



# Tellico Village

## POA Newsletter



Year-End 2021



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# PRESIDENT'S MESSAGE

## MARTY INKROTT, POA BOARD PRESIDENT

Well...2021 is in the books and what a year it was! Although varying levels of COVID restrictions were still in place throughout the year, our POA staff did a tremendous job running our operations, providing services, and amenities open, clean and

keeping our facilities and safe. Even with COVID continuing to loom across the world, Tellico Village continues to thrive and break records.

Growth in the Village continues at a rapid pace. 325 POA lots were sold in 2021 compared to 140 the prior year. New home permits set a record at 374 compared to 208 in 2020 and we currently have over 300 homes in the building process. With over 5,000 homes in Tellico Village, our Public Works Department is working diligently to ensure our infrastructure (roads, water, and sewer systems) is adequately servicing that demand.

The influx of new people also increases the demand for our amenities. A few noteworthy items:

- 36 new boat slips were added at Tanasi Basin and 36 are being added at Kahite
- Record number of golf rounds, 5,000 more than 2020
- Recreation Department converting racquetball court to a spin-bike room and adding workout equipment
- Profitable year for Yacht Club, first time no subsidy paid to AWE.

The acquisition of the Cooper Community property/ developer rights and Kahite entrance property were significant achievements for Tellico Village. A Land Use Plan is being developed by the POA staff and Long-Range Planning Advisory Committee to be reviewed with the POA Board in June.

Tellico Village is in a very good financial position. That being said, supply chain disruptions and a tight labor market continue to be headwinds. Inflation ended the year at 7%, the highest since 1982. We developed the 2022 budget with a 5.5% inflation factor, so we'll need to monitor the impacts of these challenges as we progress through the year.

With Winston Blazer's impending retirement at the end of 2022, we are beginning the search for a new GM/CEO and will communicate with property owners as we progress.

I am continually amazed at all Tellico Village has to offer and what a great place this is to live. Let's make 2022 a great year!

Marty Inkrott  
President, Tellico Village Board of Directors

## UPCOMING BOARD MEETINGS

March 16, 2022	Board Meeting	1:30 p.m.	Yacht Club Top Floor
April 20, 2022	Board Meeting	1:30 p.m.	Yacht Club Top Floor
May 18, 2022	Board Meeting	1:30 p.m.	Yacht Club Top Floor

We offer live-stream videos of all Board meetings on Tellico Village Network's YouTube channel.



# YEAR-END WRAP UP

## WINSTON BLAZER, CHIEF EXECUTIVE OFFICER

It was a great year here at the Tellico Village Property Owners Association. Despite continued challenges stemming from the pandemic, our operations remained successful and even broke records.

TVPOA ended 2021 with \$12 million total cash. We also reached \$5.7 million net income, which is more than double and almost triple our net income in 2020. We were able to build our reserves and pay down debt, as well as close on the Cooper land acquisition.

Our Marketing Department had a busy year promoting our great community. The Welcome Center greeted 6,536 visitors in 2021 and completed 737 discovery tours in 2021. This data indicates people are feeling more comfortable about traveling and are excited about learning more about what Tellico Village is all about.

Growth in the Village is booming! Our ACC Department permitted a record-breaking 374 single-family homes in 2021 and ended with year with 279 POA lots sold and 318 homes under construction. All of this activity has positively affected our revenue, with the collection of permit fees and additional assessment fees from the lots. We had 4,738 single-family homes in the Village at the end of the year, 453 more than 2020.

With growth comes increased activity in all other departments, as well. The Golf Department has more players on the courses, Recreation has seen an increase in memberships and participation, and the Public Works staff is managing a greater demand on our infrastructure.

Golf rounds made Tellico Village history with a record-breaking 108,000 rounds played in 2021. In comparison, the total rounds averaged 72,000 between 2015-2019. Golf merchandise also had a great year with \$450,000 in sales for the year, compared to \$332,000 in 2020. What a year for our Golf Department!

Recreation memberships are returning to normal pre-COVID levels, with \_\_\_ family memberships and \_\_\_ individual memberships to close out the year. To meet the demand, the Recreation staff has amped up their activities and facilities--they offer more fitness classes than ever before and are even transforming one of the under-utilized racquetball courts into a spin bike studio.

