



CDPOA COMMUNICATOR

Published quarterly by the Clemson Downs Property Owners' Association for its members

August 2018

Welcome New Neighbors!

We welcome Pat and O'Neil Burton, who are renting 302 Downs Boulevard. Pat hails from Soddy Daisy, Tennessee. After completing business school, she worked 10 years at DuPont. After O'Neil was transferred to Camden, SC, with DuPont, Pat started work in real estate and then opened her own company: Pat Burton Realty. O'Neil was born in Elbert County, GA and attended high school in Carnesville. He co-oped with DuPont and worked in various locations until retiring after 40 years. Pat and O'Neil both participate in the Senior Olympics. Pat is 80+ in 3 on 3 teams (basketball) and won the national gold medal last year in Birmingham, AL. They chose Clemson Downs because their son, Neil Burton, director of the Career Services department at Clemson University, lives next door in Country Walk. Their daughter, Stephanie, lives in Wilton, CT, and Pat and O'Neil did not want to retire "up north"! Welcome to you both!

POA 3rd Saturday Breakfasts

Breakfasts will resume in September.

- September 15—Julie Vidotto, Director of OLLI at Clemson
- October 20—Timothy Bourret, retired Sports Information Director at Clemson University
- November 17—Crossie Cox, Clemson City Council
- December 15—Cathy Schwartz, musical entertainer

Reminder about the Breakfasts: The Breakfast begins at 8:30 in the CARC Dining Room. After the breakfast and the speaker, please visit anyone you want to visit in the hallway. We should be out of the dining room by 10:00 because the kitchen staff must set up the dining room for lunch.

First Friday Get-Togethers

The First Friday Get-Togethers are from 4:00 - 6:00 pm. Come join us for a fun time and get to know your neighbors and enjoy simple hors d'oeuvres. Please bring your drink and a finger food. Invite a neighbor who doesn't usually come and invite a new neighbor.

Directions to the Gazebo: Follow the sidewalk at the upper part of Downs Loop, just after you pass Birch Place.

Hosts for the rest of 2018 are:

- August—Scarlett Thayer & Fran Moseley
- September—Ann Fuhr & Elaine Cameron
- October—Marge Olthoff, Kitty Neckerman, and Margaret Layne
- November—Sylvia Peters
- December—Dillman Sorrells

Information will be sent to you to let you know exactly where the First Friday Get-Together is taking place.

Events Coming Up

The CDPOA Board has called a "town meeting" on Tuesday, September 11th at 4 pm in the large room at the Corley Center. NO formal actions will be taken. We are seeking your ideas, suggestions and opinions as we move forward on certain actions. All property owners are strongly encouraged to attend. Refreshments will be served. If you cannot be there, please share your thoughts, preferably in writing, with any member of the board.

We want to explain our proposals and invite input from our members on three important issues:

1. The proposed bylaws changes to the way we vote at the annual meeting, with more limited use of proxies and a reduced quorum so that we can actually discuss, amend, and make decisions in real time.
2. Feedback on the proposed changes in the range of colors approved for house trim.
3. Proposed enhancements to the gazebo and how they should be paid for.

These are complex questions and the board would like to hear from all of you. We are also interested in any other concerns you may have. Information on all three issues will be posted on the website after our August meeting, or you can request a printed copy from the secretary. Mark your calendars and plan to attend!

Our Sympathies Go To

Jim, Bruce, and Joel Fox, sons of Barbara Fox, 32 Hickory Way. Barbara passed away Wednesday, June 6, after a brief hospitalization. A memorial service will be held in August.

The family of Chester Smith, 1010 Keystone Lane. Chester passed away June 25.

The family of Evelyn Thompson. Evelyn was a former resident of 622 Downs Loop; she passed away early in the last week of June.

The family of Marguerite Tompkins. Marguerite was a former Keystone resident and passed away July 18.

