

TELLICO VILLAGE POA Board Report



Year End 2017

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PRESIDENT'S MESSAGE

BRUCE JOHNSON, POA BOARD PRESIDENT

Well, we made it through the last quarter of the year and here we are in excellent shape! Our Chief Financial Officer tells us we are in the best financial

shape that we've been in since before the pre-recession year of 2007. Who would have thought?

Most of the last quarter was spent formulating and discussing the 2018 budget and 5-Year plan. I must admit, there were days when I didn't want to get out of bed. It seemed there was disagreement at every step. We debated our approach, spending levels, spending priorities and the need for and amount of assessment increase. Through hard work and dedication, we persevered. We approved a budget that will serve us well in 2018.

I came to realize during this exercise that we, the property owners, really care about the Village. We love where we live! We may have different ideas and ways of solving problems, but irrespective of our differences, we all have a singular goal...to make Tellico Village better.

I see this in the recommendations that come before the Board. I saw it when an individual suggested we improve our facilities to help those who are disadvantaged or handicapped. I saw it when neighbors made suggestions to beautify the Tanasi parking lot. I saw it when someone recommended a novel way to generate more revenue for

our reserve accounts. Lastly, I saw it when an individual suggested an alternate way to construct the Toqua Clubhouse.

The Board, with new members Pat White and Rick Blough, is committed to capturing this spirit in all that we do for you in 2018. While we may not be able to implement all of your suggestions, we promise we will listen. My toast for the New Year is: I wish all of us well in all that we try to do!

Bruce S. Johnson
President, Tellico Village Board of Directors

BOARD UPDATES

Upcoming Board Meetings:

| | | |
|-------------------|----------------|--------------------------------|
| February 21, 2018 | Board Meeting | 1:30 p.m, Yacht Club Top Floor |
| March 6, 2018 | Board Workshop | 10 a.m, POA Conference Room |
| March 21, 2018 | Board Meeting | 1:30 p.m. Yacht Club Top Floor |
| April 3, 2018 | Board Workshop | 10 a.m, POA Conference Room |
| April 18, 2018 | Board Meeting | 1:30 p.m, Yacht Club Top Floor |

Continuous Improvement & Special Projects Manager Mitzi Lane presents POA Board President Bruce Johnson with a ceremonial check in the amount of \$160,000 to be deposited into the POA reserves. This is the largest amount of annual savings the TVPOA employees have contributed to date. Thank you Mitzi and all the TVPOA employees for all their hard work and dedication.



2017 A GOOD YEAR FOR TELLICO VILLAGE FOOD SERVICE OPERATIONS

WINSTON BLAZER, GENERAL MANAGER



2017 was a good year for food service operations. Total food sales from 2016 to 2017 increased from

\$2,594k to \$3,030k, a 17% increase. What this tells me is that with 2017 pricing remaining steady our property owners are utilizing our restaurants more. This is a great indicator that our property owners like our food service operations and that AWE, headed by Andy Fox, has our food service moving in the right direction. Also with this good news means our Yacht Club subsidy is the lowest it has ever been. The Yacht Club Food Service Operation sales numbers hit just under \$1.3 million, up almost \$200k from 2016. Because of the increase in sales and participation, the subsidy for the Yacht Club was at an all-time low for 2017 in the amount of \$58K that was \$38k less than 2016. The 2017 agreed upon subsidy cap was \$100,000. This is a big achievement for the Yacht Club Operation and for Tellico Villagers.

Andy Fox, Director of Operations of AWE Hospitality has been operating the Yacht Club since 2014, Tanasi Clubhouse and Toqua Clubhouses since 2015 and in January 2017 he became a consultant for the Kahite Pub and Grill. Being successful in food service management means having your hands in many pies: menu planning, operations, cash management, human resources, training, marketing, merchandising, and customer service just to name a few. Andy, along with his excellent team has brought the food service in Tellico Village to a whole new level.

Each restaurant in the Village has its own style, culture and even crowd of regular dining participants. At the Toqua Clubhouse for instance, breakfast is one of the most popular times to dine in the restaurant. The breakfast menu consists of many wonderful dishes including a spinach quiche that is out of this world. When you think of Tanasi, you should think of great burgers, super friendly service and great views of the water. The Yacht Club has become a serious competitor to the better restaurants in Knoxville at a value price without diminishing quality or service.

