



HOA



May

2025

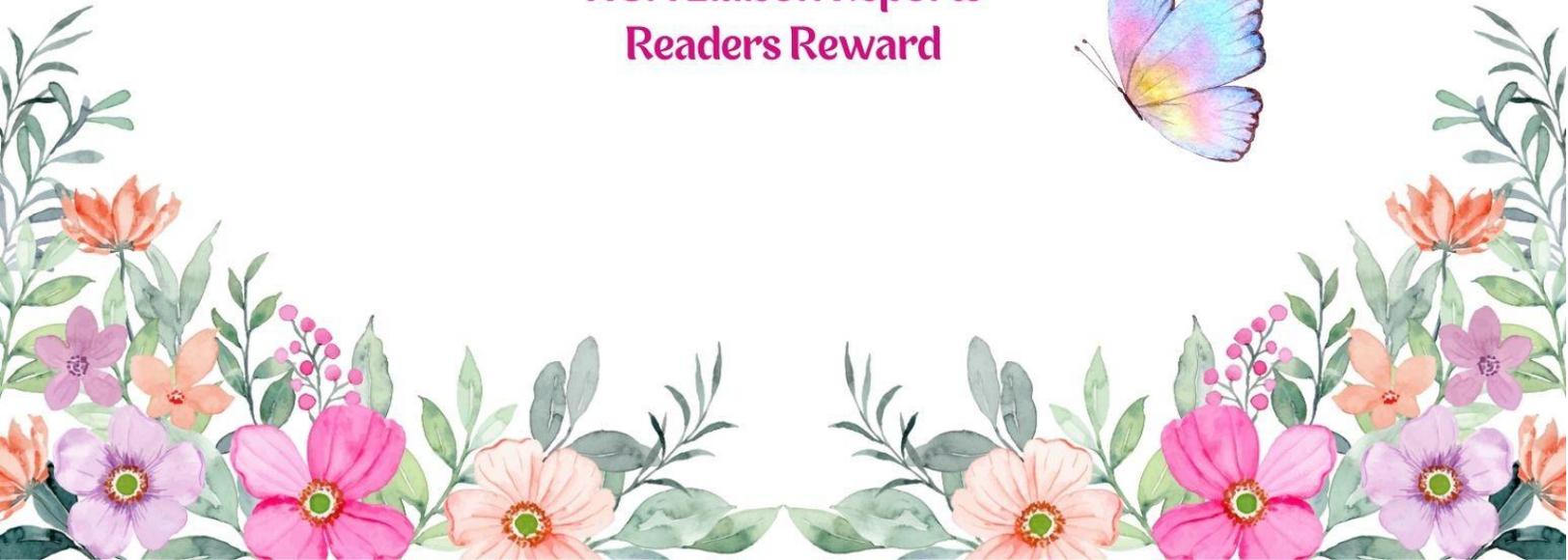
"Your Voice in The Village"
Monthly Newsletter

**"May is the month of expectation,
the month of wishes, the month of hope."
Emily Bronte**



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President's Message

Spring has sprung! And if April showers bring May flowers, we should have an abundance this year. April was pretty impressive in my book. The daffodils, azaleas, creeping phlox, peonies, bearded iris and roses have really brought our garden to life. If you're like me, and enjoy playing in the dirt, this is probably your favorite time of the year. I can't help but feel like a kid in a candy store when I walk

In preparation for spring, we asked retired Ecologist, Randy Vogel, to speak to us about the benefits of the Park & Rec Department's Green Space initiative. While the project's primary purpose is a restoration effort, a healthy forest reduces the risk of forest fires. Who knew?! Randy, along with several HOA members, joined the Wild Bunch in April to begin planting in select areas along our Tellico Village trails. While enjoying the beauty of our numerous community trails, look for the pink flags that are a sign of recent planting.

Following Randy's presentation, Tellico Village Volunteer Fire Department Chief Dougherty provided an overview of the extraordinary equipment and services his team provides to residents. He reminded us of the importance of enrolling in the [Yellow Dot Program](#) and [911 Address Advisory Form](#) to provide first responders with critical information about a patient's pre-existing conditions, medications, and how first responders can get to you in the event you are immobile. Additionally, Chief Dougherty recommended residents enroll in Loudon County's [Emergency Notification](#) program that is used to communicate emergency evacuation orders and other critical safety information. If you haven't already enrolled in these safety programs, please take the time to sign up in the near future. It just may save your life or the life of a loved one.

