



CDPOA COMMUNICATOR

Published monthly for the members of the Clemson Downs Property Owners—A 55+ Community

March 2022

President's Letter

Dear CDPOA Members,

We are wishing for warmer weather so that all of us can be out and about more. Spring will arrive later in March—thank goodness.

Since we started the “55+” resident discussion for living in the private units of Clemson Downs, many of you may wonder what requirements exist in public law to make this change for our community. The Housing for Older Persons Act of 1995, as amended, makes the following stipulations:

- At least 80 percent of the occupied units must be occupied by at least one person 55 years of age or older. (Note: Without question, Clemson Downs units already comply with this requirement.)
- The owner or manager of the housing facility/community must publish and adhere to policies and procedures that demonstrate an “intent” to provide housing for persons 55 years or older. (Note: Your POA Board has already started this effort by making declarations on our website and on the *CDPOA Communicator* and stationery banners. Later this year, the POA Board will be submitting recommended changes to the Clemson Downs Restrictive Covenants and Bylaws to the membership for approval.)
- The facility/community must comply with the rules issued by the Secretary of Housing and Urban Development for verification of occupancy through reliable surveys and affidavits. (Note: The POA Board will be asking Clemson Downs residents and owners of rentals to verify annually that the occupancy of their units meets the “55+ requirement.”)

Please note one additional important fact. This effort to change and specify occupancy to “55+” does not affect unit/property ownership, just residency. Anyone of any legal age can own a Clemson Downs unit.

Please let the Board know if you have questions.

Warmest regards, Denny Walling, President CDPOA

Board Meeting Highlights

- The board is making progress toward declaring Clemson Downs a “55+ community.” We will keep you posted on the progress.
- The ditch behind Keystone has been cleaned out.
- All the drainage work at the lower end of the median on Downs Blvd. has been completed by the City. They will plant grass when the weather is warmer.
- Our maintenance contractors mentioned that they are having to remove leaves from common property several times due to homeowners blowing their leaves onto the common property. Because removing homeowners’ leaves from common property is not covered by our contract, they will need to bill extra. ***Please do not blow your leaves onto common property.***

- Please remember that all dues are to be paid by March 1. ***There will be a 5% penalty per month (\$15) for every month that the dues are not paid.***
- Spring Social date has been set for **Wednesday, March 30**. More details to come!
- **From now forward, CDPOA Board of Directors meetings will be at 2:00 p.m. (different time) on the second Tuesday of the month (same dates) in the Jackson Room opposite the CARC Dining Hall (different location).**

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. Click on *About CDPOA—Architectural Review—Architectural Review Request Form*.

When you start cleaning and painting, please remember that the Clemson Downs Architectural Guidelines Item 5, Bullet 4 require all doors except front door (this includes garage side doors) to be painted the same color as the trim.

Your Architectural Review Committee has been asked to contact you with the following information regarding our approved colors which are listed in Item 5 of our Architectural Guidelines:

Any color will look lighter when hit with **direct** natural light as opposed to interior light. To avoid confusion, the paint industry came up with Light Reflectance Value (LRV), the present industry standard by which all paint companies measure how much light is reflected from each of their millions of paint colors. The higher the LRV number, the lighter the color; the lower the LRV number, the darker the color. Whitest white has an LRV of 100; blackest black has an LRV of 0.

In 2018 the Clemson Downs Architectural Review Committee was confronted with a dilemma: paint samples submitted via application for exterior trim colors seemed to be fine when viewed inside, but they were much lighter when the paint was applied. A color committee of POA residents was formed, the LRV standard was discovered, and exterior colors were studied at length. With the help of a professional, twelve colors of tan, brown, and gray were chosen to most represent the original Clemson Downs color choices. These were presented to residents at the General Meeting in December 2018. The color committee's chosen colors were approved and thus became our Clemson Downs Approved Colors.

*All our colors have an LRV of 30 or less. Their LRVs are listed the Guidelines beside the color names and their corresponding numbers. **In addition, for those who may not want to choose one of our approved colors, the Guidelines also state (Item 5, Bullet 2) that other colors of tan, brown, or gray, with LRVs of 30 or less, are acceptable as well.***

ARC wishes to thank all POA residents for taking the time to read and to adhere to our Architectural Guidelines. We try hard to clarify them when a point of confusion is brought to our attention. Of course, the POA Board has the final approval of any ARC recommended clarification.

Our Sympathies Go To

We send condolences to O'Neil Burton of 302 Downs Blvd., whose wife, Mary Pat, passed away January 31. Our sympathies go out to O'Neil and all his family.

FYI—For Your Information

Little Free Library

It's here! The Little Free Library has arrived and will soon be stained to coordinate with the gazebo and garden house and mounted at the gazebo by volunteers. All the costs of the Little Free Library (LFL) will be paid by donations. When it is installed, feel free to bring a book and/or take a book—free! Some people plan to have a book club and share their books when they are finished through the LFL. We are still collecting donations for the Little Free Library (money, not books—that comes later!). If you can help out, send Betty Jane Fourspring a check with LFL in the memo line.



Pictures Around the Downs

On our website (www.cdpoa.com) there is a heading under *Our Community* called *Around the Downs Photo Gallery*. Your website volunteers add photos to the gallery for you to see. We invite you to share photos you take around Clemson Downs with us—just email them to Walt Castro or Anne Snider.

Things to Remember

March Breakfast

Our March breakfast on the 19th at 8:30 a.m. features one of our own. Dillman Baker Sorrells will speak to us on *Stitching Memories*. She will show some of her own quilts as well as some made by others over the past 40 years. But she needs your help. She hopes that some women will come to her home at 409 Bayberry Lane any afternoon between March 14 and 18 to pick out a quilted garment to model. *Please call first at 703-307-9113.*

Door Keypads

Some people are installing keypads on their front doors as a safety feature. ARC recommends it. Keypad installation does not need an ARC application.





Dog Walkers

We continue to receive complaints about dog owners walking their dogs and not cleaning up after them. Please remember that there is a substantial City fine for lack of adherence. Please make sure you pick up after your dog!

First Friday

Friday, March 4 is the next First Friday at 4 pm in the Corley Center, lower level. Bring your drink and a snack to share with your neighbors.

MARCH 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1 ARC Mtg. 10 am Corley Ctr.	2	3	4 CPC Mtg. 11 am Corley Ctr. First Friday 4-6 pm Corley Ctr.	5
6	7	8 Board Mtg. 2 pm Jackson Rm.	9	10	11	12
13  Time to Spring Ahead	14	15	16	17 	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

February 2022

S	M	T	W	T	F	S
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6	7	8	9	10	11	12
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20	21	22	23	24	25	26
27	28					

Notes:

Save the date! Our Spring Social is scheduled for Wednesday, March 30. The Clemson Jazz Ensemble will return to entertain us. Social hour begins at 5:15 pm. You will hear more soon!

April 2022

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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