The "New" Kahite Pub and Grill has been greatly supported by the locals. It has become a wonderful place for special events, socials, and a nice place to get together with a good meal. Jackie and her team have done a great job responding to the needs of the Kahite

community.

In addition to building a team that is focused on raising the quality and service levels here in the village for all our Food and Beverage services, AWE, has spent the last few years trying to understand the community and has put together a plethora of special events to add to the wonderful social life we have here at Tellico. This includes live music, bingo, events with the Knoxville Symphony and the Knoxville Opera are some of the events going on at the various food service locations.

The food service operation is an important element in our community and is where a great deal of our socializing takes place. It is important that we give our property owners what they want as far as service and product is concerned. Even though I have boasted about our past year food service operation I realize there is always room for improvement. If you have any suggestions or ideas I encourage you to reach out to our food service management or myself and tell us your thoughts. Continuous improvement is a philosophy we practice and use to improve our operation and many of our improvements come from our property owners. I would like to wish everyone a Happy New Year and look forward to seeing you in 2018.



AWE owner Andy Fox



Tanasi Managers: Jose Medina, Kaleigh Disler, MaryBeth Gregory, Maleah Westenhaver



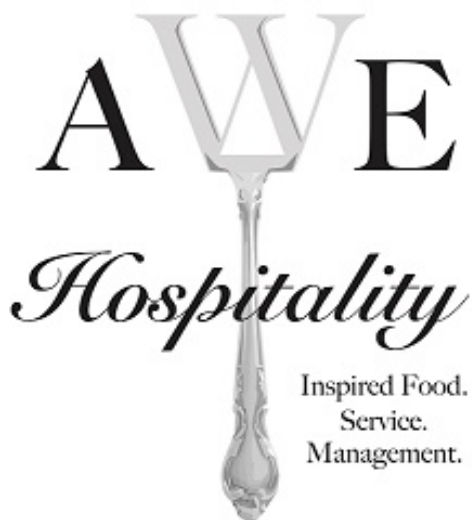
Toqua Managers: Wesley Godbey and Kim Tucker



Yacht Club Managers: Juan Castro, Skyler McClurkin, Linnea Elliott



Kahite Managers: Lisa Gibson and Jackie Newton





BUDGET PROCESS & FINANCIAL UPDATE

TOP 10 FINANCIAL STORIES OF 2017

PARKER OWEN, CHIEF FINANCIAL OFFICER

With 2017 now 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 another good one for TVPOA, with a number of significant stories that affected not only 2017, but that will have continuing financial effects over the longer term. Following in roughly chronological order is my list of the top 10 TVPOA financial stories of 2017.

1. We began the year with a budget that continued the theme of the past several years, “Repair, Replace and Renovate”. The 2017 plan was mostly aimed at bringing some of our aging facilities and infrastructure back to good operating condition and appearances, with approximately 75% of the 2017 Capital Plan in support of the 3 Rs. Substantial amounts for equipment replacements included a new rough mower at Kahite, the irrigation system intake line at Toqua, and assorted other golf maintenance equipment. Our Public Services Division replaced several trucks, water and sewer equipment, and mowers. They also purchased leaf vacuum machines, collector boxes and two grapple trucks in order to bring leaf and brush pickup in-house at a substantial cost savings. The major renovation for the year was for Yacht Club interior refurbishing. The remainder, about 25% of the budget, was for infrastructure and operating improvements. There were no new amenities budgeted for 2017.

2. In January, TVPOA announced a major new service with the Summit Medical Group locating at Tellico Village. Summit Medical Group, PLLC will lease a newly constructed building for an initial 10 year term, with two 5 year optional extensions, and will make lease payments during the initial term to pay the principal and interest on a fully amortized 10 year loan, plus property taxes, insurance and exterior building maintenance. At the end of 10 years, TVPOA will own the building and land free and clear. While not originally part of the 2017 Capital Plan because the deal was still under negotiations, we are viewing this as a standalone project, paying for itself through Summit’s lease payments, and cash neutral to the rest of TVPOA’s operations. It will not use any of our other lines of credit or crowd out projects from our Capital Plan and Five Year Plan. The grand opening was held on October 3 as the project was completed on time and on budget.