By bringing in guest speakers at our monthly socials, the HOA not only provides a platform for organizations to share their goals and missions but also enriches the community by educating residents on various initiatives. This interaction promotes a sense of unity and awareness and enables members to actively participate in upcoming events and support causes that matter to them. Your attendance and involvement play a crucial role in the success of these gatherings. Thank you for being an active participant and contributing to the growth and success of our community.

If you've been keeping up with the POA Board meetings, you know the Residential Bluebook was recently updated to add a section on Home Generators, a Landscape Alteration Permit and a Demolition Permit. A handful of other alterations were also made, including changes to the section on fencing. Don't be caught by surprise. Take a few minutes to review the amended document and the highlighted changes, available on the POA's website in the section titled [Under Board Review](#).

As we anxiously await the results of the RDII studies currently being done, we're pleased the *Design Phase* of the Kahite pump station has finally gained Board approval to move forward. In our April POA/HOA leadership meeting, Matt indicated this phase will take approx. 12 months to complete. Therefore, actual work to replace the Kahite pump station is not likely to occur until Q2, 2026, with the main village pump stations to follow in 2027 and beyond. We discussed ideas that could improve this timeline, and we will continue to monitor this project and keep you informed as the project progresses.

May is beautiful in Tellico Village and a great time to get out and enjoy the weather with family and friends. I hope to see you at one of the [numerous events](#) we have to offer and at our [May 13th Social](#).

Kind regards

Linda Garza. HOA President 2025

Everyone's Invited to the



May Social

Tuesday, May 13
Yacht Club Downstairs
Mix 'n Mingle at 4:30 pm
Program at 5:00 pm

GUEST SPEAKERS

DONNA OLSON

**Tellico Village
Garden Club**

BILL PAXTON

**Tellico Community Players
"Funny Money"**

NEW EVENTS PREVIEW!

DOOR PRIZES!

50/50 RAFFLE!

CASH BAR

We hope you are enjoying the HOA History Highlights we have shared with you over the past few months and are developing a greater appreciation for our culture of volunteerism and camaraderie that is the fiber of our community. If you have missed any of the previous articles in the series, please visit the Newsletter Archives found on our website and start with February 2025. As always, your feedback is always welcome!



PART 4 - 2000 - 2003

HOA President Gerry Zarr described 2000 as “*tranquil*.” When small problems would arise, he and POA President Bob Merkle would talk about them, and communications between the two boards improved considerably.

The following year in 2001, during Dan Jaksen’s term as president, several tough Village issues developed, and decisions needed to be made. By April, the HOA Board was reacting to unsettling reports that the food service and the Yacht Club operations were at risk. The POA Board began to reconsider the subsidy it had typically provided to the Yacht Club annually and considered closing the facility altogether. The HOA became a vocal advocate of keeping the Yacht Club open, even supporting a suggested user fee, a possible special fee on patrons, or a Village-wide assessment. At the June HOA general meeting, a boisterous crowd demonstrated strong support to keep the Yacht Club open. Eventually, the POA resolved the issue, and no user fees were imposed.

On the heels of that issue came a controversy involving the volunteer firefighters and first responders. All of them submitted their resignations to the POA Board. Although the HOA Board did not take a stance on the controversy, its leadership met with POA leadership to expedite a solution with success.

The HOA also became involved in a boat dock and storage issue in 2001. The POA had proposed development of a 7-acre CCI site in Tanasi Shores for dry dock storage and trailer storage, yet results from an HOA survey on the issue were not favorable. In addition, the POA did not find a private investor, and the board eventually retreated.

All in all, 2001 was an active year for the HOA in general with greater involvement and increased initiatives. The 2001 board revitalized the Neighborhood Watch program, initiated a study of its Bylaws, created a quarterly newsletter, worked for a consistent speed limit on the parkway, and provided a forum for many worthy organizations and causes. A significant step was finally taken to restrict participation in HOA events to Members Only, as many residents were benefitting from HOA social activities and services who were not paying dues.

2001 was also the year the HOA became politically active in Village government, endorsing three of the seven candidates running for the POA Board. The upcoming election caused controversy within the HOA membership, as some members supported two POA Board incumbents. The HOA Board was criticized for not allowing the general membership a greater role in selecting the endorsees. Although the HOA-supported candidates won the popular vote with residents, they lost when the CCI vote was added to the count.