Our Public Works Department is always working hard to make sure our infrastructure is equipped to meet the needs and standards here in Tellico Village. Additional boat docks with personal watercraft slips, new smart water meters, and a revamp of the pavement preservation program are among the many projects the Public Works staff has been working on. 2022 is sure to hold more exciting improvements to the Village.

Like many other restaurant operations across the country, our Food Service continued to see impacts from the pandemic. Food supply issues and price inflation has presented challenges, as well as staffing shortages. However, AWE Hospitality adapted and found solutions to keep the Food Service operation moving forward. We're also happy to report the Yacht Club catering operation returned to pre-COVID levels from 2019.

In 2021 we saw a number of records broken, increased growth, expectations exceeded, and a return to pre-pandemic accomplishments. I am looking forward to what 2022 holds as we continue working to make Tellico Village even better than before.

Despite continued challenges stemming from the pandemic, our operations remained successful and even broke records.

# 2021 FINANCIAL HIGHLIGHTS

## KEVIN ELLSWORTH, CHIEF FINANCIAL OFFICER



With 2021 thankfully behind us, it is a good time to look back at some of the major events of the year that shaped the financial performance of the Tellico Village Property Owners Association. The year was unlike any other that we have experienced. Although many challenges were presented to the POA and staff, we successfully set the stage for continued growth and financial viability for the longer term. The following are some key financial highlights for the POA in 2021.

1. We generated record revenue in most categories. Volume drove revenue significantly higher than budgeted. The 2021 Budget was approved late in 2020. Because COVID's impact was still not well understood, financial assumptions were held on the conservative side. Fortunately, we outperformed the budget on many key areas:

- Golf rounds set a POA record at 108K rounds and golf merchandise sales went through the roof.

- Property transfers, which occur when a home or lot is sold in the Village, totaled close to 1,200 at close of 2021. That is an annual record of sales in the Village.

- POA lot sales hit an all-time record of 325 lots sold. This puts POA-owned lots back into revenue generating status for the POA.

- Home construction in the Village remained strong all year with roughly 300 homes per month under construction. This generated ACC permit fees and tank installations.

- Docks were expanded and immediately leased for the season as many looked to boating as a COVID pastime.

- Recreational memberships rebounded nicely from the 2020 hit of COVID as folks found a way to exercise safely.

- Revenue came in at just over \$25 million for the year. This was almost \$2 million higher than 2020.

2. Expenses were favorable, partly due to the unfortunate delay in several maintenance projects. These were incorporated into the 2022 Budget, the Public Works team intends to get an early start on

them in 2022.

3. Net income reached an all-time high of \$5.7 million. This, along with depreciation of \$1.8 million, created approximately \$7.4 million of cash flow. So, where did all that cash go?

4. The POA transferred \$4.5 million into the POA reserves. For the last fifteen years at least, the POA had reserve balances in the \$2.5 - 4 million range. This year we more than doubled that!

5. The POA also extinguished the debt on the Toqua Clubhouse earlier than expected. We used \$1.1 million of excess cash to pay down debt that carried a higher

interest rate for the POA.

6. We closed on one of the largest strategic investments in POA history by acquiring assets from Cooper Communities. This required \$1.3 million in cash and \$3.975 million in debt.

7. The POA financed the complete replacement of our golf cart fleet. This investment has paid dividends in guest experiences and lower costs of repair.

8. The outsourced portion of Food Services to AWE Hospitality made a strong surplus (income) compared to previous years' losses. This was done even with a shortage of food supplies and staff. The subsidy was budgeted at zero for 2021.

2021 was an exciting year. We were stretched thin on staffing and resources, but the POA hit a record number of firsts in its history. We look forward to meeting the challenges of 2022 head on and hope to exceed 2021!

With record revenue and reserve balances in 2021, the POA successfully set the stage for financial viability for the long term.





# RECREATION REPORT

## SIMON BRADBURY, RECREATION DIRECTOR

Exciting things are happening in the Recreation Department in 2022!

We started the new year by deep cleaning and shining up all our recreation facilities and

have received numerous compliments. We have made some nice first impressions upgrades at Chota Recreation Center at a low cost and will continue to do so throughout 2022.

We welcomed three new members to the Recreation Advisory Committee (RAC). Pam Green, Hollie Sequine, and Nancy Damato have great experience, energy, and passion for recreation in the Village. POA Board member Steve Schneider will continue serving as our Board liaison.