3. The audit of TVPOA financial statements by the CPA firm of Coulter & Justus, P.C. produced another clean, unqualified opinion by the auditors. Furthermore, the audit firm issued its required Auditor Communications Letter to the Audit Committee and noted no exceptions or areas of concern. Finally, the firm did not issue a Management Letter concerning internal controls issues because they did not identify any significant issues that warranted communication. And there were no audit adjustments during fieldwork procedures, meaning that there were no material mistakes or unreasonable estimates identified during the audit. In the world of financial reporting, this is about as good as it gets. These audit results reflect the hard work of our Accounting staff throughout the year as well as during the audit process.

4. Among this year’s Board Goals was one to “Develop and Implement a Process for Tracking and Analyzing Historical, Current and Future Maintenance Costs”. Claire Frazer chaired this effort with support from Board members Alan Hart and Sue Tinder. This was a strategically important study for TVPOA since fully one-half of every dollar spent can be categorized as maintenance. And of that half, 91% is accounted for within Golf and Public Works divisions. One of the most interesting findings of this study was the maintenance cost per home. The constant dollar maintenance cash cost per home is remarkably stable, almost flat, and trending just slightly upward. There is a strong case to be made that growth in homes and residents, inflation, aging and quality expectations are causal factors, meaning an increase in one causes an increase in our maintenance costs. Residential growth is generally desirable due to lower delinquency rates, more revenue from user fees, reduced supply of vacant lots and generally high property values. But, it comes at a cost in the form of more wear and tear on our roads, facilities, water and sewer systems and infrastructure. With growth in new homes and new residents, there will be new sources of revenue, but also higher maintenance costs. The good news is that this is manageable! In fact we have been managing toward this reality for many years through our reserves funding and formulas, low debt levels, and increases in the assessment rate and user fees.

5. At the July meeting of the TVPOA Board of Directors, President Bruce Johnson presented Board guidance for the 2018 budget process.

The guidelines were as follows:

- Use the final 2017 budget as a starting point with no increase for inflation
- Maximum 3% salary increases tied to performance

- No change in rates and fees
- 0% increase in Assessments
- Aside from Toqua and Kahite Projects, no new amenities – unless cost neutral (e.g. boat docks)

6. Following a long and arduous process to reconcile our needs with the initial Board Budget Guidelines, the 2018 Budget and 2019 to 2023 Five Year Plan were approved on November 15 with an assessment rate of \$126.57 (2.5% increase) and a capital plan of \$1,852,500, with 83% of that amount going to equipment replacements and renovations. Additions to infrastructure, a Fitness Master Plan and design work for Toqua and Kahite Clubhouses accounted for the balance. The lower rate of increase in the assessment was offset by increases in building permit fees and water/sewer connection fees. There were modest increases in water, docks, RV storage and fitness user fees and a major increase in sewer fees reflecting pass-through of sewer treatment rates increases from LUB and TASS.

7. Following lengthy negotiations between TVPOA and Loudon County, a resolution was reached regarding the tax sale lots. Loudon County conducted its Tax Sale and will return approximately 450 lots back to the POA inventory unencumbered by back taxes. TVPOA agreed to pay taxes on these lots going forward, and will market the lots to prospective buyers and homebuilders. It is a win for both the County and the POA as a necessary step in returning these lots to revenue generating status for the long term.

8. Through the first nine months of the year a team consisting of Ken Holland and Charles Queener, both serving on the Public Services Advisory Committee, and Jeff Gagley researched and studied various methods and products to extend the life of our roads and parking lots. A result of this process was the selection of a product called HA5, which effectively combats deterioration of roads due to intense UV rays and harsh winters. In addition to HA5, a rejuvenation product called Reclamite is being used on some roads to re-balance the chemistry of oxidized pavement, provide the ability to delay the aging process and reverse premature aging. These products help reduce the need for milling and paving, thereby reducing the long term costs of maintaining our roads in good condition.

9. Tellico Village celebrated its 30th Anniversary in August and the 10th Anniversary of the Wellness Center in October. Both of these celebrations are testaments to the long term health and growth of the Village, yet are reminders that as our facilities age, we must keep everything well maintained and growing to appeal to prospective property owners. Plans are being developed, and capital is budgeted, to design replacements for the Toqua Golf Clubhouse and the Kahite “double-wide”. And expanded walking trails around the Wellness Center were built at minimal cost by volunteer efforts and Public

Services support.

