



# CDPOA COMMUNICATOR

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

**December 2020**

**Clemson Downs Property Owners Association  
December 3, 2020 Annual Meeting was Canceled**

The reports that are part of this issue were scheduled to be presented at that meeting.

### **Welcome New Neighbors!**

This month we welcome three new Downs Boulevard residents to Clemson Downs! We welcome **Paul & Jo Gable**, 404 Downs Boulevard to the neighborhood. Jo grew up in Oakway in Oconee County, graduated from Winthrop as a Home Economics major, went back to school at Clemson, and studied art. She retired from a teaching career as an art teacher. Jo enjoys making art (painting, clay, etc.) and is a handbell ringer & choir member at Clemson United Methodist Church. Paul grew up in Belton and graduated from Clemson in Agricultural Economics. He worked in Columbia for 4 years with USDA then moved to Clemson and worked until retirement in 1996 for the Division of Agriculture & Natural Resources with the Cooperative Extension Service and the Agricultural Experiment Station in administrative positions. His hobbies include birdwatching, hiking, and wood working. Paul's mother and aunt were some of the original Downs property owners. Jo and Paul have 3 children—one in Massachusetts, one in West Virginia, and one near Woodruff. They also have 3 grandsons—one attends Clemson. As long-time residents of Clemson they were aware of what a great choice Clemson Downs is as a place to retire. Welcome, Paul & Jo!

Welcome to **Jim & Carol Krider**, 308 Downs Boulevard! They moved to Clemson the first time 22 years ago after living in Cairo, Egypt, for 3 years. Their youngest son grew up in Clemson and graduated from Daniel High School and Clemson University. Seven years ago, they moved to Oconee County. Jim is a civil/environmental engineer retired from the USDA Soil Conservation Service. Carol worked with the Bridge to Clemson program. They used to live in the neighborhood directly across Berkeley Drive from the Downs, so they feel like they are returning to "their old stomping grounds." Welcome, Jim & Carol!

**Barbara Roberts** is a new Clemson Downs resident at 104 Downs Boulevard. A native of Lima, Ohio, Barbara married her high school sweetheart in 1963. She has lived in Michigan and California and has family living in five different states. Barbara has worked with a non-profit 501C3 organization, served as president of the Seneca Women's Club, and has supported the Oconee County Animal Shelter. When she was ready to downsize, she heard of the availability of 104 Downs Boulevard. The home perfectly fit her needs, and she is pleased to be living on Downs Boulevard with such good neighbors nearby. Welcome to Clemson Downs, Barbara!

### **Our Sympathies Go To**

We offer sympathy to the family of Jane Polk, 405 Bayberry Lane, who passed away November 10. We also want to keep Lillis McCormic, 1019 Keystone, and her family in our prayers—Lillis' husband, Bill, passed away November 15. Wilson Kelly, the owner of 39 Hickory Way, passed away on November 23. Annie Ruth passed away December 5. Wilson & Annie Ruth lived in their home for

a year or so, both moved to Assisted Living over a year ago, and then to CARC Health Care. Wilson celebrated his birthday in September--102 years old. Please keep all these families close to your hearts.

## Telephone Directory Corrections and Additions

### Additions

**Paul & Jo Gable**, 404 Downs Blvd. | Paul (Cell): 864-506-1425; Jo (Cell): 864-506-2339 | [jogable@bellsouth.net](mailto:jogable@bellsouth.net); [pgable@clermson.edu](mailto:pgable@clermson.edu)

**Jim & Carol Krider**, 308 Downs Blvd. | Jim (Cell):864-650-3819; Carol (Cell): 864-506-3212 | [3krids3653@gmail.com](mailto:3krids3653@gmail.com)

**Barbara Roberts**, 104 Downs Blvd. | 864-885-1778 (Home); 864-985-3539 (Cell) | [barbararoberts4423@gmail.com](mailto:barbararoberts4423@gmail.com)

## President's Letter

For the past two years, in my role as president of the CDPOA Board of Directors, I have posted a letter to all homeowners and residents in each edition of our Communicator. Since I will complete my term as a member of the board at the end of this month, this edition will include my last correspondence to you.

During my tenure I have been most impressed each year to see around forty POA members working directly with your board in various capacities to make sure that the high standards that Clemson Downs is known for are upheld. I have no doubt that they play an important role in residents frequently telling me how much they enjoy living here. On behalf of the 2019/20 boards, I thank all of these volunteers.