CONTINUED BELOW



PART 4 - continued

After the previous year's controversial election of candidates to the POA Board, the 2002 HOA Board decided that the HOA would not endorse candidates in future elections. Instead, the 2002 board developed a Political Action Committee to come up with a procedure to be followed for future POA elections. First, Villagers were surveyed to determine their top four concerns and then translated them into questions for Candidates' Night. For the first time, candidates were asked to answer questions in written form for publication in The Village Connection. The survey also got approval from the Membership to not make any formal endorsement of candidates in the future.

The HOA made even more significant accomplishments in 2002, developing an HOA Website, completing revision of the HOA Bylaws, and initiating the idea of working with the POA on an ad hoc committee focused on Architecture Control. The ACC was tasked with developing tougher and more consistent standards for home construction and property maintenance.

Early in 2003, the HOA Board adopted the motto, "Community Service, Political Action, Fellowship." General meetings featured the chairs of the various POA advisory committees, as well as programs on identity theft and Loudon County after 9/11. Goals for the year included shortening the length of general meetings, promoting a working relationship between the HOA and POA, improving coverage of HOA activities in local publications, expanding and documenting HOA policies, and promoting and supporting the ACC Review Committee.

The HOA was instrumental in initiating face-to-face meetings between the Tellico Village Firefighters and the POA Board in 2003, which finally resulted in a signed contract. The HOA also initiated open communications between the POA and HOA Boards, and documented services for senior citizens in both Loudon and Monroe Counties. The HOA also updated maps for the Village Directory, established an official mailing address at the Tellico Village Library, developed a more informative newsletter, and expanded the HOA Website.

The position of "Advisor" was added to the HOA Board in 2003 to bring a historical perspective to deliberations. The position was to be appointed only at the discretion of the HOA President and consisted of no board responsibilities other than as directed by the president.

Part 5 - 2004 to 2006 will be continued next month!



David Warmbold's dedication and commitment as Chair-at-Large have been invaluable to our HOA, and we are truly grateful for his many years of volunteer service. As David embarks on his new life in Colorado, we wish him all the best, knowing he will bring the same passion and dedication to his new community.

At the same time, we are thrilled to welcome Kevin Flanagan as his successor and are excited to work with him as we continue to enhance our community. Here's to new beginnings and continued success for all!

New Events Opening Soon!

JUST LOOK AT ALL THE FUN THAT'S IN STORE!

The Event Planning Team has been super busy gearing up for the summer and beyond, and the events below will be open for registration on the morning after next week's social. Make a list of your favorites and get ready to sign up on May 14th at

TellicoLife.org

Crafts

Pour & More:
A CANDLE CLASS & DIP TASTING

Get crafty & snack-happy!

\$45 per person
Includes \$2 non-refundable admin fee

Join us for a fun, hands on experience where you will:

- *Pour your own candle
- *Select from several candle vessel colors
- *Pick from over 60 fragrances or blend your own signature scent!
- *Taste 3 delicious dips perfect for your next get together

DATE & TIME:
Tuesday, May 20
1pm-3pm

LOCATION:
Yacht Club- 5th floor

Event Coordinator: Kathy Ruzics, kathyruztellico@gmail.com
Last day to cancel: 5/14/2025 | Last day to register 5/16/2024
Minimum 6 people | Maximum 12 people

Games

SINGO
DROPPING BEATS
NOT BALLS!
FUN FOR ALL!

JUNE 18TH
7PM-9PM
Doors open at 6:30pm

COST: \$11 PER PERSON
INCLUDES \$2 NON-REFUNDABLE ADMIN FEE

Limit: 136 people

Yacht Club (Lower Level)
Cash Bar - No outside beverage allowed

LAST DAY TO SIGNUP/CANCEL JUNE 6TH

Contact: Cathie Dunn
singo@hoatellicovillage.com

Outdoor Activities

Rocky's MINI GOLF

HOA

Come join us for an 18 hole shotgun start

Thursday, May 22
11:00 am
6677 Highway 11 South
Greenback, TN

Rocky's ice cream will be available on site
Optional lunch after play - Location TBD

\$11 pp
(Includes a \$2 non-refundable admin fee
Last day to sign-up / cancel is May 14

MIN - 15
MAX - 25

EVENT COORDINATOR
Michael Spores - wccac1935@hotmail.com

Dining Out

Breakfast / Brunch
Ruby Sunshine

Date: Tuesday, June 17, 2025
Time: 9:30 AM

Where: 37 Market Square, Knoxville
Park in Market Square Garage. Ruby Sunshine is on the first corner!
Carpool sign up optional.