10. At the mid-December meeting of the Architectural Control Committee, we approved 17 new home permits, bringing the total to 149 for the year 2017. This is the highest number of new home permits since the pre-recession year of 2006, and marks the first time in ten years that new home permits have topped the 100 mark. As we saw during the budget process and the maintenance study leading up to it, this level of growth brings in new revenue, but also new costs to accommodate this growth. It is a very nice problem to have.

Despite the long range challenges of keeping our infrastructure and facilities up to date and in good operating condition, we are well positioned to meet those challenges and enhance Tellico Village’s reputation as a desirable place to live and perhaps to retire. Setting aside the medical office building debt that is fully serviced by the lease payments, our current debt levels and interest expenses are at 10 year lows. Our capital equipment lease obligations are being retired and are unlikely to be renewed. Our lines of credit for TVPOA, Inc. and for TVPOA Homes, LLC have zero balances, and a combined \$1 million expandable line of credit is available for our use. The Wellness Center note, which had an initial balance of \$2.13 million in 2008, has a current balance of \$545,000. It will be paid off in mid-year 2020, freeing up a substantial amount of debt service capacity.

So in summary, 2017 was another good year for Tellico Village. The Village Marketing program is hitting on all cylinders with the highest number of visitors, Discovery Tours, prospective leads and closed sales since its inception. The Realtor partner program and builder partner program have enjoyed successful years and are looking at new growth opportunities. We maintained and renovated some aging facilities and infrastructure that will now provide many additional years of service. We generated positive cash flow from operations, continued to pay down debt and we increased our reserve balances. With some late year cash infusions from collections efforts and the sale of surplus property, we are finishing the year with strong positive net income and will far exceed our budgeted cash flows. Our financial strength and stability continue to be strong selling points as we market the Tellico Village brand to prospective buyers. To each of the property owners of Tellico Village, I hope that you too have had a successful 2017, and I wish you and your family a very prosperous, healthy and Happy New Year!

SPOTLIGHT: HOA

2018 TELLICO VILLAGE HOMEOWNERS ASSOCIATION

BE ENGAGED – BE INFORMED - BE HEARD



Home Owners Association of Tellico Village
Mission Statement:
Deliver membership value to Tellico

Village homeowners by providing engaging social programs and activities, informational venues for timely, relevant topics, and outlets to be heard in the community.

The Home Owners Association of Tellico Village is a volunteer organization founded, January 12, 1989, and is focused on being The Voice of the Village for home owners. The HOA represents the interests, concerns and opinions of home owners and provides many opportunities for home owners to:

BE ENGAGED: in social activities that support and grow our unique Tellico Village social fabric.

- Join us at an HOA Social on the second Tuesday of each month from 5 – 6:30 PM, at the Yacht club lower level. You can meet new friends, catch up with those you already know and sign up for fun social events. If you can't make a social, you can sign up for events on-line at www.tellicolife.org

BE INFORMED: through HOA general meetings and forums to become knowledgeable about important topics affecting our community. General meetings are held four to six times a year at the Community Church of Tellico Village from 4 – 6 PM . Any property owner is welcome to attend and hear about local initiatives and their impacts on Villagers. Those that are not HOA member are encouraged to join at the meeting.

- The first 2018 HOA General Meeting was held Thursday Jan 25th from 4 – 6 PM at the Tellico Village Community Church. The following updates were provided:
 - - The State of the Village by Winston Blazer, POA General Manager, and Bruce Johnson, POA Board President
 - - Loudon County Tourism, Taxes & Development by Rachel Baker, Executive Director Loudon County Visitors Bureau, and Joe Bogardus. Chairman LCVB
 - - Loudon Utilities Board update including the new Substation by Bill Watkins. LUB Chief Engineer
 - - Mark your calendars for the next two upcoming General Meetings at the Community Church of Tellico Village from 4 – 6 PM
- Thursday, March 15th Meeting will include an update on the POA's Long Range Planning Advisory Committee's projections of Tellico Village growth

- Thursday, May 17th Meeting topics will be provided in future communications
- Other important outlets for HOA members to be informed include:
 - - The HOA Neighborhood Watch Program
 - - HOA website, www.loatv.org , bi-weekly e-mail updates, meeting notices, Neighborhood Watch notices, StayIn Tellico Village updates, and quarterly HOA newsletters