Along with this edition of our newsletter you will receive a report for 2020 updating you on board activities. Such information is always given as a part of the agenda for our Annual Meeting and appears in the minutes of that meeting. This year, because of the COVID 19 outbreak, we were not able to hold this event due to DHEC regulations governing group activities at CARC facilities. Please read the report and keep it for further reference.

I will close this letter by telling you what I told those attending this month's board meeting: It has been my honor to serve the POA homeowners and residents and to be involved with exceptional people doing exceptional work for an exceptional community.

Sincerely, Martha Grigsby

## Board Meeting Highlights

- POA homeowners voted to allow usage of a portion of the Reserve Fund to repair and improve Woodland Walk bridge.
- Signs for rules governing use of Woodland Walk are ready and will be placed at all Woodland Walk entrances.
- Clemson City Road Management will be adding an asphalt berm at the Hickory Way/Little Lane intersection to improve drainage in that area.
- The Mowing Contract for 2021 was approved. The terms will be the same as for 2020-- \$12,000 total to be paid monthly for regular maintenance of Common Properties; \$65 per hour for emergencies and special requests.
- Policies were approved governing benches donated to the POA and care of medians. Also approved was policy regarding distribution of communications via our website and/or mass emails.

## 2021 Board of Directors Officers

Congratulations to the 2021 Board of Directors: Sandy Yates, President; Denny Walling, Vice-President; Eunice Rowell, Secretary; Betty Jane Fourspring, Treasurer; Lamar Robinette, Member at Large; Lucy Rollin, Member at Large; and Diana Manly, Member at Large.

## Information

### 2021 Telephone Directory

The 2021 Telephone Directory is being prepared. If you haven't already, please make sure you return your telephone directory form found in the packet mailed to you in November so we can have your most recent information for the directory. Also, please indicate if your phone number is a cell phone—some cell phone numbers are a long-distance call from a Clemson landline. Please return to Anne Snider (206 Downs Blvd.) by December 31, 2020.

### Nighttime Christmas Lights

If you want to see some cheerful Christmas lights, drive slowly down our Downs streets—especially Keystone Lane—after dark; our neighbors do a great job celebrating the holiday season!

### Be heard!

The streets at Clemson Downs belong to the City of Clemson, so if you have concerns about streets or storm drains, please contact the city. If you want to get involved and talk to city council members about CatBus service or sidewalks or any other city concerns, you can find information on meetings, along with the relevant documents at [www.cityofclemson.org](http://www.cityofclemson.org). While the meetings are virtual, you can contact a city council member or participate online during the public comment time of the meetings. Get involved!

### Yard Waste Pickup at the end of Bayberry

*From Virginia Baird, Chair, Common Properties Committee to all POA members:*

Please remember that **only the brush you cut from your yard is allowed in the brush trash at the end of Bayberry. If you paid someone to cut it for you, they must take it with them off Downs property!**

The paved concrete area is for the City of Clemson truck to back down when it picks up the brush. In the past, the truck has gotten stuck in the mud because the concrete pad was full of brush. The POA and CARC partnered at quite an expense to put in this access so **please don't block it**. Please **do not put yard trash on the concrete!** If necessary, we will look into camera surveillance to make certain that contractors do not use our brush repository.

The City is behind again because people put unauthorized material in their brush and now the brush grinder is awaiting repair again. This requires a 1 hour round trip to the Pickens dump for each truckload. Help us all to follow the rules so this does not happen again.

### December Christmas/Holiday Yard of the Month

The Waugamans of 327 Kendra Place have won the December Christmas/Holiday Yard Decor of the Month Award! Congratulations, Janet and Chuck!!

### Pressure Washing Project

The gentleman who agreed to pressure wash the driveways and walks has had a wreck. He was not injured but his trailer was totaled and his equipment heavily damaged; therefore, he has been forced to cancel the agreement.

Martha Grigsby is holding all the checks for service. If you want your check returned, please notify her by December 28, 2020; otherwise, she will shred all checks before the end of the year. Your Board of Directors regrets that this project cannot be completed at this time.

## **Things to Remember**

### **Woodland Walk Bridge**

A big thank you to Ryan Smith and his crew, Ground Effects Landscaping and Design, for the great work on the Woodland Walk Bridge. The bridge looks much better than it has in many years—and it is much safer, too! Check it out!

