



*a unique part of Connestee Falls*

Qualla Village is a special part of Connestee Falls where seasonal and year-around residents enjoy quality construction and the freedom to enjoy the beauty of Transylvania County while someone else handles exterior maintenance.

A consistent architectural style carries throughout the Village. Careful siting of homes assures wider spacing than in other areas of Connestee Falls. The Qualla Village Property Owners Association provides scheduled maintenance of building exteriors, decks and driveways and ongoing care of common areas.

In the Village, unlike in a condominium, residents own their homes as well as the land under them. The balance of the Village is devoted to common areas which include professionally designed and groomed landscaping, scenic ponds with cascading water and an over-water gazebo. Access to 75-acre Lake Ticoa is by means of two docks which provide lake-front access without lake-front housing density or real estate prices.

The Association owns Qualla's common areas, is debt-free and has reserves for the future care of driveways, retaining walls and drainage, as well as emergency needs.

Association meetings are open to all homeowners. A monthly "social" keeps neighbors in touch and fosters a sense of community.

The Qualla Village Quick Reference Guide and other documents on the Association's website, [www.qvpoa.com](http://www.qvpoa.com), provide detailed information on services provided by Qualla Village Property Owners Association.

## **Qualla Village**

### **Construction Standards include:**

Poured, steel reinforced concrete foundation walls  
Continuous flexible moisture barrier below grade  
Engineered Silent Floor system  
Engineered roof truss system  
6" exterior walls for superior insulation  
House wrap & plate sealer reduce air infiltration,  
reducing heating/cooling costs  
Low maintenance exterior materials: vinyl siding & stone  
Double insulated windows  
Gutter guards  
9-10' ceilings, vaulted on the main level

### **Maintenance Services include:**

Power washing of decks and siding  
Cleaning of skylights  
Painting of exterior doors and entry trim  
Gutter cleaning  
Re-staining and sealing decks and railings  
Landscaping services (pruning, fertilizing)  
Termite control  
Power washing of walkways, concrete pads and rock  
walls  
Driveway sealing  
Mulch