BE HEARD: as the Voice of the Village in constructive ways to improve the lifestyle, services, safety and well-being of Tellico Village home owners through many outlets. Other important outlets for HOA members to be informed include:

- Surveys, on a variety of topics, are sent to HOA members soliciting your valuable input on what's most important to you. That information is analyzed and acted upon for our members
 - - HOA Board members represent homeowner issues and concerns to all POA Committees including:
 - - Communications and Marketing
 - - Finance
 - - Golf
 - - Long Range Planning
 - - Public Services
 - - Recreation
 - HOA representatives serve as liaisons on issues and concerns to Monroe and Loudon County governments, TVA and TDOT, and they communicate relevant information back to homeowners

We encourage homeowners to be an HOA member and Be Engaged – Be Informed – Be Heard! Annual dues are only \$10, which includes all residents residing in the household. Homeowners can join/renew at all HOA functions or join/renew online through TellicoLife. Joining or renewing online is a convenient for you to pay by credit card for a small fee and you also save the cost of postage or time it takes to deliver a check. Go to www.tellicolife.org click on Membership Info under the HOA banner, and follow the instructions. The traditional method is still available using the form available on the website, or the Welcome Center and you can mail it or drop it off at the Tellico Village Public Library, 300 Irene Ln, Loudon, TN 37774, with your check for \$10.00 payable to Tellico Village HOA.

**2018 HOA Board, Liaisons and Committee Chairs
HOA Elected Board**

| | |
|----------------------------------|--------------|
| President | |
| Sue English-Kovar | 847-565-9030 |
| VP Programs | |
| Ellen Fox | 865-657-3517 |
| VP Communications | |
| Annette Schmidt | 202-590-8008 |
| VP Membership | |
| Dave Flanagan | 865-440-4328 |
| VP Social Activities | |
| Diane Delgouffre | 954-806-8984 |
| VP Technology | |
| Marsha Herzog | 513-374-6639 |
| Treasurer` | |
| Linda Bailey | 865-657-3713 |
| Secretary | |
| Gail Link | 865-657-3014 |
| Past President | |
| John Bordelon | 865-657-9963 |
| Standing Committee Chairs | |
| Chair – At Large | |
| John Bologna | 865-657-9036 |
| Govt Liaison – Loudon Co. | |
| Mark Kovar | 847-209-6961 |
| Govt Liaison – Monroe Co. | |
| Don Hageman | 423-884-3501 |

| | |
|---|--------------|
| Neighborhood Watch | |
| Ken Litke | 508-509-0895 |
| Welcome Orientation | |
| Susan Kimball | 248-534-0340 |
| Liaisons to HOA | |
| Liaison to New Villagers | |
| Michael Althar | 321-720-8018 |
| Liaison to TV Library | |
| Nina Wise | 423-884-6120 |
| Liaison to StayInTV | |
| Marty Hulett | 423-884-7222 |
| Appointees & ad hoc Committees | |
| Website Manager/DBAdmin. | |
| Pat Forgrave | 920-277-1505 |
| Newsletter Editors | |
| Joe Beyel | 865-657-3789 |
| Jerry Fox | 865-657-3517 |
| Membership Chair | |
| Bill Baxter | 865-657-3233 |
| Social Logistics Coordinator | |
| Linda Klein | 865-973-7233 |
| TDOT ad hoc Committee | |
| Dennis Stanczuk | 865-458-5941 |
| Downsizing ad hoc Comm | |
| John Baucom | 865-408-1155 |

SPOTLIGHT ON PUBLIC WORKS

Recently, the Public Works team brought leaf and brush pickup services in-house. According to Public Works Manager, Clayton Taylor, when the 2018-2020 bids came in, they were beyond what was being budgeted for.

Clayton was challenged to implement a plan that would save the POA money while remaining efficient for homeowners. Clayton and his team then set up a needs list and brainstormed. This plan was able to be completed in a timely manner and allowed year-round brush pickup to become a reality in the Village. All of this would not have been possible without a strong team

and a dedicated management who provided the tools needed to get the job done.

