets safe for travel is a major priority for the Public Works Department. We currently have seven trucks with snowplows and six trucks with salt spreaders. We have the ability and equipment to produce liquid brine so we can pre-treat our streets in the Village before snow or ice arrives.

Our Public Works staff is always on standby to treat our streets, plow snow, or cut and remove trees should we experience inclement weather.

We are blessed to have great group of guys in our Public Works department who are always willing to go the extra mile to help keep the Village streets safe for our property owners.



Our Public Works staff is always on standby to treat streets, plow snow, or cut and remove trees if we experience inclement weather in the Village.



2021 HONOR AWARDS WINNERS

21 years ago, the POA initiated the Honor Awards program to publicly thank and honor all those making a significant contribution to the wellbeing of the Tellico Village residents and those in surrounding areas. To date, there have been 130 winners.

Community Service Award

Jim and Marilyn Fella

Jim and Marilyn have spent two decades dedicated to helping area residents in need of medical equipment. Starting in the late 1990s, the Fellas headed a program sponsored by the Community Church at Tellico Village to loan out medical equipment, such as wheelchairs, walkers, crutches, canes, shower seats, etc. Until November of 2019, they housed all this equipment in their garage and always made sure that it was clean and in good condition. With a variety of options for each type of equipment, their garage resembled a medical supply store. Residents would call them daily to arrange for pickup of needed items and they were extremely helpful in determining which item would best fit the individual need. Thousands of residents have been able to borrow from this medical closet over the last 20 years. The fact that they have dedicated themselves to this program for so long and that they gave up their time and an entire bay of their garage is extraordinary.

While they turned the medical closet back to the Community Church in November 2019, they continue to be involved in maintaining all the equipment daily. Currently, that involves over 170 items.



Distinguished Service Award

Larry Elder



As president of the Tellico Village Lions Club three times in a row, Larry is involved at a planning and volunteer work level in every Lion's event. His dedication to the Club and service to Tellico Village and the surrounding communities is exceptional.

Most significantly, Larry was instrumental in planning, executing, and delivering a \$200,000 donation the OUR PLACE, which fulfills a major need in the Village. This represented more than

20% of the total fundraising goal for this project—as well as the single largest donation to OUR PLACE. This amount is directly related to his personal efforts in organizing and securing personal donations and his leadership of other Lion's Club members.

Larry also coordinates 9 to 10 hikes per year on the East Lakeshore Trail, as well as coordinates a weekly ¾ mile hike carrying out 2 to 3 large bags of recyclable trash for pickup by the county's recycling center.

Distinguished Service Award

Marti Toms

Marti is the current coordinator for STAYinTV's Respite Care for Caregivers program and a member of the Board of Directors of STAYinTV. She has been involved with STAYinTV since the early beginnings and has been the coordinator for the last three years.



Marti and her Respite Care for Caregivers program team make it possible for long term 24/7 Tellico Village

2021 Honor Awards Nominees

Community Service Award:

Jim and Marilyn Fella

Distinguished Service Award:

KC Babb

Bruce Dillingham

Larry Elder

John Johnson

Adrian and Roberta Kasper

Ken Litke

Marti Toms

Outstanding Individual Award:

Joe Beyel

Henry Cullen

Larry Elder

John Johnson

Karen Sue Keith

Government Service Award:

Ed Wilson

caregivers to have free time to refresh and take care of their own needs while their loved ones are watched over by a Tellico Village volunteer. Respite Care for Caregivers is a free program staffed by volunteers.

Prior to retirement, Marti worked as a nurse at assisted living facilities where she cared for mentally and physically challenged residents. When she retired and moved to Tellico Village with her husband, Marti had personal experience as a 24/7 caregiver for her ailing mother. Marti knows firsthand about the emotional and physical demands of caring for a loved one at home. That is why she felt compelled to create a service in Tellico Village to help stressed and overworked 24/7 caregivers have some respite time for themselves.

Marti and her team put together a group of caring volunteers and schedule respite care requests. Because of their efforts Tellico Village caregivers can look forward to time to refresh and take care of themselves knowing a responsible Tellico Villager volunteer is watching over their loved one.

Outstanding Individual Award

Joe Beyel



Joe served as a first responder and recruiter in the Tellico Village Volunteer Fire Department from 2015 to 2019. In May 2019, Joe received the first ever POA-HOA Humanitarian Award for an extraordinary act of heroism that saved a life. On April 9, 2019 Joe and three of his TVVFD partners swiftly and effectively applied “Stop

the Bleed” procedures to a fellow Villager who had cut his femoral artery. These actions saved his life.

Joe was a co-editor of the HOA quarterly newsletter in 2018 and 2019. He ramped up the articles and interest in HOA as co-editor. In addition, Joe took responsibility for the printing and distribution of the newsletter to every mailbox in the Village.

Joe conceptualized, organized, and has served as the President of the Tellico Community Foundation since September of 2017. Joe oversaw the new foundation's accumulation of more than \$400,000 in assets while supervising the distribution of more than \$200,000 in funding and land grants. In late fall 2018, the TCF embarked on its first grant making activities. Under Joe's tutelage, TCF decided to direct its gifting into four focus areas: community enrichment, support for seniors, addressing the opioid crisis and support for

childhood literacy. TCF has also sponsored two highly successful Drug Take-Back Days in Tellico Village. To date, TCF has made 16 grant awards. The largest of these, valued at \$200,000, was one acre of land to Our Place, an adult daycare facility slated to open in March 2022. Joe is now expertly leading the Board into the foundation's next phase with the creation of a competitive grant process. None of these grants, actions or accomplishments would have occurred without Joe's vision, leadership, and passion to serve our community.