We are currently focusing our efforts on specific items highlighted in our 5-year strategic plan from 2019 to make the Tellico Village Recreation Department the best in the industry. Expanding in place was a major theme of our plan. With that in mind, we converted one racquetball court at Chota Recreation Center into an indoor cycling classroom. The data over the past five years do not support having 800 square feet of recreation space in one racquetball court sitting idle while the largest growth trend we have experienced is in group fitness. While we need more space, building new facilities is very expensive. This conversion allows us to expand the facility at a very low cost while offering state-of-the-art fitness classes.

The RAC spent a lot of time with the recreation management team researching and selecting the best spin bikes, which the Board approved. The Keiser M3i bike is high quality, user friendly, and has low maintenance costs. In February 2022, we received the equipment, installed the bikes, and equipped the converted space with proper flooring and acoustic wall tiles. We anticipate this to be a popular activity for many Recreation members.

A high quality of life through recreation experiences is what we are all about in the Recreation Department. With this in mind, we are focused on providing a variety of opportunities for improved overall wellness.

We listened to your feedback! We have purchased an additional medical rehab quality leg press for the Wellness Center, as well as a new leg press for the

Kahite Fitness Center. These pieces of equipment are very important in the process of extending our overall function through strength, balance, and endurance, all of which enhance our quality of life.

Our group fitness class have remained very popular. We recently introduced three new classes: Let's Dance with Jamie Delp at the Wellness Center, and TRX Fusion and Morning Yoga Fusion, both led by Simon at Chota Recreation Center.

Jill Pranger's Yin Yoga class will now be held at 1:15pm on Tuesdays and Fridays. This style of yoga targets your deep connective tissues, like your fascia, ligaments, joints, and bones. It is a slower style of yoga and more meditative than yang styles of yoga.

We have partnered with several organizations to provide professional medical services. For example, Select Physical Therapy works specifically through our aquatic environment and Tennessee Orthopaedic Clinic (TOC) operates through our exercise room.

The Kahite Chain gang has created a new trail called "Whisper Way," which is a half-mile trail that connects a neighborhood to the Wellness Center trail system. What an amazing array of recreational opportunities we have in Tellico Village!



Congratulations to Simon Bradbury for being appointed to serve on a statewide committee of parks and recreation professionals to assist with the Tennesseans Outdoors - Vision 2030 project. This project is a ten-year plan to outline the recreation, parks, and conservation priorities for the state of Tennessee.

# A YEAR TO REMEMBER

## CHRIS SYKES, GOLF DIRECTOR



The number 21 is synonymous with a winning hand in blackjack and 2021 was for sure a winner in golf. We are into year 2 of life in a pandemic and still adjusting to the constantly changing 'new normal'. One thing that has become normal is the increased popularity of golf. Golf has benefitted from the effects of the pandemic and that has been on full display in Tellico Village.

There are many highlights to celebrate from 2021:

#1 is simply our record golf activity. We went from averaging around 72,000 rounds a year pre-COVID to a record of 102,770 in 2020, which we thought would be a record that would stand for some time. However, in 2021, we played 107,901 rounds! The record volume led to record revenues, record merchandise sales, and record participation for most every golf event. Player development is at an all-time high as well with more folks either picking up the game or simply getting reacquainted. While we do not expect this trend to last forever, we do anticipate long-term benefits.

#2 are the new golf carts. We were able to replace our antiquated Yamaha carts with Club Car carts featuring state-of-the-art technology, and we even saved money in the process. These carts allow the staff to better manage the operation. The active GPS technology drastically improves the overall golf experience, and we will soon be able to place food and beverage orders from the cart. Operationally, we can be proactive with respect to pace of play with automated messages and when necessary, our rangers know exactly where a problem may be developing. We no longer need to charge our carts between rounds, as they can go up to 54 holes on a single charge. The lithium batteries will lead to an energy savings as well. The overall impact of the new carts has been incredible.

#3 are the newly renovated bunkers at Kahite. This project has been long overdue, but the end result has been well worth the wait. While we

knew the new bunkers would have a significant impact, the project has exceeded expectations. The new bunkers have drastically improved the look, feel, playability and sustainability of the golf course. A severe storm used to devastate the old bunkers and take the staff days to repair, after which the playability was still poor. The new bunkers simply require a rake and playability remains consistent. We are fortunate to be able to work with one of the hottest golf architects in the industry, Bill Bergin, who is providing the vision. We look forward to starting the back nine this spring. Special thanks to Course Superintendent Jordan Clark and GAC Chairman Ron Coles.