Currently, there are three crews running the Village – each crew has a leaf vac and two trucks. The Public Works team made 5 rounds through the Village before Christmas. A third party wouldn't have been able to do that many rounds. When it comes to savings, in the first year, with equipment purchases, the POA will save about \$80,000. Over the next three year period, that savings will be \$400,000.



Clayton Taylor demonstrates how the leaf pickup works



New Brush Pickup Truck



RECREATION UPDATE

SIMON BRADBURY, RECREATION DIRECTOR

You have one body for one lifetime, let us help you become the healthiest you possible! It's resolution time and your Recreation Department has some tips for you:

When setting goals, set realistic and specific goals. If

you want to lose weight, set your goal as 'lose 10 pounds' or 'increase lean body mass by 5 percent' instead of just saying 'lose weight.' When you establish vague resolutions, you are not setting yourself up in a successful manner.

Another tip for keeping your resolution is by holding yourself accountable, Enlist a fitness partner and motivate each other!

Some common pitfalls that many people experience include not knowing what they are doing when they first begin a new fitness program, as well as setting unrealistic goals or trying to do too much too soon.

Get a certified personal trainer to show you how to use equipment or to demonstrate exercises you are not familiar with is a great investment in your health. We also offer fitness trainer two days a week at no charge to answer questions for you about our equipment and your fitness goals. Start small and progress in a safe manner. By establishing smaller goals [like going to the gym three times a week, or adding an extra helping of vegetables every meal], you are able to build up a routine and the feeling of accomplishment helps motivate you to continue towards your bigger resolutions.

The common phrase 'weight loss is 80 percent in the kitchen and 20 percent in the gym' demonstrates how important nutrition is to achieving success in fitness.

Whether your goals consist of losing weight, training for an event, or increasing muscular strength, what you put into your body will affect everything you do. Food is fuel and you must treat it as such in order to get the most benefits from all the work you invest in the gym.

According to the American College of Sports Medicine, adult men and women should get at least 150 minutes of moderate-intensity cardio-respiratory exercise per week.

This can include 30 minutes of moderate-intensity exercise five days a week, or 20-60 minutes of vigorous-intensity exercise three days a week. Senior Adults should also perform resistance training for each major muscle group two to three days a week using a variety of exercises and equipment.

Not sure where to start? The most important thing to consider is finding an activity that you find fun! We recommend checking the group fitness schedule for classes available. Our calendar is filled with fitness opportunities and options. We have high energy group exercise classes, yoga, Pilates, dance, and water aerobics.

Give a new activity a whirl or change things up from time to time. We also offer hiking trails starting at the Wellness Center, pickle ball, tennis, badmitten, tai chi, line dancing, open court time in our gymnasium, and lap swimming. Consider a change of scenery and request a key fob to use the Kahite Fitness Center which is included in your membership.

Recreation Director Simon Bradbury invites you to join him and the growing group of volunteers building hiking trails who meet each Wednesday morning at 8 am at the Wellness Center for anyone interested. We provide the tools and training onsite. Trail building offers great outdoor exercise and sense of accomplishment each time we meet and finish a section of trail for all to enjoy.

RETIRING AN AMERICAN FLAG IN THE VILLAGE

JESSICA MILES, MARKETING CONTENT COORDINATOR

Do you have a flag that you need to retire? Currently, there are three locations in the Village where you can take your flag to. At each of these locations, there is a bin to collect the flags. The locations are listed below:

- The Welcome Center
- The Wellness Center
- Kahite Clubhouse

If you would like to learn more information about the American Flag and how to retire a flag, please visit:

<https://www.legion.org/flag>. Flags are collected by the American Legion Post 256 on the first of each month and are held until Veteran's Day when they're retired by Boy and Girl Scouts at a beautiful Flag Retirement Ceremony at St. John Neumann Catholic Church and School. If you are interested in learning more about American Legion Post 256, they meet the first Thursday of the month at 9 a.m. at First Baptist Church. Their website is <http://www.tellicolakepost256.org>

VILLAGER BUILDERS REDUCING POA LOT INVENTORY

BETH KUBERKA & JOE BOGARDUS TVPOA MARKETING TEAM

Over the past three years, the Tellico Village Property Owners Association (TVPOA) has put great emphasis on reducing the inventory of non-revenue generating lots owned by the Association. In 2017, there were 46 TVPOA lots sold and 14 more placed under contract which will close in early 2018.

