



CDPOA COMMUNICATOR

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

July 2020

Welcome New Neighbors!

Many new neighbors have moved in recently, and as we begin to greet them (socially distant) we will introduce them to you.

We welcome **Marsha and Eldon Blust** to 1011 Keystone Lane. Eldon hails from St. Louis, MO, while Marsha is from Mooresville, NC. They spent most of their lives in the suburbs of Washington, DC, where Eldon was a communications executive. They retired in 1998 to a home on Lake Keowee. Today, Eldon is a realtor with Allen Tate; Marsha is an administrator with Prisma Health. Eldon sold homes to several folks in the Downs and, like them, recognized the value of homes here.

Joyce and Frank Hartsell are back at the Downs, living at 47 Hickory Way. They are both from Seneca. Frank graduated from Clemson A&M College in 1960 and from Emory in 1963. Joyce graduated from Anderson College in 1960. Frank is a retired United Methodist minister and served as a chaplain in the US Air Force for 19 years. Joyce has worked as an administrative assistant at Clemson University.

They have many reasons for choosing Clemson Downs: the reputation of the Downs, the beauty of the neighborhood, several friends who live here, and to establish tenure for possible use of the excellent nursing care available if and when they need it. Welcome back, Frank & Joyce!

Janet and Chester Palmer are new Downs residents living at 3 Birch Place. They originally hail from northern Illinois. Chet is a retired veterinarian who had a mixed practice in a rural area. He is an avid fisherman and enjoys singing. Chet has had Parkinson's since 2000. Jan is a retired math teacher. She plays piano and is active with the Seneca Team of Days for Girls International. They chose Clemson Downs as their new home because they have a daughter living "next door" in Camelot. Jan & Chester, we welcome you both to the neighborhood!

President's Letter

The mid-year review of the CDPOA Annual Budget done at the June board meeting showed that we are managing our funds very well. That you voted to increase the annual assessment from \$180 to \$300 for 2020 has made it possible for us to take care of some long-recognized problems and expand some other services. We think we will have to postpone a few plans until 2021 because we had to cover the costs of the removal of around 20 trees from our Common Property due to the spring storms and the tornado. However, we had the funds due to your vote. Thank you.

Speaking of removal of those trees, most of them were in our Woodland Walk area. All damage has been corrected there and new split rail fencing has been erected along the creek bank in one area. Please do stay on the marked path there and throughout the walk.

Here's wishing you a safe and happy July. I plan to fly my American flag on July 4 and trust that you will do the same. -- *Martha Grigsby*

Board Meeting Highlights

- Progress is being made on Woodland Walk. Native plants are being moved by volunteers to make a new path. Bridge repair and painting continues, as does fence replacement.
- Project to alleviate flooding between Downs Blvd. and Birch is nearly finished and will be evaluated after our next heavy rain.

In Appreciation

“When I awoke on June 2nd and realized it was my 98th birthday, little did I know of the event that would occur later in the day. A parade of people and cars tooting their horns arrived in front of my home with balloons, signs, cards, flowers, and gifts, singing of birthday greeting, and beautiful smiling faces. Through teary eyes I tried to see every face. Unfortunately, the current virus would not allow me to acknowledge everyone as I would have liked but consider yourselves hugged. I have been blessed to enjoy living in the Downs for over 23 years and it just keeps getting better and better. And that is because of you who have touched my life. My sincere thanks to all of you and especially to the inimitable Ann Fuhr who made my birthday so meaningful by arranging for the “parade” with assistance from son Mark. ‘Til we meet again, gratefully, Marge Olthoff.”

Telephone Directory Corrections and Additions

Remember: You can find the most current edition of the directory online at our website: www.cdpoa.com. Click on Our Community—CDPOA Directory. You will need a password to access the directory—contact Linda Cocke at 654-5134 or 602leland@gmail.com to obtain the password. Listings that have changed since the last directory was printed are highlighted in pale yellow.

If your email address or phone number changes, please contact Linda to update your contact information.

Additions

Marsha & Eldon Blust, 1011 Keystone Lane | 864-710-5224 | eldon_blust@bellsouth.net or marshablust@bellsouth.net.

Joyce & Frank Hartsell, 47 Hickory Way | 654-6317 (home); 864-483-5289 (cell) | fjhart@bellsouth.net.

Janet & Chester Palmer, 3 Birch Place | 864-944-8843; 864-247-4983 | chetthevet@att.net.

Attention

From time to time CDPOA Board members have received comments and complaints about the trash containers issued by the City in use for trash pickup. These have ranged from residents having difficulty handling the large containers to residents leaving containers outside in view of their neighbors all the time. We have also had complaints concerning residents not using any container but leaving bags filled with garbage/trash that are sometimes torn open by animals in search of food, leaving contents scattered about.

