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TN PUBLIC UTILITY COMMISSION
DOCKET OFFICE

June 17, 2025

To: TN Public Utility Commission

Re: Letter of Determination if a CCN is needed 25-00048

I am requesting a determination on whether the Tennessee Public Utility Commission should regulate the Tellico Village Property Owners Association (TVPOA) or if it is exempt. Attached are statements regarding the operation and organization of the TVPOA.

I certify that I am a customer of the TVPOA's water and sewer system and, to the best of my knowledge and belief, all statements are factual. Housing numbers and other details are approximate.



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Tellico Village, a 4,800-acre development situated on Tellico Lake in Loudon and Monroe Counties, commenced construction in 1986. The Tellico Reservoir Development Agency designated Cooper Communities as the developer of Tellico Village.

The Tellico Village Property Owners Association (TVPOA) governs the development. The management team comprises a Chief Executive Officer and seven elected Directors. The TVPOA also manages a comprehensive water and sewer system that serves 5,600 single-family homes, 343 multifamily units, 147 assisted living and memory care patients, and 40 commercial businesses.

The TVPOA owns and operates 110 miles of water lines and an equivalent length of sewer lines for its customers. The sewer system is a pumped system, whereby each home has a grinder pump. The TVPOA procures water and sewer disposal services from Loudon Utilities and Tellico Area Service System. All property owners, including single-family, multifamily, assisted living, and commercial units, are required to pay equal Property Owner Association dues.

The TVPOA also owns and operates three golf courses, three restaurants, two fitness facilities, tennis courts, and swimming pools, all of which are open to the public. The organization welcomes non-property owner usage of its facilities. Notably, none of the TVPOA's facilities are reserved exclusively for the use of its homeowners.

The 40 commercial properties within the development include grocery stores, banks, physicians' offices, law offices, hardware stores, and other essential services. These facilities are accessible to both homeowners and the general public.

In summary, the TVPOA is not a Homeowners Association but rather a Property Owners Association. Commercial and other non-homeowner entities are members of the organization. The facilities are for the general public's use and are not restricted to homeowners.