Outstanding Individual Award

Karen Sue Keith

A retired veteran having served many years as an Army nurse, Karen formed the Tellico Nurses Club, which meet to discuss the medical field and new information. She has taught CPR/BLS/Stop the Bleed courses at Tellico Fire Department for many years and volunteers helping with outpatient surgeries at University of Tennessee Medical Center.



She also chairs the Tellico Village Ladies Luncheon, which was a social meeting until they received their 501-C with the help of her husband. This has changed the direction of the organization to be able to raise funds for local charities. In the past few years, the organization has donated to the Tellico Village Fire Department, VFW, Child Advocacy, Loudon & Monroe dog shelters, and Star, which helps disabled children cope by riding horses.

At Christmas time, Karen, among other volunteers, decorates the Yacht Club from top to bottom. After Christmas, the same volunteers come and take down all the decorations until next year. She belongs to many clubs and deserves recognition for all the hard work she has done to make Tellico Village a wonderful community.

Government Service Award

Ed Wilson

As a long-time Tellico Village resident and Chair of the HOA/POA Highway Safety Committee and a member of the PSAC Committee, Ed has used his personal knowledge of infrastructure construction,



his business knowledge of highway construction processes, and his professional contacts within the Tennessee Department of Transportation (TDOT) to ensure the safety of the traveling public along Highway 444 and the safety of golfers and maintenance crews at the Tanasi Golf Club.

The professional manner with which Ed has conducted his communications with TDOT, his alerting them of potentially dangerous situations in a data driven manner, and his "Thank You" follow ups for a job well done have enhanced the value of Tellico Village within the entire TDOT organization.

Ed continues to reach out to TDOT in an effort to improve safety for all persons and vehicles traveling along the entire length of Highway 444.

***A special thanks
to the Honors
Awards Committee
members:
Bill Hartman, Mary
Kay Bogardus, Rick
Carlin, and Tracey
Heilman.***

President's Awards

Steve Trudnak

Steve has been a member of the Architectural Control Committee since 2013 and chaired the committee for 5 years. During his tenure, 1273 homes were permitted. After 8 years of service to the ACC, Steve will be stepping off the committee at the end of 2021.



Howard Higby

Howard served on the Golf Advisory Committee throughout the transition of the golf management team and during the pandemic. During that time, the Golf Department has adjusted its methods of operations and has seen record numbers of rounds played. Howard was instrumental in championing the Kahite bunker renovation project and evaluating the new golf cart fleets. Howard will be stepping down from the GAC at the end of this year.



Tellico Village Volunteer Fire Department

The TVVFD maintained its level of service throughout the pandemic by adjusting to ever-changing restrictions and conditions while keeping its volunteer membership safe. TVVFD has also achieved an outstanding ISO rating, benefitting Village homeowners through reduced property insurance premiums.



***Thankyou all for your amazing contributions to help make Tellico
Village the outstanding community we all love.***

OUR PLACE CONSTRUCTION CONTINUES

Thank you to the residents of Tellico Village, area churches, and the various clubs and organizations that have contributed to making Our PLACE a soon-to-be reality for those impacted by Alzheimer's/Dementia. I would also like to thank the dedicated board members and volunteers who have made a significant contribution since the inception of the project. Construction continues to be ahead of schedule and we anticipate becoming operational in March of 2022.



I am also excited to announce the hiring of Celia Gruzalski as our Executive Director. Celia's most recent experience includes Executive Director of CADES, an

Adult Day Center serving the Knoxville Community. She has a Bachelor of Science in Psychology and a Masters of Arts in Counseling Psychology and Education. Celia is also a member of the National Council of Certified Dementia Practitioners, a member of the National Adult Day Service Association, and the Knox County Office on Aging Companion Board.

Although we have achieved our construction cost goal, we are still in need of ongoing operational and scholarship funding. If you or your organization can consider making us part of your annual budgeting process, the funding attained will go a long way toward supporting those in need. We are also looking for volunteers to assist with both patients and programs. Please visit our website www.ourplaceln.org for more information. Thank you again for your support!

Jim Dezzutti, Volunteer Chair, Our

PLACE Board

The third quarter was a busy one for the HOA. After completing a second quarter

that included State of the County meetings with our elected officials in Loudon and Monroe counties, the HOA Board decided it was important to spend more time socially with our members after the long-sheltered year we had just completed. This was accomplished through an increase in creative social events and also through a series of high energy socials featuring an interesting speaker, a preview of upcoming events, raffles and music by Am Station, Dave Jeffrey and Knoxville Transfer. We were happy to be able to hold a Social at the Kahite Community Center, which brought in close to 200 attendees.

Hopefully you have noticed the increased activity from Neighborhood Watch. With the help of the local sheriffs and our chairs we have been able to provide articles filled with tips and ideas to help you to be safe.

One of the most important functions of the HOA is to sponsor the annual POA Candidate's Forum, which we did on October 21st. This gives homeowners a chance to get to know the candidates. If you missed the forum, you can still watch it on the Tellico Village

Be Engaged. Be Informed.
Be Heard.



Your Voice in the Village

Network YouTube Channel.

The year is quickly coming to an end and our nominating committee is happy to announce a full slate of candidates for 2022, who were elected at our November 9th Election Meeting & Social. As always, we are looking for volunteers to fill several support roles in the HOA.

When we submit our HOA Update in January there will be a new HOA President and Board. This past year has been a difficult one. For that reason, many of the board agreed to serve a second term in 2021. We thank them for their commitment. We also owe a deep debt of gratitude to Ken Litke, who served two terms as president. Ken made difficult decisions in very uncertain times while keeping the HOA moving forward.

You can find us at:
www.tellicolife.org
www.boatellicovillage.com



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

Tell'em It's Better At Tellico Village

AS OF
SEPTEMBER 30, 2021,
TELLICO VILLAGE HAS
4,652 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