#4 in my view is the new Red-Tailed Hawk Invitational Trophy. The new trophy is a literal work of art, a life-sized Red-Tailed Hawk carving, that will symbolize the most elite event in Tellico Village for years to come. Special thank you to Tom McPhee and his effort securing the trophy along with the support of Donnie Iverson from Merrill Lynch. Congratulations again to the team of Ellis and Ellis

who were the first to receive the new trophy that is currently on display at the Links at Kahite.

We have a lot to be thankful for in Tellico Village Golf and we couldn't be where we are today without a total team effort. Upper Management, the Golf Advisory Committee, Finance Advisory Committee, the Board of Directors, and the entire golf community have been integral in our success. I am most grateful to the Golf Management Team as I feel we have the best combination of skillsets in the industry. The team continues to go above and beyond and remain committed to do whatever it takes to get the job done. We recently had our first ever all golf staff event where we were able to properly celebrate this recent success. I am beyond grateful.





# MARKETING FAQ'S

## BETH KUBERKA, MARKETING DIRECTOR

### AND THE TELlico VILLAGE MARKETING TEAM

**Editor's Note:** Understanding Tellico Village real estate market performance and the investment required to maximize this performance is extremely important for all property owners. The following addresses some questions most frequently asked of the Tellico Village marketing team.

**Question #1:** Why do property owners have to underwrite marketing the Village? Can't Village realtors promote the community?

Since the inception of the marketing program, the POA Marketing Team has partnered with a number of Village real estate firms to effectively market the community. The Village's realtors are professional, knowledgeable, and highly competent sellers of Village real estate. As good business people, realtors focus on selling their firms and the properties they have to sell. A secondary area of emphasis for local realtors is selling the Tellico Village brand.

The Marketing Team solely promotes Tellico Village. The TV brand is the singular focus of the program's messaging, stressing the community's ideal location, outstanding amenities, exceptional lifestyle, and a value proposition second to none. Research indicates, and this is verified repeatedly by visiting prospective Tellico Villagers, new retirees are interested in first finding the place to retire and then exploring housing options.

Although excellent sales people, local realtors do not have the level of resources or expertise to manage a multi-faceted national marketing program as conducted by the Village's Marketing Team. During 2021, almost two-thirds of all Multiple Listing System (MLS) sales (lots and existing homes) could be traced to leads generated by the marketing program. These sales came from people relocating from a total of 37 states (only 7% of sales came from people living in Tennessee).

Without a national, brand-based marketing effort, the Tellico Village real estate market would be functioning much differently. For example, from 2005 through

2011, the only out-of-state marketing activity for Tellico Village was being done by realtors on a scattershot basis. During this period, existing homes sales plummeted (from 226 to 88 units). Out of necessity, the TVPOA Board approved investing to re-launch the Tellico Village brand in the fall of 2012.

**Question #2:** Why does the Village have to advertise? Most properties in the community are sold by word-of-mouth.

This is not true.

The Marketing Team tracks program sales by lead source including word-of-mouth. For example, Tellico Village 2021 MLS sales totaled 323 existing homes and 301 lots. 63% of these purchases were due to marketing program leads. Of these, only 26% were a result of referrals or word-of-mouth communications.

Stated simply, if Tellico Village did not market its brand, the performance of the local real estate market would suffer. As in the past, Villagers would not be able to sell their homes in a timely fashion and at a fair price, both of which are especially important to homeowners in a retirement community.

**Question #3:** Will the Village need to continue to market itself once build-out is achieved?

Between 2017 and 2021, MLS existing home sales in Tellico Village averaged slightly over 300 per year. This number of MLS sales represented between 6-7 percent of the Village's built inventory. This 6-7 percent sales rate complies with real estate industry standards as a healthy rate of existing home turnover for any community.

According to the Long-Range Planning Advisory Committee's latest estimate, Village build-out will occur sometime between 2027 and 2034. At that point, there will be at least 6,700 residences (rooftops, doorways, etc.) in the community. To achieve a turnover rate of 6-7 percent at build-out, between 400 and 470 existing homes will need to be sold annually in Tellico Village.