Cost: \$12/ person
Maximum - 28
Last Day to register / refund 6/10

Place holder fee only. (to be returned when you show up.) \$2 non-refundable service fee

I think you'll love their scrumptious New Orleans style breakfast! My favorite is **The Trifecta** - featuring their signature Benedicts! They've got primo brunch cocktails, lattes and coffees.

I've reserved the 2nd floor just for us! This requires you be able to walk a flight of stairs.

Event Coordinator: Lindsay Tobin Lindsay.tobin77@gmail.com

It's Bunco TIME!

Wednesday, June 25, 2025 (2-4 PM)
Yacht Club (Lower level) 100 Sequoyah Road (865-458-4365)

Cost: \$6.00 per person Non-Refundable
Limit: 40 players
Last Day to Signup/Cancel: June 15, 2025

**SUPPLIES PROVIDED
SNACKS PROVIDED
DOOR PRIZES**

Contacts: Donna Waghorne & Eileen Thorgusen
Ejorettigger568@gmail.com or etthorgusen@gmail.com

Lakeshore Park Greenway
Hike 'n Lunch

Lakeshore Park, 5930 Lyons View Pike, Knoxville, TN
Lunch at Corner 16, 9637 Kruger Park Dr.
Thursday, June 12, 2025

Depart From the **Papier Springs Boat Ramp** parking lot promptly @ 9:00 AM, please arrive at least 10 minutes early

Join your fellow HOA members for a fun morning hike on the Lakeshore Greenway Trail in Knoxville. To avoid Knoxville rush hour traffic on I-40, we will drive to the trail via Market Road and Northshore Drive (TN332). We suggest entering the park off of the Northshore Drive entrance and proceed to the Huston Fieldhouse parking lot immediately to the right. Specific directions will be provided on the morning of the hike. Restrooms are available.

We will walk the full 2.3 mile "long" loop trail with an additional .5 miles to the scenic H&V overlook. The trail is 100% asphalt or boardwalk and is noted as easy despite some significant hills (approximately 100 ft. elevation change). Please plan accordingly.

After hiking, we will proceed to the Corner 16 restaurant off Northshore Drive near the junction of the Pillsbury Play (1-140) in Knoxville. This casual eating establishment is a local favorite and features indoor and outdoor eating areas. We will all return home on our own.

Attendees are responsible for their own meal and drink.
Maximum number of attendees is 28
Last Day to Register or Cancel is Friday, June 6
Event Coordinator: Lisa Werner (phone: 319-209-4800 OE: wccac1935@hotmail.com)

Note: If event registrations are filled, please contact the event coordinator to be placed on "waitlist".

Important note: In the case of inclement weather, we will suggest that the group should plan to cancel to Corner 16 restaurant for a very enjoyable group lunch, starting at 11:30 AM.

Note: Out of respect for others and to avoid potential tripping hazards we ask you to please leave all pets at home.

HOA
Your Voice in the Village

HOA and New Villagers
Inter-Club
HAND & FOOT
TOURNAMENT

This will be tournament play, and everyone will play with the same set of rules. A round is considered complete after 20 minutes of play time. The players will then be shuffled, and the next round will begin. Prizes will be awarded to the individual players with the highest total scores after all rounds are played.
5 rounds will be played.

July 21st
Yacht Club - Rehearsal level
No food or drinks provided by Yacht Club.
You can bring your own.

Registration starts at 11:30am
Game Play starts promptly at Noon!

Cost: \$17
\$10 is placement holder
\$2 non-refundable Admin Fee
Last day to register/cancel July 15th
60 people max

Prizes awarded to 1st, 2nd and last place.

Register at tellicolife.org

It's Raft Off Time!

We always need boat Captains!! To sign up as a Captain, please contact Keith Cole keithcole395@gmail.com

Cost Per Passenger \$12.00
Includes \$2 non-refundable admin fee

LIFE IS BETTER
The Lake

- SIGN UP AT TELLICOLIFE.ORG
- YOU WILL BE ASSIGNED A CAPTAIN AND A BOAT
- THE CAPTAIN WILL SET THE PICK UP LOCATION
- BRING SUNSCREEN, AND YOUR FAVORITE FLOAT
- YOUR CAPTAIN WILL TELL YOU WHAT ELSE TO BRING!

