

## ALL FOR ONE AND ONE FOR ALL!

By Bruce Johnson, John Bordelon, and Rich Anda



### Three Presidents: One Voice.

*Pictured in front of the Summit Medical Building, our newest amenity, are John Bordelon, HOA President; Bruce Johnson, POA Board President; and Rich Anda, President of New Villagers.*

Three Musketeers. The vast majority of our facilities and amenities were constructed, financed, and operated through assessments paid by property owners. Our investment in golf facilities, the Wellness Center, and other amenities was based on the overall benefit to the entire Village. Basically, that same “All for One and One for All” premise applies today, but with the added challenge of NOW dealing with aging infrastructure and facilities. Through sound financial decision-making, we have been able to address limited expansion and improved facilities in a cautious manner.

Currently, the demand for homes here has never been greater. Even though the Village is aging, we (our facilities and amenities) must stay young for the good of ALL. With a 10% annual turnover in housing (as we experienced in 2016), our resident population is trending younger and more active. Those of you who participate in New Villagers, the Computer Users Club, and HOA have probably noticed that many events are now having to move ‘off-site’ to accommodate the number of participants that were previously easily contained in our existing facilities.

The growth and activity surge now underway are presenting many challenges to all of us as property owners, e.g., parking, meeting rooms, exercise space, etc. Everyone has an opinion regarding how, whether, or when Tellico Village should plan, build, finance and operate amenities that are critical to maintaining our position as a choice retirement location. These efforts are going to be based on NEEDS and are going to require prioritization based on maintaining the quality of our amenities and infrastructure.

Turnover in our housing market is the very machine that gives Tellico Village its ‘liveliness’ and ‘attractiveness’ that is critical to our success. Our investments have to add value for the overall benefit

Tellico Village recently celebrated its 30<sup>th</sup> anniversary which is a testament to the development model that was envisioned at the inception of our community. Today, we are a ‘shining star’ when comparing active adult communities across the US. While thirty years means a lot, it’s really the next 20 years that will mean even more or, for that matter, the coming five years!

As property owners, we all share responsibility for ensuring that our community stays vibrant and competitive in today’s marketplace. Our amenities, facilities and services must not only keep pace with our population growth and residents’ needs, but also with competing communities.

The development model used these past 30 years has essentially been the “All for One and One for All” principle so aptly used by the

*100 new houses + 300 real estate transfers last year equals 400 new families (~800 new faces), which approximates a turnover rate of nearly 50% in 5 years.*

of ALL of us and must also attract the next generation of Villagers. From a practical standpoint, we recognize that not everyone plays golf, or tennis, or pickle ball, or uses the wellness facilities; but a majority of people active in Village life recognize the importance of having these amenities for the good of all. In fact, we challenge anyone to find a retirement community with as broad a mix of amenities and facilities.

**The 'All for One and One for All' development model is more important today than it ever was!**

Some may argue that 'user fees' are the answer. Others might say that special assessments or donations might be a better way to approach the problem on a project by project basis. We believe that our continued success lies with the "All for One and One for All" model we have used for the past 30 years, i.e., a combination of assessments and user fees coupled with revenue generating investments and agreements (e.g., the medical facility and the Tax Sale Agreement). Forcing amenities to be supported primarily by user fees and donations could, and probably will, lead to elimination of some amenities. We all stand to benefit from each amenity. The person buying your home may very well make their buying decision based on wanting one or more of the amenities that may or may not be important to you.

Our financial health is excellent and has never been better. Our residents are happy and enjoy a range of social and recreational offerings. To maintain this edge, we must continue to invest in the future. Support across the community is needed to keep the Village young. We believe that Villagers, as leaders, neighbors and property owners, are up to the task and it will show during the 2018 budget cycle.

*About the authors:*

**Bruce Johnson** is President of the POA Board of Directors and has been a resident of Tellico Village since 2006. Bruce was elected to the Board in 2016 and serves as President for 2017.

**John Bordelon** is the current President of HOA and former President of the New Villagers Club. John has been a resident of Tellico Village for over five years.

**Rich Anda** is the current President of the New Villagers Club and a two-year resident of Tellico Village. Prior to becoming President of the New Villagers, Rich was an operations officer for a company in the service sector.