

Published monthly by the Clemson Downs Property Owners Association for its members

August 2020

President's Letter

This year seven new homeowners and one renter have joined us. Usually we introduce them at our community dinners and First Friday gatherings, but the coronavirus has caused cancellation of these events. Also, our official POA welcome visits have been delayed, so if you have new neighbors on your street, please make an extra effort to welcome them to the Downs.

Thanks to all of you for complying with our Restrictive Covenants and the City of Clemson's rules regarding the weekly garbage pickup. The fact that there have been sightings of coyotes in the city, along with the fact that our wooded common property and our creek are inviting places for them to be, makes leaving uncontained bags and unlidded containers out for pickup something that can't continue. If you find that you cannot manage to take your container(s) to the street, you can call the office of the Director of Public Works (653-2053) and ask for permission to leave your closed containers at your garage door on the pickup day.

This month's newsletter contains information about an offer from the Board of Directors to help homeowners who have not been able to repair or replace their unusable message boxes/flyer slots yet. Please take advantage of this offer, if needed. The information is on page 3.

In August, the Board will choose three POA members to serve as the Nominating Committee for this year. These members will select four candidates for three positions to be filled for the 2021/22 CDPOA Board of Directors. The voting will be done in conjunction with our 2020 Annual Meeting. Upcoming editions of this newsletter will have more information about the nominating procedure. Recently some of you have commented about the muddy ground in the pathways of Woodland Walk and asked why these areas are not being mulched. Over the past few years, we have used the free mulch provided by the City of Clemson and have not included the purchase of mulch in our annual budget. This year the city's wood grinder has been out of commission for some months leaving us with no mulch for the spring and summer. HOORAY! It is now repaired, and our order should be filled very soon.

Remember that the Gazebo is open to members now. At any given time, the maximum number of people within the confines of the structure is eight (8) and we ask that you practice social distancing. It is a nice place to sit outside and in the shade. Enjoy it! – *Martha Grigsby*

Website Tips

Our website now includes links to the SC Homeowners Association Act, a legislation a legislation enacted May 2018 that governs homeowner associations and outlines the responsibilities of homeowners to keep, disclose, and pass on to the next owners copies of the governing documents of CDPOA. These documents are:

1. the CDPOA Restrictive Covenants
2. the CDPOA Bylaws
3. the CDPOA Architectural Review Guidelines

Please make sure you can locate these important documents; every homeowner at Clemson Downs has received a hard copy. If you cannot locate the documents, you can find them on our website at www.cdpoa.org or www.cdpoa.com. Click on *About CDPOA* and choose the appropriate document from the dropdown menu.

Board Meeting Highlights

- Language for new entrance signs (3) for Woodland Walk were approved.
 - Private Property of Clemson Downs
 - Not part of Earl Anderson City Park
 - Please Abide by the Following Safety Rules
 - Walk at your own risk
 - No motorized vehicles
 - Walk bicycles only
 - Stay on marked pathways and off fences
 - Pick up after your dogs and keep on short leash
- These rules will be reviewed by CARC Director prior to the signs being made since two of the entrances are on CARC property.
- Board approved bid by Red Leaf Tree and Shrub Company to remove two trees on Common Property off Keystone Lane in danger of falling.
- Insurance coverage increased to cover replacement costs of structures on Common Property.
- Final action on reconsideration of Enlargement of Covenant Article VIII, Sec. 7 concerning garbage cans was approved based on legal opinion of POA lawyer.
- Work has begun on establishing our 2020 Nominating Committee.

Information

If you request service from Northland Cable and anyone in their office tells you that you don't have a contract, it is because the CDPOA has a bulk contract with Northland. The contract number is 802-295004. If you have any issues you cannot resolve, contact Harry Sutton at 653-5300 or Susan Robinette at 654-3086 and they will help you deal with Northland.

Neighborhood Alert

Earlier this year our maintenance workers found evidence that someone had left some marijuana near the concrete bench in Woodland Walk. Not long after that more evidence was found in that same area. The Clemson City police were called and spent some time in the area and did patrol throughout Woodland Walk for some days afterwards.

On July 27 one of our board members was walking through that area and came upon a group of teenagers congregated around that same bench. He continued on but came back through a few minutes later and could tell that someone in that group had been smoking. He could not tell if marijuana was involved or not.

Just to be on the safe side, the police were called again. When the police arrived, the young men were still there. In the follow up to the visit, the policewoman at the station desk said that the police asked them to leave and not to gather there in the future. She was not at liberty to relate any other actions that may have been taken.

We think that the problem has been solved but do want to ask you to let your Area Board Representative know if you see anything suspicious taking place while you are in Woodland Walk.

Thank you,

The CDPOA Board of Directors

See Next Page for Information about Message Boxes and Form for Repair 

Message Boxes/Flyer Slots

For the past year your Board of Directors has been working with the Architecture Review Committee to ensure that all owners have usable message boxes/flyer slots attached to their mailbox posts as required in your CDPOA Restrictive Covenants, Article VIII, Section 4. These boxes are valuable for receiving CDPOA internal information.

A recent neighborhood survey shows that 35 residents have boxes that are missing or unusable. To assist these homeowners, the board is making the following offer. Acceptance is voluntary; however, having a usable message box/flyer slot is required per the CDPOA Restrictive Covenants.

We have made arrangements with Reno Wilson, owner of Reno's Repair, to provide the services listed below. Mr. Wilson is insured, has a business license, and has done very good work for residents here in the Downs for some years.

The special group rate shown below includes labor and materials.

Basic Repair—a wire support with plastic mesh bottom attached to existing sides. **Cost \$25.**

Full Repair—replacement of one side wood panel and wire with plastic mesh bottom. **Cost \$30.**

Full Replacement—both sides, bottom, and top (when needed) using same materials. **Cost \$35.**

The **deadline for application** is **August 15, 2020**. Work will begin in late August of this year. Your Board Representative will contact you in the coming days to answer questions and offer any details needed to help you come to a decision.

If you accept, the Representative will collect payment by check and your order sheet prior to the work being undertaken. All checks will be held until work is completed. See order sheet below.

The individual owner will be responsible for painting the message box the color of the mailbox post.

Name _____ Street Address _____

I am accepting the offer to bring my message box/flyer slot to usable status. Please check the following:

_____ Basic Repair

_____ Full Repair



_____ Full Replacement

Signature _____ Date _____

Board Representatives

- Bayberry, Kendra, and Summer Walk: Betty Jane Fourspring, 654-6297 | bj4spring@gmail.com
- Birch & Little Lane: Sandy Yates, 886-0777 | sandywy21@bellsouth.net
- Hickory: Martha Grigsby, 653-7415 | marthagrigsby@att.net
- Keystone: Lamar Robinette, 654-3086 | boudin62@bellsouth.net
- Downs Blvd: Denny Walling, 654-6539 | drwalling313@gmail.com
- Downs Loop: Joe Merck, 710-2774 | kenjoem@att.net

AUGUST 2020

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3	4	5	6 ARC Meets 2 pm	7	8
9	10	11 POA Board meets 2 pm	12	13	14	15 Deadline for Message Box Repair Application
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31 Common Properties Comm. meets 11:30 am					

July 2020							Notes: Please remember that although the Gazebo is open for use by groups, social distancing must be maintained. Thank you for keeping your neighbors safe and healthy!	September 2020						
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26	27	28	29	30	31		27	28	29	30				