Telephone Directory Corrections and Additions

- Marge Olthoff: cell phone # 864-356-4687
- Betty Atkins: no more landline; cell phone # is 864-364-1063

Information

From the Color Committee, an ad hoc subcommittee of the Architectural Review Committee
Homes in Clemson Downs were originally built with architectural color continuity in mind. Our "Contemporary English Cottage" homes in a woodland setting were constructed so that no home would visually stand out among others. The quiet environment is what still draws people to our community today and "gives strong support to maintaining our property values." (ARC Guidelines: Introduction). According to our Clemson Downs Architectural Review Guidelines, exterior trim and siding colors are to be in "darker shades of tan, brown, or gray" (p.3). However, in recent years, the small, readily available, paper samples presented to the Architectural Review Committee (and thought by all to be in "darker shades of tan, brown, and gray") have made it difficult to tell what a color will look like outdoors, where colors look much lighter and brighter than the sample. And as a result, our exterior trim colors have been getting lighter and lighter. In May, ARC Chair, John Gilreath, called for an ad hoc committee to define

“Exterior Trim” and to research and reformulate color guidelines so that ARC could better serve owners in their choices of exterior trim colors. Esmee Carter, owner of the new Benjamin Moore paint store on 123 in Clemson and a Licensed Colorist, worked extensively with ARC to find a viable solution and introduced ARC to LRV (Light Reflectance Value). Each paint color has an LRV, a measure of the light reflected from a painted surface on a scale from 0 (black: absorbing all light) to 100 (white: reflecting all light). The committee, made of members at large, met with Esmee Carter and studied, discussed, researched and developed a proposal with trim definitions and 6 example colors of darker shades of tan, brown and gray with an LRV range of between 6 and 25.4. The new Exterior Color Guideline proposal was passed by ARC in July, but the POA Board had changes, so it will be reviewed again in the August ARC and CDPOA Board meetings. The proposed example colors (with their respective LRVs) and exterior trim definitions are available from any ARC or POA Board member and will be handed and explained to every owner, either individually or at the Information Gathering meeting the Board will have at the Corley Center in September. If you are considering repainting your trim, please get in touch with an ARC or POA Board member.

From the Landscape Committee

The stakes with yellow ribbons that POA residents will see along the road mark areas that this community, with the assistance of the City Public Works Department and Duke Energy, have deemed as possible locations for more light poles. If you have concerns or suggestions for areas that need better lighting, please contact Wendy Longo or Ann Fuhr. Thank you for your assistance.

The next CDPOA Communicator - Will come out at the end of October. After five years of hard work, Kitty Neckerman is passing the baton. Thank you so much, Kitty, for all your efforts and attention to detail! In the future, please send anything for the *Communicator* to Anne Snider via email at sniderah@gmail.com or via phone call at 864-723-2878. Submissions for the next issue should be to Anne by October 20.

Things to Remember

From Holley Ulbrich, CDPOA Board President

There seems to be some lack of awareness of the appropriate procedure for addressing concerns about neighbors who fail to adequately maintain their property. The first step is to speak to the neighbor, to find out why there is a problem, and perhaps to suggest some ways of addressing the problem. If that doesn't work after a reasonable period of time, then DON'T get up a petition, DON'T write an anonymous letter to the neighbor, and DON'T complain about the board not acting on this matter when it has not been brought to their attention. (There are only five of us, we are volunteers, and patrolling neighborhoods is not at the top of our to-do list.)

If talking to the neighbor does not result in improvements, then bring your concerns to the attention of the board, NOT anonymously, so that we can investigate and report back to you. Often the problem has to do with aging members of the community with health issues and sometimes limited funds. If we know what the problem is, we can help or extend the time to correct the problem.

We are a community. If you want to have good neighbors, start by being a good neighbor.

From Sandia Rosche, CDPOA Board Treasurer

According to the Restrictive Covenants of the CDPOA, Article VIII, Section 7:

“Garbage and trash containers shall be stored where they cannot be seen from the street or by the neighbors except as may be required on the day or days of pickup by the city of Clemson.”
There are several homeowners in violation.