This ongoing existing home sales level will be impossible to achieve without strong national marketing support. During 2021, 68% percent of all MLS residential sales in the Village were the result of a



marketing program lead. As noted above, the ability to sell existing homes on a timely basis is critical in an aging community and this will require continuing to market the Tellico Village brand.

Moreover, older residents' homes will be purchased by new, younger Villagers who bring new energy, new ideas, new programs, and the new vitality necessary

to keep Tellico Village fresh, vibrant and alive. These new Villagers will represent the next generation of leaders for the community.

Without infusion of new people, the community would steadily decline, precipitously impacting property values and jeopardizing the essence of why we choose to live in Tellico Village.

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# PUBLIC WORKS UPDATE

## CLAYTON TAYLOR, PUBLIC WORKS DIRECTOR

2021 was a challenging yet productive year. While we encountered delays due to supply chain issues and staffing shortages, we saw many positive improvements within the Public Works Department and throughout our community.

The highlights:

- Our ACC Department permitted a record number of homes: 374 single-family homes as of December 31, 2021.
- We revamped our pavement preservation program and completed several paving projects throughout the Village.
- We installed a new boat dock at Tanasi Basin, as well as 20 new personal watercraft slips.
- We are bringing new technology to the Village by implementing a new water metering system and installing new sewer tanks and pumps, among many other changes to bring fresh and more efficient technology to Tellico Village.
- Water and sewer system studies are substantially complete. In 2022, we are working on the new plan for our water and sewer systems.

We are looking forward to all the projects we have scheduled for 2022, such as new boat docks in Kahite and the continuation of street maintenance and improvement.

2022 begins my first full year as the Director of Public Works. While they are big shoes to fill, I am certainly looking forward to it and am grateful for the opportunity to continue serving this community.

Due to the growth of the Village currently at an all-time high and the subsequent increasing demands on our infrastructure, I felt it was imperative to restructure the Public Works Department.

The goal is to get ahead of the growth in the Village; this departmental restructure will allow the Public Works team to operate more efficiently and perform due diligence in all aspects. These changes will enable others to shift to a more focused approach.

Chad Johnson, (formerly Utilities and Property Manager) now Utilities Manager, will focus on upgrades to the water and sewer systems needed to meet higher demands. Caleb Morris, (formerly Public Works Manager) now Properties Manager, will focus on the upkeep of our facilities and maintain the first impressions to the highest standard. Steve Prisament, Public Works Manager, will focus mainly on asphalt preservation. Matthew Johnson will continue serving in his role as the ACC/Codes Enforcement Manager.

More homes being built results in water demand increases and more stress on our water systems and



Due to the growth of the Village and increasing demands on our infrastructure, we have restructured the Public Works Department to better serve our community.

sewer lift stations. Chad Johnson, Utilities Manager, will focus on the needed upgrades to help meet these higher demands on our water and sewer systems.

Chad began his journey with Tellico Village right out of college at in golf maintenance. After moving to the Public Works Department as a horticulturalist, he ended up as the Utilities and Property Manager before shifting his focus to Utilities Manager. He is state certified in Water Distribution as well as Wastewater Collection. Chad says he's excited about where the department is heading and looks forward to leading the water/sewer team in some exciting new projects coming soon.

Steve has a Public Works Manager Certificate and experience in a city Public Works Department as a laborer, a truck driver, heavy equipment operator, and finally, the Road Department Manager. Steve says he is looking forward to learning more about the Village in his new role.

Matthew Johnson is currently the ACC Manager and is in charge of all code enforcement for Tellico Village.



Matthew Johnson



Stephen Prisament



Caleb Morris



Chad Johnson

More people in the Village means first impressions are more important than ever. All of our facilities need to be maintained, some more than others as some facilities are getting older. There may be a need to build additional facilities, as well. Caleb Morris, Properties Manager, will focus his attention to detail and knowledge of landscape on the maintenance and first impressions of our POA facilities.

Caleb started his career at TVPOA in 2009 working in golf maintenance. He then moved to the Public Works Department as an assistant horticulturist, then stepped up to Horticulturist & Landscape Supervisor for 2 years. Finally, Caleb became the Public Works Manager in 2020 before moving into his current role of Properties Manager. Caleb says he is looking forward to taking our facilities to the next level with attention to detail in both building maintenance and landscape.