The primary purchaser of these properties have been members of the TVPOA's preferred builder program. In late 2016 and early 2017, construction programs were announced where the TVPOA teamed with three Village builders to erect homes in areas where there were large concentrations of non-revenue generating lots.

In Mialaquo Coves on Gado Way and Gado Lane, Mashburn Home Builder LLC is creating an area which features sidewalks, streetlights and decorative mailboxes. A Mialaquo Coves garden entrance is planned for spring of this year. There is a large section of common space central to the neighborhood which will be used for walking paths. The paths have already been cut and will be graveled with crush and run stones to produce a hard surface. With 18 TVPOA lots as well as several third party lots, there is ample land for future development.

The base price of a Mialaquo Coves home is in the \$260,000 to \$330,000 range. The homes are one level cottage-style structures that span from 1,788 to 2,100 square feet. Kenny Mashburn, owner of Mashburn Home Builder LLC, commented, "The success of this project has been greater than what we expected. We are almost out of TVPOA lots!" To date, Mashburn has purchased seventeen lots from the TVPOA and third party owners. Currently, there are six homes completed and nine more are under construction.

In Chatuga Point and Toqua Coves, Bishop Construction acquired land along Tshudatsi Way and Utsesti Way to start new patio homes. There are 30 TVPOA lots in this area. Bishop has purchased and built four homes with three more under contract. The intention is to start on those homes in February.

One of the new Bishop homes is being used as a Discovery Program guest house. Potential new residents can stay in the home when visiting on one of the specially-priced two-night packages. The demand for patio homes has encouraged Bishop to design four floor plans that easily fit on the smaller Chatuga Point lots. The patio homes vary in size from 1,500 to 2,000 square feet. Bishop has also moved into the Toqua Coves area along Elokwa Way. There are 26 TVPOA lots in Toqua Coves. Bishop has purchased six lots and built two homes in 2017, they currently have 5 new builds under contract. The prices of these homes range from \$ 260k to \$330k.

The third project is in Tanasi Hills which is being developed in conjunction with Cook Bros Homes. The entryway to Tanasi Hills will be going under a renovation. The TVPOA is in the process of cleaning up and placing new trees and plants along the entrance. This will create a more appealing arrival experience to the neighborhood. This project is expected to wrap up in the spring.

The TVPOA has 33 lots for sale in Tanasi Hills. Cook Bros Homes has purchased a total of five lots. They have one home completed, two under construction and one about to start. This has sparked considerable additional activity in the area. A total of nine lots have been purchased, some from the TVPOA listing and the remainder from third party offerings. During 2017, there were eight homes completed or started in the neighborhood. The new construction varies in size and price. These Tanasi Hills homes range from \$280k to \$330k. These homes are range from 1,800 to 2,200 square feet.

The remaining 2017 TVPOA lots sales have been to other preferred home builders, as well as current property owners. Last year, all total, twenty-three new homes were completed on TVPOA lots. In the coming year, the TVPOA plans to continue to work with Village builders on producing new homes and focus on turning non-revenue generating lots into income producing properties





PRSR STD
U.S. POSTAGE
PAID
PULP

112 Chota Road
Loudon, TN 37774

Phone: 865-458-5408
Toll Free: 866-983-5542
Fax: 865-458-9666

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

Tell'em It's Better At Tellico Village

**AS OF DECEMBER 2017,
TELLICO VILLAGE HAS
3,806 SINGLE FAMILY
HOMES AND
331 TOWNHOUSES.**

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

**Jessica Miles, Writer &
Editor**
Beth Kuberka, Design



Important POA Phone Numbers

Administrative Offices: 865-458-5408
Dial 0 (zero) for the receptionist
Utility Clerk, Ext. 4112
Member Services, Ext. 4121

Golf Courses: Kahite: 865-408-2639, 423-884-6108
Tanasi: 865-458-4707
Toqua: 865-458-6546
Chelsea Help: 865-458-4707

Public Works/ACC: 865-458-4522

Recreation Services: Wellness Center 865-458-7070
Chota Recreation: 865-458-6779

Restaurants: Kahite Pub & Grill: 423-884-2159
Tanasi Bar & Grill: 865-458-9392
Toqua Cafe: 865-458-1330
Yacht Club: 865-458-4363

Truth Be Told: 865-458-7088
Welcome Center: 865-458-7061