



TELLICO HARBOR NEWSLETTER

Date: November 15, 2024

www.tellicoharbor.org

HAPPY THANKSGIVING and a HO! HO! HO! to all!
Tellico Harbor Presents our Annual Christmas Party!
December 7, 2024 6pm-10:30pm Clubhouse

BYOB and bring a covered dish and or dessert to share!

We have special guests performing for your entertainment!



Take 5 is a vocal group that formed five years ago. They perform songs from the '40's to the 80's for various gatherings in and around Tellico Village. There was never an original intent to perform for the public; however, the group simply refused to stop singing and were content to get together just for fun. After learning a few songs they gave a private concert at the Tellico Village theater for some friends and family, and the response was so encouraging that they decided to go public. Take 5 loves to sing and especially enjoys sharing their music with others, bringing back memories and making new friends. Take 5 looks forward to performing their Christmas program for your listening pleasure at the Tellico Harbor Clubhouse.

[We ask that you arrive by 6pm to secure your seat!](#)

Performance at 6:30pm-7pm. After the performance we eat!

Be sure to get a gift ticket at the door for

[Christmas Presents](#) drawings



The holidays are upon us and as we reflect this past year here are a couple of reminders



“Gratitude is the inward feeling of kindness received. Thankfulness is the natural impulse to express that feeling. Thanksgiving is the following of that impulse.”



“When we remember a special Christmas, it is not the presents that made it special, but the laughter, the feeling of love, and the togetherness of friends and family that made that Christmas special.”

Catherine Pulsifer

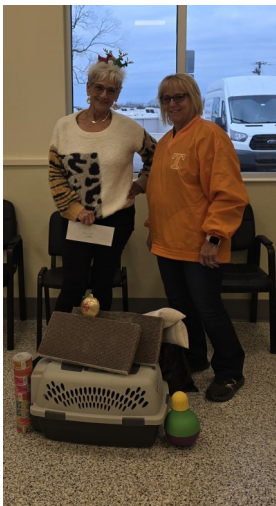
If you would like to help decorate or have Christmas decorations i.e. wreaths, garland or working lights to donate we will be decorating for the Christmas Party Nov 21st and 22nd from 10 am—3 pm at the clubhouse. Please let Carol Earnest know!!! 985-520-2428



Social Committee collected items for the newly built Madisonville, TN Animal Shelter which is now named the Eastbourne Animal Shelter.

Located at 130 Kefauver Lane, Madisonville, TN 37354

Their Mission: “Provide for and continuously improve the health, happiness and fortunes of the homeless and abandoned cats and dogs in Monroe County”



Carol Earnest and Tonya Clasen presented the donations to the animal shelter Friday, November 15th

If you wish to donate use the links below!

Donations via Our Web Site (www.monroecountyfriendsofanimals.org)

Donate Directly from www.chewy.com (www.chewy.com/g/Monroe-county-friends-of-animals_b71613221)

Donate Directly from www.amazon.com (<https://smile.amazon.com/hz/charitylist/lz/2G197GNFO01Q9>)



2025 THPOA ANNUAL FEES

The THPOA Board has voted to not increase the annual dues for the coming year. As we face ongoing inflation challenges that drives up the cost to maintain common grounds and services, the board plans to focus on controlling spending in all areas where possible to be able to maintain the relatively low POA fees we enjoy in this community. We are on track to operate within our budget for 2024 and see a pathway to doing the same in 2025 without having to increase dues. [The full amount of the annual fee of \\$218.79 will be due by January 31st.](#) A 5% late fee can be avoided if paid before February 1, 2025. Invoices will be sent out around the end of December.



PRESIDENTS

If anyone has ever gone online to check on something in our governing documents, I bet you had a very frustrating experience in finding an answer to your questions, or think you had an answer just to find out there were additional clarifications or conditions somewhere else. The last thing anyone wants is to feel they must do extensive research to obtain what should be a simple answer.

CORNER

As has been done about every 6 years in the past 30 years, this was the year scheduled to do an amendment to our covenants. A part of that process is to have a legal review. This year we selected a law firm specializing in HOA/POA legal matters. As a result of their review, they strongly recommended rather than just do another amended version of a document over 35 years old, we take this opportunity to restate the document with a focus on the interest of the current property owner's needs. We are also eliminating provisions and historical verbiage that is out of date, no longer applies, and in some cases conflicts with current state laws.

The law firm of Kizer & Black out of Maryville, has taken our existing documents, kept the core provisions, and restated some of them in a more concise efficient manner. There was also clarifying wording for some areas that may not have been clear. We will also be reducing some board authority and voting process to bring it more in line with best practices. The recommended document is in final review and almost ready to send it out to property owners for their final review and approval. This review process will take place over the next few months with final voting for approval wrapping up in February.

There will be a mailout of the draft document to be voted on, along with a detailed schedule for discussion meetings and voting process, going out in the next couple weeks. Updates will be provided to everyone via email. To stay informed, please make sure we have your correct mailing and email address on file.

[TH Board of Directors](#)

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[Reservations for Clubhouse](#)

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[News Letter and Social Committee Chair](#)

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