More vehicles in our Village result in more traffic and increased need for street maintenance. Additionally, more construction means more wear and tear on our streets. Stephen Prisament, Public Works Manager, will focus on asphalt maintenance and preservation.

He came to Tellico Village 4.5 years ago and was the only employee dedicated to code enforcement. At that time, there were less than 100 houses under construction. Now, there are over 300 houses under construction and three other code enforcement personnel.

We look forward to serving Tellico Village in 2022 and beyond.



# TIMELESS TELLICO FOUNDATION

The Timeless Tellico Foundation (TTF) continues to solicit tax-free donations to fund recreation/amenity facilities, programs, and equipment for the benefit of the Tellico Village community. During the last two years, the foundation has received over \$240,000 in donations from over 400 donors.

The Clear Creek kayak launch project requires two additional floating dock sections and an amendment of the TRDA users permit. Necessary funds have been donated and the permitting process has been initiated. Together with its partners, Tellico Community Foundation, Soggy Bottoms Kayak Club and TRDA, TTF expects to dedicate the launch sometime this spring.

TTF is also seeking donations for naming rights to items and structures throughout Tellico Village. An

individual or organization may be recognized or honored with an embossed plaque that may include a meaningful quote or saying. Presently available naming rights opportunities are:

- Pickleball and tennis courts
- Benches on the lake at the Yacht Club
- Walking trails throughout the main Village and Kahite
- Trail kiosks at the Wellness Center and Kahite

We hope all Villagers will consider donating to Timeless Tellico Foundation. The foundation understands that certain projects will appeal to different segments of our community, though all projects add value for every property owner and positively impact the Tellico Village community.

The last months of the year were filled with lots of exciting HOA events and activities. Many events were completely sold out, demonstrating that Villagers are ready to get out and have some fun! Some highlights of the many HOA-sponsored events included Dueling Pianos, Chili Tasting & Cookoff, and Greg Schwem's comedy in October. November events included the Tennessee Titans vs. Houston Texans game, and in December there was the Christmas Gala and Christmas Tree Lighting.

Our monthly October Social was held on the Kahite Pub & Grill patio - the first time a Social has ever been held in Kahite. Knoxville Transfer provided live music and the Kahite Pub did a great job with providing dinner. We look forward to holding another one there in 2022.

The November Social was coupled with a short business meeting to vote on the new HOA Board for 2022. We have a great Board for the new year, with lots of plans to build on the successes of last year's Board. In 2022, we're looking to offer more events and activities, important information about our Village and the upcoming general elections, and advocacy for key issues that impact us - with "fun" being the key ingredient.

Also, we held our final HOA Welcome Orientation of 2021 in November. Starting in January 2022, we began holding Welcome Orientations every other month. If you have not attended one of these, you don't want to miss out! Sign up on [www.TellicoLife.org](http://www.TellicoLife.org). Closing out the year, our December Social focused on

Be Engaged. Be Informed.  
Be Heard.



Your Voice in the Village

appreciation of all the volunteers who contribute to HOA's success. HOA is an all-volunteer organization, so without their involvement, it would not work as well as it does.

Plans for 2022 include more events, rollout of the TN Smart Yards program by our A&E (Aesthetics and Environment) Committee, improvements to our Neighborhood Watch program, and more fun activities at the monthly Socials. 2022 is also an important year because of the mid-term general elections and key changes here in Tellico Village. HOA will be providing information and advocating on many of these issues and concerns throughout the year. For this to be successful we need to listen to Villager concerns and issues. The HOA Board is interested in hearing your thoughts and we will also be asking for input through periodic surveys.

Mark Pantley, HOA President

You can find us at [www.hoatellikovillage.com](http://www.hoatellikovillage.com) or simply use this QR code on your phone:



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**Phone: 865-458-5408  
Toll Free: 866-983-5542**

**We're on the web:  
[www.TellicoVillagePOA.org](http://www.TellicoVillagePOA.org)**

Tell'em It's Better At Tellico Village

**AS OF  
DECEMBER 31, 2021,  
TELLICO VILLAGE HAS  
4,738 SINGLE-FAMILY  
HOMES AND 336  
TOWNHOUSES.**

This newsletter is published  
for Tellico Village property  
owners.

**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