From the Landscape Committee

Responsibilities of POA Landscape Committee

- The Board, and therefore the Landscape Committee, is only responsible for the care, appearance and use of the Common Areas. Please refer to our two legal documents, the Restrictive Covenants and the Bylaws, both of which are available on our website: www.cdpoa.com.
- The Landscape Committee does not mediate property issues between neighbor owners. These must be resolved neighbor to neighbor.
- Common Property areas have been recently surveyed and the marker pins made visible. If an owner abutting these properties has any question, the owner can, at their expense, have their property surveyed.
- Please thank your yard maintenance personnel for removing their yard waste from Clemson Downs property.

Please remember: The city of Clemson has a leash law. All dogs must be kept on a leash at all times in residential areas. Dogs off leash can threaten or endanger Downs residents and their pets.

Sunday at the Theatre

A new adventure for CDPOA members, coordinated by Holley Ulbrich and Sandi Rosche. All dates are Sunday Matinees. Transportation can be arranged (see below). Decide which ones you want to attend and send your ticket order to Sandi Rosche, 16 Birch Place. Indicate at the bottom whether you want to get there on your own, need/want transportation, or are willing to provide transportation for others.

Clemson Little Theatre

If you expect to go to all six plays at the Clemson Little Theatre in the fall and spring, the best deal is a membership for \$70. Otherwise, just order tickets to the ones you want.

Check here if you plan to buy your own season tickets.

Keep on the Sunny Side (musical)	September 9 th	_____ tickets@ \$17 =	_____
Peter Pan (CAYT musical)	October 21 st	_____ tickets@ \$15 =	_____
A Seussified Christmas	December 2 nd	_____ tickets@ \$15 =	_____

Clemson Players at the Brooks Center

The Revolutionists October 7th at 3 pm _____ tickets@ \$12 = _____

It's Paris, 1793, during the Reign of Terror when we meet four women: a playwright, an assassin, a spy and Marie Antionette. While the guillotine looms, there's comedy to be found. The play, based on real women and real executions, is a funny, bold, and surprising love letter to the theatre. Exploring how our stories are told and how we are remembered, Lauren Gunderson has created a tale of how the feminine and the fierce intersect.

Stop Kiss November 18th at 3 pm _____ tickets@ \$12 = _____

Stop Kiss tells the story of Callie and Sara, two strangers in New York City who meet and over time develop a friendship that blossoms into something much deeper. Acting on their mutual attraction leads to terrifying consequences and moving transformations in this life altering comic-drama.

Electric City Playhouse

If you expect to go to all six plays at the Electric City Playhouse, the best deal is a membership for \$65.

Otherwise, just order tickets to the ones you want.

Check here if you plan to buy your own season tickets.

The Trial of the Big Bad Wolf and The Trial of Goldilocks	August 19th	_____ tickets@ \$12 =	_____
Night Watch	October 14th	_____ tickets@ \$12 =	_____
A Christmas Carol (Dickens)	December 9th	_____ tickets@ \$12 =	_____

Total Enclosed \$ _____

Transportation:

I will get there on my own.

I can take a couple of other people.

I will need transportation.

Name(s) _____ Phone # _____

August 2018

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1 Bistro Open 4-7 pm	2 ARC 2-3 pm Bistro open 4-7 pm	3 Friday Movie 2 pm First Friday 4-6 pm	4
5	6	7 Bistro Open 4-7 pm	8 Bistro Open 4-7 pm	9 Bistro Open 4-7 pm	10 Friday Movie 2 pm Corley Ctr.	11
12	13	14 Landscape Comm. 10-11 am CDPOA Board 2-3 pm Bistro Open 4-7 pm	15 Bistro Open 4-7 pm	16 Bistro Open 4-7 pm	17 Friday Movie 2 pm Corley Ctr.	18
19	20	21 Bistro Open 4-7 pm	22 Clemson Univ. Classes Begin Bistro Open 4-7 pm	23 Bistro Open 4-7 pm	24 Friday Movie 2 pm Corley Ctr.	25
26	27	28 Bistro Open 4-7 pm	29 Bistro Open 4-7 pm	30 Bistro Open 4-7 pm	31 Friday Movie 2 pm Corley Ctr.	