June 12, 2025
Last day to register/cancel May 31st



Tours & Tech Talks

MUSHROOM FARM TOUR!

RIVER'S RIDGE FARMS
237 COUNTY ROAD 47
RICEVILLE, TN 37370

Join us for a fascinating visit to a sustainable small farm family business where fresh culinary and specialty mushrooms are grown!



FRIDAY, MAY 23 - 10:30 AM

\$12 per person (includes a \$2 non-refundable admin fee)

Optional Lunch-on-your-own at the Silver Springs Vineyard/ Greek Cafe

Last Day to sign-up / cancel is May 17

Rain or shine - Farm tour is indoors

Wear closed toe shoes - Pet the horses - Max 20

Restrooms are inside the house - Shopping on site

HOA
EVENT COORDINATOR
Kathy Ruzic - kathyruzicellico@gmail.com



Brushy Mountain
State Penitentiary Tour
WELCOME TO THE END OF THE LINE

May 29th, 9:30am, Last day to register is 5/21.

Need to arrive by 9:15am. Plan on 60-90 minute travel time: Four include stairs and uneven surfaces. This is a walking tour.

Cost \$34.00
Includes \$2 non-refundable Admin Fee for tickets after 5/21. Max 30 people!

Feel free to stay and have lunch at The Gardens Table Restaurant, they have reserved seating for our group, or stop and have a tasting of one of the many spirits distilled at Brushy Mountain.

Brushy Mountain
9182 Hwy 116
Petros, TN

Register at www.tellcolife.org
Contact Dave Stables to be added to the waitlist davestu10@gmail.com

JOIN THE 1-HOUR TOUR! TENNESSEE VALLEY AUTHORITY BATTERY ENERGY STORAGE SYSTEM "BESS"

FRIDAY, MAY 30
ARRIVE AT 8:45
TOUR FROM 9 - 10:30 AM

The facility is nearby, located on Rt. 72 across from the entrance to Rarity Bay.



Tour TVA's first owned and operated, grid-scale, battery energy storage system that was completed in July 2024. This 20MW/40MWh lithium-ion battery facility can provide stored energy to power 5,000+ homes. The Yonore BESS will serve as a test bed as TVA prepares to meet future energy needs.



- Only those on the registration list will be allowed to enter the facility.
- Boots or thick-soled, closed-toe shoes are required. No sandals or open-toe shoes will be allowed.
- Please wear long pants and long-sleeve shirts.
- Tour will be outdoors, so dress for the weather.
- Parking at the event is very limited. Please organize your own carpool group and arrive directly at the event around 8:45 AM or arrive at the Welcome Center parking lot around 8:30 AM and jump into a carpool there.

CARPPOOLING IS REQUIRED DUE TO SPACE LIMITATIONS

\$12 PLACEHOLDER
(includes a \$2 non-refundable admin fee)
\$10 will be returned at the event

MAXIMUM 25 PEOPLE
LAST DAY TO SIGN UP / CANCEL IS MAY 22
EVENT COORDINATOR
Chris Jamison - chris.jamison@juno.com



**TENNESSEE THEATER
BACK STAGE TOUR**

HOA
TUESDAY
JUNE 3
10:30 am - 12:30 pm
Tennessee Theater
604 S. Gay St.
Knoxville

Have you ever wondered how many light bulbs are in each chandelier in the Grand Lobby? How has the seating capacity changed over the years? What event attracted the biggest crowds? Which Broadway show brought 12 semi-trucks full of scenery, sets, and costumes? Learn these details and more about the history, performances, and complete renovation of the Official State Theatre of Tennessee. You'll go to areas not usually open to the public and walk away with a better understanding and appreciation for this architectural and cultural gem.

\$22 / person
(includes a \$2 non-refundable admin fee)
Last day to sign up / cancel: May 20
MAX: 20

On this tour, you'll participate in an in-depth discovery of the Theatre's rich history and comprehensive renovation, and its performances, past and present. In addition to the Grand Lobby, Auditorium, Stage, and Dressing Rooms, attendees will visit the projection booth and learn more about the theatrical equipment that brings the shows to life. Some areas are accessible only by stairs.

