



CDPOA COMMUNICATOR

Published monthly for Clemson Downs Property Owners—A 55+ Retirement Community

September 2022

Dear CDPOA Members,

Although it has been a while since we last communicated, your CDPOA Board has been working hard for you. Of significance is our pressing ahead with plans to have our community designated an age “55 and over” residential community. You, as members, will play a significant part in this effort by approving the necessary changes to the POA Covenants and Bylaws this Fall that will make this designation possible.

By way of review, many CDPOA members have assumed that Clemson Downs is a retirement community restricted to senior living. That is NOT true. Currently, anybody of any age may reside in Clemson Downs. This raises the potential for non-retired aged people and their families to reside in our midst. This potential is being compounded by the low availability of housing in the Clemson area, the availability of quality schools for children nearby, and quality local parks and recreational resources.

The 55+ designation for residency is made possible by the Housing for Older Persons Act passed by Congress in 1995. The act provides that a community may designate that at least one member of each household must have attained the age of 55 years old. To achieve and maintain this status, a community must show its intent to be 55+ community and verify every two years that at least 80 percent of the households meet the age requirement. The CDPOA Board plans to use the annual dues billing invoice as a member-certifying document of the 55+ age status in each household. Currently, the drafts of the proposed changed Covenants and Bylaws are undergoing legal review. We expect a response from our attorneys in the coming days. Based on their legal opinion, we hope to present the changed information to the POA membership at our Informational Meeting in late October or November. You will then be mailed a ballot to return by mail or to present in person at the CDPOA Annual Meeting in December. We will need 104 of the 138 members to approve the Covenant and Bylaw changes relating to the 55+ designation to have the residency requirement to take effect.

If you have questions relating to the information above, please contact me or a board member.

Warmest regards,

Denny Walling, President, CDPOA
723-5977, drwalling313@gmail.com

Board Meeting Highlights

- Please remind contractors not to park or drive on the grass in the medians. Signs have been posted. Parking and driving on the grass can tear up the ground underneath and leave ruts.
- The city of Clemson has placed additional speed limit signs on Hickory and at the beginning of Bayberry. Please remind all to watch their speed. It isn't just CARC employees who speed!
- The September board meeting date and time have been changed to **September 6, 2022, at 10:30 to 12:30 in the small meeting room at the Corley Center**. This is a one-time change.

Things to Remember

First Friday is coming up on September 2. Hosts are John Gardner and Mary Brown. Meet us at 4 pm in the basement of the Corley Center. Bring finger food to share, your beverage of choice, and share time with neighbors. Please be considerate and remember to wear your name tag—we have many new neighbors joining us!

Important Information from the Common Property Committee

Only CARC and Property Owners self-generated yard trimmings (**not** those generated by the service that cuts your grass or takes care of your yard) are allowed in the brush pile at the end of Bayberry. If we continue to put in unacceptable items for the city to pick up, we may go the way of the recycling bins and the city will no longer pick up brush for us.

Acceptable items:

- Tree limbs under 8” in diameter and 6’ in length
- shrub trimmings
- brush
- leaves
- grass clippings

Nothing Else! No lumber, landscape timbers, trash, etc.!

If you see children in Woodland Walk with their parents, ask them to please explain to the children that the cables on the bridge will not hold their weight. Also ask the parents to mention this to neighbors in Camelot and get the word out. We have repaired the cables several times, and last week they were ripped completely out. If we must get someone else to repair them, the bridge will have to be closed until we have them repaired. Children will be children; we just need to educate them. Thank you.

FYI—For Your Information

Upcoming Events

Please put the following important dates on your calendar:

Informational Meeting: November 3, 2022 – Large Corley Center meeting room, 2–4 pm

Annual Meeting: December 8, 2022 – Large Corley Center meeting room, 2-4 pm

Bistro Schedule

The Bistro at CARC will be open on Wednesday nights with the usual menu. On Thursdays, POA members are invited to join residents for all you can eat specials. You can dine outdoors or indoors. You can also place an order for pickup outside the library or, for a small fee, delivery to your home. Here’s the schedule for September:

- September 1st – Burger Sliders and Trimmings
- September 8th – Cookout
- September 15th – Chicken Tenders / Wraps
- September 22nd – Mexican Night
- September 29th - Burger Sliders and Trimmings

Great food, great people, great fun—try it out!

ARC Reminders

Your Architectural Review Committee (ARC) would like to remind all residents that if you plan to start any exterior project such as painting, construction, hardscape, door/window replacement etc., please be sure to get your application in to an ARC member before that date so that we can get it processed for you as soon as possible before you begin your project. Application forms are available for download on our website at www.cdpoa.com. Click on *About CDPOA—Architectural Review—Architectural Review Request Form*.

Residents are always welcome to attend our meetings. The next ARC meeting is Tuesday, September 6th, 2022, at 10:00 am upstairs in the Small Room of the Corley Canter.







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 Anne Snider at 864-723-2878 or sniderah@gmail.com to obtain the password. Listings that have changed since the last directory was printed are highlighted in pale yellow.

Corrections

Please correct the email listing for Joe Merck, 23 Downs Loop, to: marvinjoemerck33@gmail.com
Please correct the email list for Ed Hamilton, 501 Bayberry Lane, to: edhamilton62@myyahoo.com

SEPTEMBER 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2 CPC Mtg. 11 am Corley Ctr. First Friday 4-6 pm Corley Ctr.	3
4	5 Labor Day  Ga Tech (A) 8 pm	6 ARC Mtg. 10 am Corley Ctr. <hr/> Board Mtg. 10:40 am Corley Ctr.	7	8	9	10  Furman (H) 3:30 pm
11	12	13	14	15	16	17  LA Tech (H) 8 pm
18	19	20	21	22 	23	24  Wake Forest (A) TBD
25	26	27	28	29	30	

August 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			

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October 2022

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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					