The new yard waste recycle center is now available at the end of Bayberry. Please use designated area to the left side, opposite the mulch pile. The shrubs at the old site will be replanted in the fall to help block the area from the neighbors' sight. Big thanks to Fran Moseley and Jan Gallaher for 2½ hours of sawing, cutting, pulling, and cleaning up the area. Thanks, too, to CB Maerten for her generosity of spirit regarding this new location. Mitch and David from our city public works gave a thumbs up and CARC is pitching in to make it look attractive. Please remember that this is for self-generated yard waste only! Special thanks to the CDPOA Landscape Committee for their hard work!

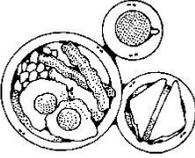
Remember:

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September 2018

S	M	T	W	T	F	S
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2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

September 2018

Sun	Mon	Tue	Wed	Thu	Fri	Sat
 <p>Breakfasts resume this month. Look for a flyer in your mailbox, expect a call from a neighbor, or check out the calendar on our website, www.cdpoa.com.</p>						1
2	3 	4 Bistro Open 4-7 pm	5 Bistro Open 4-7 pm	6 ARC 2-3 pm Bistro open 4-7 pm	7 Friday Movie 2 pm First Friday 4-6 pm	8
9	10	11 ★ Landscape Comm. 10-11 am CDPOA Board 2-3 pm Bistro Open 4-7 pm	12 Bistro Open 4-7 pm	13 Bistro Open 4-7 pm	14 Friday Movie 2 pm Corley Ctr.	15 Breakfast 8:30-10:00 Dining Hall
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23	24	25 Bistro Open 4-7 pm	26 Bistro Open 4-7 pm	27 Bistro Open 4-7 pm	28 Friday Movie 2 pm Corley Ctr.	29
30	★ CDPOA Town Meeting <i>There will be a special meeting on September 11 at 4:00 pm in the Corley Center so the CDPOA Board can introduce proposed changes to the bylaws to make voting fairer, proposed paint color guidelines, and proposed enhancements to the gazebo. Refreshments will be served. Please plan to attend!</i>					

There are many ways to learn more about what's going on at Clemson Downs.

- Check out *The Communicator*, a quarterly newsletter delivered by volunteers to your mailbox.
- Join Nextdoor Clemson Downs at clemsondowns.nextdoor.com to receive notices of current events, items for sale, and recommendations of businesses.
- Use our CDPOA website at cdpoa.com or cdpoa.org to check out the calendar, see photos from around the Downs, read board information, and use resources like Bylaws and Architectural Review guidelines.
- Get to know your neighbors!

October 2018

S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

October 2018

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2 Bistro Open 4-7 pm	3 Bistro Open 4-7 pm	4 ARC 2-3 pm Bistro open 4-7 pm	5 Friday Movie 2 pm First Friday 4-6 pm	6
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28	29	30 Bistro Open 4-7 pm	31 Bistro Open 4-7 pm			

Questions about Clemson Downs?

Check out the FAQ (Frequently Asked Questions) section of our website at cdpoa.com. If you have a question that you'd like an answer to, contact our webmaster at sniderah@gmail.com and she'll try to answer it for you!

Notes:

Planning to freshen up the look of your home?

Don't forget to check the Architectural Review Guidelines on our website and submit a request form to the Architectural Review Committee. Check out www.cdpoa.com and look under *About CDPOA*.

Want to get involved in activities offered by CARC?

CDPOA members can join exercise classes, watch the Friday movie, use the CARC bus for planned trips, and many more opportunities. Check out the CARC website at www.clemsondowns.com.

Want a delicious meal in a quiet atmosphere?

Check out the Bistro at the far end of the Dining Hall. A great menu, friendly staff, excellent cooking, and a wonderful place to meet friends. Open T-F from 4 -7 pm.

November 2018

S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	