EVENT COORDINATOR
Kathy Ruzic - kathyruzicellico@gmail.com

**LOUDON COUNTY 911
CALL CENTER TOUR**

911

JOIN US

MONDAY, JULY 14
10-11 am

500 John Parris Drive
Loudon, TN

Last Day to cancel : June 30
MAX: 20

\$12 Placeholder
(includes \$2 non-refundable admin fee)
\$10 will be returned at the event

EVENT COORDINATOR
Kathy Magne
kaym13@aol.com

HOA
Presents another fascinating
TECH TALK
on
SPACE WEATHER
THE SUN, THE EARTH, & THE IONOSPHERE

FREE

FRIDAY, JUNE 20
1:00 - 3:00pm | Yacht Club Downstairs
EXPLORING THE POWER OF SPACE WEATHER AND RADIO PROPAGATION
WITH CARL LUETZSCHWEIB

Did you know that bursts of energy from the Sun—like solar flares and coronal mass ejections—can actually shake things up here on Earth? This fascinating phenomenon, known as space weather, plays a major role in everything from satellite performance to radio communications, affecting the Earth's magnetosphere and ionosphere in surprising ways.

In this talk, Carl will take us on a journey from the heart of the Sun to the upper reaches of Earth's atmosphere. He'll explain how solar activity influences the ionosphere and, in turn, affects how radio waves travel. You'll learn the basics of radio wave propagation—and what happens when space weather throws a wrench in the works.

Carl Luetzschweib, is a seasoned expert in radio frequency engineering and space weather, and spent his career designing cutting-edge RF systems for Motorola and Magnavox/Raytheon before retiring in 2015. An avid writer and educator in the amateur radio world, Carl has authored monthly propagation columns for WorldRadio, NCL, and CQ Plus, and contributed to several propagation books.

Whether you're an amateur radio enthusiast or just curious about the invisible forces above us, this is a presentation you won't want to miss!

Last day to register: June 10 | MAX: 120
EC: Chris Jamison (chris_jamison@juno.com)

**COMPANY
DISTILLING**
8351 TN-73 | TOWNSEND, TN
TUESDAY, JUNE 24
3 - 5 PM

**WHISKEY & CHOCOLATE TASTING
with a tour**

Experience the perfectly paired flavors of Company Distilling's award-winning whiskeys and artisanal chocolates from the Chocolate Bar of Townsend.

STRAIGHT TENNESSEE WHISKEY FINISHED WITH APPLEWOOD paired with a Milk Chocolate Habanero Truffle
STRAIGHT BOURBON WHISKEY FINISHED WITH MAPLEWOOD paired with a Milk Chocolate Pecan Nut Cluster
CASK STRENGTH STRAIGHT BOURBON FINISHED WITH MAPLEWOOD paired with an Almond Toffee Dark Chocolate
STRAIGHT RYE WHISKEY FINISHED WITH CHERRYWOOD paired with a Sea Salt Caramel Truffle

While they proudly offer an extensive selection of whiskey, you may prefer to enjoy a Portfolio Tasting which includes your choice of Nothing Vodka, Ghost Rail Gin, or Ace Gap Flavored Spirits.

\$36
Includes a \$3 Non-refundable Admin Fee
Gratuity is personal choice

MAX - 20
Last Day to Sign-up / Cancel - June 9

EVENT COORDINATOR
Kathy Magne - kaym13@aol.com

Hello Summer

**ROCKY'S
MINI GOLF**

HOA

Come join us for an
18 hole shotgun start
Thursday, June 19
11:00 am
6677 Highway 11 South
Greenback, TN

Rocky's ice cream will be available on site
Optional lunch after play - Location TBD

\$11 pp
(includes a \$2 non-refundable admin fee
Last day to sign-up / cancel is June 9

MIN - 15
MAX - 25

EVENT COORDINATOR
Michael Spees - wca1935@hotmail.com

But wait!

We have even MORE events in the lineup, but we can't offer them without Event Coordinators to organize them! Pick an event from the list below that sounds like fun, grab a friend, and be ECs-FOR-A-DAY! We'll show you how fun and easy it is!

- TN Trivia & Benton's Hot Dogs
- Beach Party @ Lenoir City Park
- Misbehavin Women Walking Tour-Knoxville
- Pizza at Blue Tick Tavern - Maryville
- Sock Hop & Dinner
- Casino Night @ the Yacht Club
- Eagle Sanctuary
- Bentons & Bootleggers
- Bubbles & Brushes Paint & Sip
- Fly Fishing Introduction
- Mayfield Dairy
- Myster Dinner Theater

JOIN US!

