

**Terra N. Allen**

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**From:** [REDACTED]  
**Sent:** Monday, July 28, 2025 12:17 PM  
**To:** Terra N. Allen  
**Subject:** Re: Tellico Village Comment (25-00048)  
**Attachments:** POA Water Authority Scheme 2023.pdf; Property-Owner-Consent 2023.pdf

Terra Allen,

Thank you for your email.

I had wanted to upload two documents regarding the 2023 Water Authority Scheme. but I could not seem to do so using the input form provided. (Maybe an issue on my end?) Anyway, the two documents are attached above. The first document is a summary of the 2023 Water Authority Scheme and the second document is the TELLICO VILLAGE PROPERTY OWNERS ASSOCIATION, INC. MEMBER CONSENT TO TRANSFER OF WATER AND SEWER SYSTEMS TO TELLICO VILLAGE WATER AUTHORITY. The POA planned to have teams go door to door to coerce residents to sign the Property Owner Consent form, but ultimately did not do so in response to residents' complaints.

After the POA found that the Tennessee Legislature would not establish their Water Authority, the POA developed the "Tellico Assistance Proogram" in 2024. I attached the letter I sent to the POA Board members about that plan in another submission to your Office.

Thank you for the opportunity to provide further clarification.

Sincerely,

Mary Hallman  
[REDACTED]

----- Original Message -----

From "Terra N. Allen" <[Terra.Allen@ag.tn.gov](mailto:Terra.Allen@ag.tn.gov)>  
To [REDACTED]  
Cc "Karen H. Stachowski" <[Karen.Stachowski@ag.tn.gov](mailto:Karen.Stachowski@ag.tn.gov)>  
Date 7/28/2025 11:27:17 AM  
Subject Tellico Village Comment (25-00048)

Good morning Ms. Hallman,

I am with the Consumer Advocate Division with the Office of the Attorney General. We are reviewing all consumer comments in the TVPOA Docket and two of your comments references an attachment. Can you please share **both** of your attachment with us?  
Thanks for your time in this matter,

**Terra Allen** | Legal Administrative Specialist  
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## POA Water Authority Scheme

In October 2023, the POA General Manager surprised Tellico Village homeowners by calling a “Town Hall” meeting to announce that Tellico Village water and sewer projects need \$31 million in the next five years. Theatrically, he lamented that the situation was urgent saying, *“Time is the one thing we don’t have.”* He said that it was necessary that the POA go to the State legislature to establish an independent water authority and used POA funds to pay a public relations firm to “educate” the Tellico Villagers about how ignorant they have been about the dire state of the water infrastructure.

Subsequently, the POA planned to coerce property owners into signing a document in support of creating a “Tellico Village Water Authority,” by turning over their claims to the Tellico Water infrastructure. The POA plan was to start a new Water Authority with its own human resources department, which would greatly increase the size and payroll of the POA bureaucracy.

Shocked TV residents were bewildered, especially after having been told by a previous Tellico Village Board of Directors President that there was a secure water and sewer system in place through to the complete build out of the community.

A few weeks later, the POA General Manager and his “team” jetted off to Hawaii for a “training session”, leading residents to question the claims of impending financial crisis facing Tellico Village if we could afford to pay for such luxuries.

Later in 2024 it was determined that Tellico Village could not be legally eligible for creating its own Water Authority.

**TELLICO VILLAGE PROPERTY OWNERS ASSOCIATION, INC.  
MEMBER CONSENT TO TRANSFER OF WATER AND SEWER SYSTEMS TO  
TELLICO VILLAGE WATER AUTHORITY**

**WHEREAS**, the Board of Directors of the Tellico Village Property Owners Association, Inc. (the "Association") is proposing to create the Tellico Village Water Authority (the "Authority") to ensure that all Tellico Village property owners in Loudon and Monroe County have adequate and affordable water and sewer services for future generations.

**WHEREAS**, the Tennessee Legislature is introducing Private Act Legislation to create the Authority in order to reduce the long-term costs of providing water and sewer services to all Tellico Village property owners.

**WHEREAS**, upon creation of the Authority, the Association intends to transfer to the Authority all existing lines, mains, pump stations, pumps, pipes, tanks, valves, meters, conduits, vehicles, tools, machinery, and all other infrastructure, equipment, easements, real property, improvements, buildings, facilities, and records associated in any manner with the operation of the water and sewer systems owned by the Association as Common Properties and presently serving the property owners of Tellico Village (collectively the "Water and Sewer Systems").

**WHEREAS**, upon creation of the Authority, the Association also intends to transfer to the Authority certain reserve funds which were previously designated for the maintenance, improvement, and enhancement of the Water and Sewer Systems (collectively the "Water and Sewer Reserves").

**WHEREAS**, Article VIII, Section 4(I) of Declaration of Covenants and Restrictions for Tellico Village (the "Declaration") authorizes the Association to transfer all or any part of the Common Properties, including the Water and Sewer Systems and associated Water and Sewer Reserves, to any public agency, authority or utility where an instrument is signed by Members entitled to cast a majority of all votes, agreeing to such transfer.

**WHEREAS**, the Members of the Association desire for the Association to transfer to the Authority the Water and Sewer Systems and Water and Sewer Reserves, pursuant to terms and conditions approved by the Association Board of Directors, as evidenced by their respective signatures upon this instrument.

**IN WITNESS WHEREOF**, the Property Owners (or their authorized representative or voting member) for the Lot or Living Unit specified with their respective signatures hereby execute this Member Consent to Transfer of Water and Sewer Systems to Tellico Village Water Authority as of the date indicated by their respective signatures upon this instrument.

(Only one signature per lot)

**Printed Name**

**Signature**

**Address**

**Date**

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