Over the past months, the Chair of the ARC and the President of the BOD have talked with City of Clemson Officials about some of these problems in an effort to solve them for residents. At the June board meeting, members approved an Enlargement of the Customary Interpretation of our Restrictive Covenants, Article VIII, Section 7 dealing with trash/garbage containers and presented it to the POA law firm for a legal opinion. Some changes were made, and the official statement has been passed by the board. It is presented below and has been incorporated into our Bylaws and will be registered in the Office of Deeds, Pickens County.

It is important to understand that all other restrictions included in Article VIII, Section 7 remain in force.

Enlargement upon the customary interpretation of Article VIII, Section 7, of the Restrictive Covenants

The Clemson Downs Property Owners Restrictive Covenants state in Article VIII, Section 7, that containers used for garbage pickup by the City of Clemson must be provided and approved for by that entity. The City administrators no longer require that those containers be provided by the City, only that they be approved by them. However, the City provided container must be retained, as it is owned by the City, and goes with the house, and does not belong to the homeowner.

Residents have the option of, but are not required to, purchase and use smaller containers (in addition to or in replacement of) the City provided container, that meet the following criteria:

- 1. Container with attached lid, suited for mechanical pickup, that is approved by the City*
- 2. Smaller, durable containers with latch or screw top lids, approved by the City*

All City approved containers and City provided containers must be placed at roadside for pickup with lids in place.

Leaving uncontained bags of trash/garbage at curbside for weekly pickup by the City is not allowed, according to the City of Clemson's Director of Public Works, because bags can be torn open by animals and contents left scattered about. Also, our Covenants state that all bags of trash must be in containers.

Because some of us here at the Downs do leave bags at the curb when we have small amounts of trash, in my conversation with the Director about trash containers, I asked him if he would give our board time to inform the Clemson Downs residents about that. He was happy to do so.

Please be informed that **after July 8, 2020**, uncontained bags of trash will not be picked up by the City's sanitation workers as part of their weekly rounds here at the Downs.
Clemson Downs POA Board of Directors

What does all this mean to POA residents?

- City provided containers can continue to be used.
- Residents may purchase containers that meet the criteria stated above. These types of containers can be found at most hardware related stores in the area and meet City standards.
- Containers must have secure lids in place. Swing top containers are not approved.
- The City has always required that any garbage/trash placed in containers for pickup must be bagged, and that still applies.

Please call your Area Representative on the Board of Directors if you have questions.

Things to Remember

The Architectural Review Committee would like to remind all members of the POA of a few items:

- Please re-read the Clemson Downs Architectural Guidelines before planning a project and submitting an Architectural Request form (Application). As we live in a restricted community, we do our best to closely follow our documents.
- Garage doors must be kept open **no more than 15"** unless the garage is being actively used; garage doors should not be open overnight.
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JULY 2020

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

<p>June 2020</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>S</th><th>M</th><th>T</th><th>W</th><th>T</th><th>F</th><th>S</th> </tr> </thead> <tbody> <tr><td></td><td>1</td><td>2</td><td>3</td><td>4</td><td>5</td><td>6</td></tr> <tr><td>7</td><td>8</td><td>9</td><td>10</td><td>11</td><td>12</td><td>13</td></tr> <tr><td>14</td><td>15</td><td>16</td><td>17</td><td>18</td><td>19</td><td>20</td></tr> <tr><td>21</td><td>22</td><td>23</td><td>24</td><td>25</td><td>26</td><td>27</td></tr> <tr><td>28</td><td>29</td><td>30</td><td></td><td></td><td></td><td></td></tr> </tbody> </table>	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					<p>Notes: Remember! All CARC facilities are still closed to CDPOA members. You will be notified via email when Movie Nights, exercise classes, and meeting rooms are open to CDPOA members. Thank you for protecting our friends at CARC!</p>	<p>August 2020</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>S</th><th>M</th><th>T</th><th>W</th><th>T</th><th>F</th><th>S</th> </tr> </thead> <tbody> <tr><td></td><td></td><td></td><td></td><td></td><td></td><td>1</td></tr> <tr><td>2</td><td>3</td><td>4</td><td>5</td><td>6</td><td>7</td><td>8</td></tr> <tr><td>9</td><td>10</td><td>11</td><td>12</td><td>13</td><td>14</td><td>15</td></tr> <tr><td>16</td><td>17</td><td>18</td><td>19</td><td>20</td><td>21</td><td>22</td></tr> <tr><td>23</td><td>24</td><td>25</td><td>26</td><td>27</td><td>28</td><td>29</td></tr> <tr><td>30</td><td>31</td><td></td><td></td><td></td><td></td><td></td></tr> </tbody> </table>	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					
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