Contact Kathy Ruzic for more info at

kathyruzic.....

kathyruzicellico@gmail.com



SMOKY MOUNTAIN SERVICE DOGS TRAINING CENTER by Carla Navas, Event Coordinator

On April 8th, the HOA arranged 4 tours of the SMSD facility which included discussions with Mike Kitchens, the BOD Chairman and a live training demonstration of puppies and juvenile service dogs. SMSD emphasized the continual need for Puppy Raisers (a big job) and Canin Transporters. While many people may not be able to take on an 8-week-old puppy for 10 months, most could do a transport here or there of a puppy to/from a raiser's home to the kennel or sometimes to the UT campus. You are able to select your dates and times well in advance to meet you own availability. They just ask that these volunteers commit to at least one per month, assuming that sometimes people may be away and unavailable. If you are interested, please check out the Volunteer page on their website at:

Smokymountainservicedogs.org

THANK YOU!





LIAISON REPORTS

May

LONG RANGE PLANNING (LRPAC) **by Teresa Reed, VP of Advocacy**

At the February BOD meeting, Phil Brenner presented the usage results of the Parks & Rec facilities by time at each amenity while also surveying high priority parking lots (Yacht Club, Toqua, & Chota). This information has been collected since March 2024, and the parking lot analysis will continue through 2025. Understanding the peak usage times of the parking lots will help management make beneficial adjustments to the activity schedules to even out usage of amenities.

The LRPAC is also collecting data about the marinas and boat dock rentals. Understanding how residents use the marina by understanding the rental history will help LRPAC understand if any changes or investments to our marinas will be needed for the future village.

Tellico Village is a vibrant community nearing full build out. Benchmarking Tellico Village against 24 other similar communities is also a project the committee is conducting to evaluate the standing of our retirement community amongst like communities.

Lastly, the LRPAC is in pursuit of an internal performance management system – a Balance Scorecard. The committee is spearheading the implementation of a wholistic business plan for operational excellence here in our Village. This plan addresses specific operational issues within each POA department:

Customer Satisfaction - Employee Learning & Growth - Internal Processes - Financial

The BOD will define reasonable expectations while each POA department will define the specifics of how they will achieve the expectations. This is an exciting change for the Village. As our community approaches full build, the community needs to move away from growth mode and optimize our amenities in sustain mode.

STATE OF KAHITE FORUM **by Lavone Mitchell, VP of Programs**

It was standing room only at the State of Kahite meeting on April 9th at the Kahite Community Center. The meeting offered residents valuable updates on developments within the Kahite community and across Monroe County.

Several important topics were covered including:

- Updates on new developments currently underway and those planned for the future
- Opportunities for residents to engage directly with local officials who were present and available for questions
- An introduction to Chief Zac Perry, the newly appointed head of the Hopewell Fire Department

Chief Perry shared insights into the services his department provides and spoke about the critical need for a dedicated fire station in the Kahite community. He also announced their major fundraising event – a golf tournament scheduled for August 25, 2025 – which will support this important initiative.

The meeting reflected the strong interest and engagement of the Kahite residents in shaping the future of their community.



LIAISON REPORTS

continued



COMMITTEE OF 100 by Bob Gross



The Committee of 100 April meeting was held at the “Hilltop Hideaway” groundbreaking ceremony for Habitat for Humanity in Loudon. The Loudon County Habitat for Humanity will be building 35-40 affordable housing units off Carding Machine Road and Highway 72 in Loudon. Patrick Canagasingham, COO of the International Habitat for Humanity was the keynote speaker. Bo Carey of Loudon, Tony Gibbons, Executive Director, and Mayor Buddy Bradshaw also made presentations. Several hundred people were in attendance, and Bluestem Hollow served a complimentary Bar-B-Que luncheon

POA ADVISORY COMMITTEE HIGHLIGHTS by Teresa Reed, VP of Advocacy

GOLF - Spring is here! Green grass and blooming trees provide confirmation this in an amazing part of the country we live in! The warm weather has our golf courses turning green and golf rounds are nearing the budgeted amount, despite the slow start to the year due to the cold weather. The Beautification Tournament achieved success, and the many donated items and previous stone tee markers were auctioned off, generating almost \$10k. Demo Day was very busy and well attended. Our major vendors provided their new clubs for perspective buyers. The event generated \$40k in club sales! This is a huge benefit for the community from the portion of sales that comes back to Tellico Village! Our 2 Trackmans provide a perfect environment for private instruction to facilitate this sales success for Demo Days. Additionally, Timeless Tellico is working with the golf committee and taking donations to provide additional golf simulators for Tanasi.