### **Garden House at the Gazebo**

The Garden House at the Gazebo is closed for the winter and will reopen when spring temperatures are predictably above freezing. The Gazebo remains open for small groups.

### **Important CDPOA Policies**

The CDPOA Board of Directors has established the following policies to guide decisions. Please make sure you understand these policies.

#### ***Debris in Medians***

It shall be the policy of the CDPOA Board of Directors that no debris shall be placed in the medians on Downs Boulevard or Bayberry Lane. This includes blowing or dumping leaves and limbs from private property onto the medians. While the City of Clemson owns the medians, the CDPOA and CARC are jointly responsible for their care and maintenance.

#### ***Donated Benches***

It shall be the policy of the CDPOA Board of Directors that any bench placed on Common Property must be donated to the CDPOA prior to placement. Placement will be determined by the Common Properties Committee. Also, all acknowledgement plaques will be purchased by and placed on benches by that same committee.

#### ***Late Fee for Payment of Membership Fees***

All Annual CDPOA Membership Fees are due upon receipt of invoice. A penalty fee of five percent (5%) per month will be added to the stated dues amount if not received by March 1st of each year.

#### ***Lost & Found Items***

Lost or found items (for example: keys, wallets, eyeglasses and such) should be reported to the Board Secretary giving a description, name and contact information of person reporting, and any other information that may be helpful. The Secretary will follow up by sending a mass email to the homeowners/residents. Further action will be between the person reporting and the one responding.

#### ***Official CDPOA Mass E-mails***

Mass e-mails are sent from the CDPOA Board of Directors or from Committee Chairs to keep all residents informed. The following types of emails **do not require pre-approval**:

- Notice of deaths in the POA
- Requests coming from POA board members or committee chairs
- Notice of scams or crime alerts
- Notice of activities or information from Clemson Area Retirement Center (CARC)

- Notice of lost/found pets or lost/found items (e.g. keys, sweaters, etc.)
- Reminders of POA meetings or changes in date/time/location of meetings

The following types of emails **require approval** from the board president:

- Requests coming from POA members who are not board members or committee chairs

#### **Requirements for mass email requests:**

Any request to the secretary (or his/her designee) to send a mass email must meet the following requirements before the email can be sent to all POA members:

- All emails will be sent blind copy (BCC) so as to not distribute residents' email addresses to all members.
- All emails should begin with a heading of the source (e.g. *From Jane Doe, Chair, Greeting Committee*).
- All names and their spellings **must be verified and correct**.
- All dates, times, locations, and facts **must be verified and correct**.
- No requested emails will be sent unless the requester states that the information in the request is verified and correct.
- It is **not** the secretary's job to verify and check names, facts, times, locations, etc.

#### **Rentals**

According to the CDPOA Bylaws: *"Section 14 No property owner shall lease or sublet any unit within the subdivision without prior written consent of the Board; however, said permission to sublet shall not be unreasonably withheld. Any lease agreement shall be for a term of no less than six (6) months nor more than twelve (12) months, and then only to a single individual or a single family, unless expressly approved by the Board in writing. Annual renewal of said lease must be approved by the Board in writing. Any such lease agreement shall provide that the terms of the lease are subject in all respects to the provisions of this Declaration and the CDPOA bylaws, and that any failure by the lessee to comply with these terms or the rules and regulations in effect is a default under the lease. The owner is held responsible for the payment of CDPOA fees."*

A rental permit issued annually from the City of Clemson is also required. Request to lease must be made prior to renting your property, and annually thereafter if continuing to rent.

Non-compliance with rental requirements carries certain penalties. Should an owner fail to properly follow the rental policies the following fines and actions will take place.

- Failure to request to rent a property initially: \$25.00 fine.
- Failure to request to rent a property annually: \$50.00 fine.
- Failure to produce Lease for minimum of six months and maximum of one year: \$100.00 per month of non-compliance. After six months of non-compliance, rental approval shall be revoked for a period of one year.
- Failure to produce the City of Clemson permit annually: \$100.00 per month of non-compliance. After six months of non-compliance rental approval shall be revoked for one year.
- Failure to maintain the property in a neat and orderly fashion according to Clemson Downs Restrictive Covenants and ARC guidelines: \$50.00 fine per month.
- In addition to above, the owner will pay any expenses incurred by the POA to accomplish the above actions.