



# CDPOA COMMUNICATOR

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

**December 2021**

## **Welcome New Neighbors!**

We welcome several new neighbors to Clemson Downs this month.

**Aggie Launer** has moved into 1 Birch Place. Born in Pennsylvania, Aggie grew up in Ohio. She was an American Airlines flight attendant and also worked in banking for over 30 years. Aggie has 3 sons and 3 grandkids. She likes to read but is ready to explore other interests. Aggie has lived in this area for 18 years and always thought Clemson Downs was just an assisted living facility. She explored and was happy to find it was also a community of single-family homes.

**John Gardner** moved into 1019 Keystone Lane from Camden to be closer to children and grandchildren in Seneca and Fountain Inn. John was a life-long resident of Camden and looks forward to a new adventure. He retired from a career in education as a teacher, principal, and district administrator. He recently re-retired as director of youth ministry from Bethesda Presbyterian Church. John says, "I feel that God led me here as a way to glorify His name and enjoy the golden years of life. I look forward to changing my focus from high school youth to seniors."

**Rick & Mira Kotz** are new neighbors at 19 Downs Loop. Rick is from Ogdensburg, NY. He received his B.S. and master's degrees in nursing at William Cary. He worked as head of the NICU at Women's & Children Hospital in Jackson, MS. Rick enjoys gem hunting and music. Mira is from Thibodaux, LA. She attended TCU and Northeastern Louisiana State University. She formerly worked as a dental hygienist. They moved to Clemson Downs to be closer to their family (their daughter and family live in Camelot) and are enjoying having their grandsons within walking distance.

Welcome to all our new neighbors!

## **President's Letter**

The end of the strange year of 2021 is in sight, and I hope COVID stays in our rear-view mirror. It has been an honor to serve as your president this year. I cannot tell you how ignorant I was when starting. I have learned so much about Clemson Downs and how it functions, the City of Clemson, Pickens County, real estate, and the processes involved in trying to get things done.

Despite the difficulties, the Common Properties Committee has managed to accomplish so much. You must express your gratitude to Virginia Baird and her committee for their resolve to have Clemson Downs an example of a beautiful and wonderful place to live! Dealing with water issues in a rain abundant year, carpenter bees eating the Gazebo, and repairing and replacing broken and worn anything at the Downs has been challenging and she and her committee have been up to the challenge! Her husband, David, also deserves much credit for his assistance as a non-official

member of the committee. He was drafted! The committee's work will continue next year. Kind of like housework, it is never done.

We were able to resume an active social life with First Fridays and Saturday breakfasts. The on-again off-again nature of the scheduling has been challenging for Diana Manly and the social committee. Thankfully the end of the year was able to be celebrated with a wonderful Holiday Dinner!

I am appreciative of the thorough and persistent work of the ARC to get the guidelines in order and to keep all the residents aware of them. Our community stays visually pleasing and orderly. The cooperation of the residents to request changes or updates to the exteriors of our homes has vastly improved and I thank you for that.

The change in cable service has been smooth and orderly due to Eldon Blust's direct approach in dealing with the new company, VYVE. Cables were buried and contract negotiations were successful.

We have welcomed many new neighbors. Since COVID restrictions have been lifted, Kathy McGee has been able to meet in person with new neighbors. Anne Snider, with her impressive computer skills, has dutifully produced the Communicator every month to keep us informed about information and events around the Downs. Her 'staff' of distributors is better than the post office.

Some issues that were dealt with 'behind the scenes' included meeting with Green Crescent Trail organizers, maintenance of the pet care stations, traffic pattern study, and approval of a Little Free Library at the Gazebo.

Now my closing remarks are to encourage you to get involved with your community! Serving as a board member gave me an appreciation of what it takes to keep us from having to spend a lot of dollars to employ a management company. That would mean increased annual dues! You may not believe that your involvement can make a difference, but it can! We all have certain talents that contribute to a successful Clemson Downs. Run for a board position when asked. Call the individual committee chairs and ask them how you can help. If you have concerns, offer suggestions on what you can do to improve the situation. Ideas for interest groups, based on the skills you have, could be developed. Help keep the Downs going strong!

And lastly, have a wonderful 2022!

### **November Board Meeting Highlights**

- Annual Budget for 2022 was recommended by the board at the November meeting; it will be voted on by the residents at the Annual Meeting on December 1.
- Work has been finished at the Gazebo. The Common Properties Committee approved the plans for a Little Free Library at the Gazebo.
- Anyone wanting to contribute toward the cost of the Little Free Library should contact Anne Snider.
- The Annual Meeting will be held in the large conference room at the Corley Center on December 1 at 2:00 pm.
- First Friday in December is December 3 at 4 pm.

## ARC Reminders

The ARC would like to remind all residents that before you begin **any** exterior maintenance and/or hardscape project, you must first submit an application to ARC. The application must then be recommended by ARC and approved by the POA Board before work can begin. Application forms are available for download on our website at [www.cdpoa.com](http://www.cdpoa.com). Click on *About CDPOA—Architectural Review—Architectural Review Request Form*.

## Our Sympathies Go To

We send our condolences to Linda Cocke and her family. Linda's dad, Joe Cocke, passed away on November 3, 2021.

## Telephone Directory Corrections and Additions

**Please make sure you return your telephone directory sheet at the Annual Meeting or to Anne Snider's flyer box so your correct information can be included in the 2022 Telephone Directory, which will come out in January 2022.**

### Additions

**Aggie Launer** 1 Birch Place | (718) 916-8772 (Cell) | [agneslauner17@gmail.com](mailto:agneslauner17@gmail.com)

**John Gardner** 1019 Keystone Lane | (803) 427-7372 (Cell) | [drjohnmgardner@gmail.com](mailto:drjohnmgardner@gmail.com)

**Rick & Mira Kotz** 19 Downs Loop | 722-5073; (864) 506-5977 (Cell) | [mira.kotz@yahoo.com](mailto:mira.kotz@yahoo.com)

## FYI—For Your Information

### From your Social Committee:

Let's start the holiday celebrations with our Christmas Dinner on Thursday, December 2nd and First Friday on Friday December 3rd.

If you are traveling this holiday season, stay safe. Happy Holidays to everyone!



## DECEMBER 2021

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			<b>1</b> Annual Meeting 2 pm Corley Ctr. Large room	<b>2</b> POA Christmas Social 5:15 pm CARC Dining Room	<b>3</b> First Friday 4 pm Basement, Corley Ctr.	<b>4</b>
<b>5</b>	<b>6</b> Common Properties Comm. Mtg. 2 pm Corley Ctr. Small room	<b>7</b> ARC Mtg. 10 am Corley Ctr. POA Board Mtg. 2 pm Corley Ctr.	<b>8</b>	<b>9</b>	<b>10</b>	<b>11</b>
<b>12</b>	<b>13</b>	<b>14</b>	<b>15</b>	<b>16</b>	<b>17</b>	<b>18</b>
<b>19</b>	<b>20</b>	<b>21</b>	<b>22</b>	<b>23</b>	<b>24</b>	<b>25</b>
						
<b>26</b>	<b>27</b>	<b>28</b>	<b>29</b>	<b>30</b>	<b>31</b>	

### November 2021

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				

### Notes:

If you did not return your emergency information, directory information, and committee sheets by mail with your proxy or at the annual meeting on December 1, please leave it in Anne Snider's flyer box so she can complete the telephone directory. Thank you!

### January 2022

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					