PSAC (Public Works) – The following items have been advanced to the POA Board:

- Repair the damage to the Chota Rec wall - work to be completed by Mashburn
- Purchase of two ¾-ton vehicle replacements – to be purchased from Jackie Jones
- Street overlay in Tanasi & Mialaquo – seasonal work in spring / summer / fall
- Kahite Pump Station – moving forward under the engineer design of Jacob's. The Kahite project will be the test model for repair/upgrades to other neighborhood lift stations throughout the Village. The Board discussed consulting an additional engineer firm for future water and sewer input.

TENNESSEE TREE DAY by Harry Rucker, HOA Past President

Tellico Village gave out over 500 trees at Tugaloo Pavilion on Saturday, March 29th for the Annual Tennessee Tree Day! The trees were picked up on Tuesday, sorted on Wednesday, labeled on Thursday, and handed out on Saturday. Dori Holt did a great job organizing the event and thanks the HOA, the Lions Club, and the Garden Club volunteers for their tremendous team effort!





LIAISON REPORTS

continued



LOUDON COUNTY COMMISSIONERS MEETING by Doug Schetzel and Bob Gross

MARCH 17 – During the Public Comments segment of the workshop, discussion of the tax increase and proposed school was not permitted because the topics were not on the agenda.

APRIL 7 – The Loudon County Commissioners voted to approve:

- \$6,500 increase in the part-time line for the Property Assessor's office
- Sidewalk repairs for the Loudon County Courthouse
- Accepting a GHSOG grant in the Sheriff's Dept – *no matching funds*
- \$21,600 Homeland Security 2024 in EMA – *no matching funds*
- Accepting a Pettway 2025 grant in Libraries – *no matching funds*
- \$2,750 ETHRA competitive grant in Senior Center
- Matching funds for a TDOT grant to realign Riley Drive – *funds from Sports Gaming Tax*
- The official Public Comments segment of the meeting did not have any respondents. After the meeting, however, several residents were given the opportunity to talk openly with Commissioner Van Shaver about alleged personal attacks Shaver posted on his Facebook site regarding the tax increase and proposed new school issue. A record of the contentious exchanges was recorded on the Loudon County website.

FOOD SERVICES (FSAC) by Lavonne Mitchell, VP of Programs

2025 1st First Quarter Summary – Revenue outperformed the budget by FOOD SERVICES (FSAC) 1.2% and increased from last year by 6%. The subsidy for this quarter was lower than budgeted by 12% and lower than last year by 22%. There has been an \$18k decrease in total expenditures YTD,

FSAC Vice-Chair Position Election – Jim Barton was voted to assume the Vice-Chair position on the FSAC due to the position vacancy. The FSAC voted not to replace committee member Tom Lee until the end of the year.

Toqua Turn Shack (Pavilion) – is now open from 11am - 6pm daily and is offering a menu of sandwiches, hot dogs, snacks, and beverages. A scannable QR code is available on the course.

Tanasi Turn Shack – The golf department requested that food and beverages similar to what's offered at Toqua be offered at Tanasi this summer. It was determined that approximately \$9k in equipment will be needed. The Tanasi shack is currently closed due to driveway construction.

Food Service Assistant Manager – The importance of hiring an assistant manager to help oversee the needs at the Yacht Club and the future needs at Tanasi was discussed. Interim GM Matt Benoit has given the approval needed for this budgeted position. Jon Orr mentioned the POA Board had also given the green light to hire as soon as possible. The committee also discussed the need to hire/replace a sous chef for the Yacht Club.

Specialty Nights – Taco Night, Pasta Night, and Special Burger Saturday are all doing well.



Please support the following businesses who donated generously to the April Social door prize drawing!



Gallagher Spa
Food Lion
Monkey Town
The Burgers



Reader Rewards

Read this newsletter closely and answer the questions below to win \$5 worth of raffle tickets for the 50/50 drawing at the April Social -- The first one to email the correct answers wins!

May Reader Rewards Questions

- When will the work on the new Kahite Pump Station likely occur?
- What was the HOA motto in 2003?
- Who was recently voted to be the new FSAC Vice-Chair?

Send your answers to

Hoatv.org@gmail.com

Thank you

for reading the "Voice in the Village!" We hope this monthly publication helps keep you engaged and informed, and we would appreciate any feedback or suggestions for improvement you might have. Please send them to:

communications@HOAtellicovillage.com

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