



CDPOA COMMUNICATOR

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

February 2020

POA 3rd Saturday Breakfasts

The speaker for the February breakfast is author Kathryn Smith. She will talk about her new book, *Gertie: The Fabulous Life of Gertrude Sanford Legendre, Heiress, Explorer, Socialite, Spy*. *Gertie* is a rollicking read about an extraordinary woman who took every opportunity that came her way to say “Yes!” to life.

Breakfast is \$6.50 per person for continental breakfast (cereal, fruit, pastries, and yogurt) or \$10.00 per person for full breakfast. Payment only by checks made payable to CARC. One of your neighbors will call you to see if you want to attend and will ask what kind of breakfast you want.

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 to 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. Our hosts for February are Barbara Smith and Terrie Frantz.

Information will be sent to you via e-mail to let you know exactly where the First Friday Get-Together is taking place—the Corley Center or the Gazebo. Directions to the Gazebo: Follow the sidewalk at the upper part of Downs Loop, just after you pass Birch Place or the sidewalk at the end of Birch Place.

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. New directories should come very soon. If your email address or phone number has changed during 2019, please contact Linda to update your contact information.

January 14, 2020 Board Meeting Highlights

- Treasurer’s report shows we ended 2019 with \$2300.62 cash on hand, \$2300 of which is the Reserve Fund.
- Common Properties Chair, Virginia Baird, reported that the Stormwater Manager for the City of Clemson, Nathan Hinkle, is working with the Common Properties Committee to resolve stormwater issues on Woodland Walk, Downs Loop, and Keystone Lane. Ryan Smith, who holds the contract for maintenance of common properties, has already begun to repair the damage caused by recent heavy rains.

- Northland TV Coordinator Harry Sutton reported that the basic cable rate will rise \$2 per month to \$34 per month or \$408 annually for those subscribing to Northland Cable.
- The Rental Property Compliance Policy is now posted on the CDPOA website at www.cdpoa.com. Click on *Our Community* and then *Rental Information*.

President's Letter

Sometime during the week of January 13 vandals damaged some property in our Woodland Walk. The posts at one end of the bridge placed there in concrete to keep bikers from riding across was torn from the ground, concrete and all. If you know anything about this, please report it to me.

At our January board meeting we welcomed Lamar Robinette and Denny Walling, our two new members. They are beginning their two-year terms as members at large.

The invoices to all POA members for the 2020 Dues Assessment and voluntary acceptance of our Northland Cable Service Contract were mailed to you on January 20. If you have not received yours, please notify Linda Cocke, Secretary for the CDPOA Board of Directors, immediately.

I have been informed that the Ft. Hill Natural Gas Authority installers have completed the installation of all gas lines. However, the company is responsible for patching right-of-way and street areas that need repair as a result of the installation. I have been assured that those repairs will be done by the end of January.

In case you have not noticed, our Speed Monitor is up and running on upper Downs Loop. Suggestions have been made by some homeowners that a second monitor be added on Downs Blvd. The board is aware of this and is looking into that possibility.

All of the Bylaw changes and Annual Dues Assessment for 2020 presented at the 2019 CDPOA Annual Meeting were voted in the affirmative. The board members appreciate the confidence that the membership has placed in us through their votes and we look forward to an effective year working with you to keep our community in excellent shape.

PLEASE NOTE: Very soon your board representative will be visiting with you to give you the current Bylaws and ARC Guidelines. These updated documents will replace the ones given to you last year. You may remember that each homeowner was given a Ruling Documents Packet that contained the Bylaws, ARC Guidelines, Covenants, and SC law governing homeowner associations throughout our state. Please have the packet available when you are visited. -- *Martha Grigsby*

Things to Remember

Spring Social

The Spring Social has been scheduled for March 31, 2020. You will be receiving details via email and invitation soon. Host is Nancy Portnow, with Jean Doerr and Diana Manly assisting.

Garbage and Trash Containers

The City provides Downs residents with one trash/garbage can (31" wide) here in the Downs. In the past, homeowners have had a choice of a smaller one (22" wide). Residents no longer have that choice. If you have a small can and would like a large one, please call Susan Robinette (her number is in the Directory) and let her know. She will do her best to accommodate your request but may not be able to as supply is limited.

Garbage and Trash Container Storage

Article VIII, Section 7 of the Clemson Downs Restrictive Covenants states that:

*Garbage and trash containers shall be stored where they **cannot be seen from the street or by neighbors** except as may be required on the day or days of pickup by the City of Clemson.*

This means that if your containers can be seen from the street or by neighbors from the left, right, or rear of your dwelling this situation must be corrected. They cannot be stored behind shrubbery or along the side of your home. Most homeowners store the containers in their garages and some store within their home or behind external brick screens.

If you would like to construct a brick screen for storage of these containers, please make an application to the Architectural Review Committee.

Please know that the Board of Directors is under obligation via the Restrictive Covenants to enforce the Restrictive Covenants, Bylaws, and Architectural Review Guidelines. If you have any questions, please call Martha Grigsby or Susan Robinette. Their numbers are in the Directory.

Rental Properties

The Clemson Downs Property Owners Association Board of Directors is charged with enforcing the Restrictive Covenants and the Architectural Review guidelines.

The Restrictive Covenants say:

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. To request permission to lease your property please find the official request form on the CDPOA website and submit it to the Rental coordinator. The request will be discussed by the CDPOA Board at the regularly held monthly meeting and you will receive results in writing. Request to lease must be made prior to renting your property, and annually thereafter, if continuing to rent.

FEBRUARY 2020

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