

CDPOA COMMUNICATOR

Published for our neighbors in Clemson Downs—A 55+ Retirement Community

July 2023

President's Letter

Dear POA Members,

Your Board of Directors has been a very cohesive and effectively functioning body over the past several years. This has been made possible by dedicated POA members who have given their time and energy to Board activities and programs that have successfully supported the well-being of the Clemson Downs Community.

However, I am writing to you today to advise of a potential Board membership problem on the horizon. For the incoming Board on January 1, 2024, the POA will need a minimum of five (5) new Board members. This has come about through bylaws-directed Board term limits and unexpected resignations due to health, departure from the community, and other reasons.

Your Board, to be an effective unit representing your best interests and helping to sustain property values, needs your participation as a Board member or as a Board committee member. In recent years, obtaining membership on committees has been an easier path, and we sincerely thank all of you who have dedicated your time to your committee's success. However, finding people to run for a Board director position has proven to be a much larger challenge.

Among POA members, there seems to be negativity about serving as a Board member. I can tell you, as a member and then as president (over the last 4 years), that I have enjoyed meeting and working with our Board members. The comradery and friendship that develops is infectious. The sense of doing good for the POA community gives one a true purpose for being on the Board. It's a great experience, and prior experience is not a criterion for serving.

Therefore, please consider running for election as a 2024 POA Board member this Fall. We need you! The Nominating Committee will be available for contact in September 2023, the annual Information Meeting will be in October, the mail-in ballot will occur in November, and the Annual Meeting will be in December.

Thank you for your thoughtful consideration of this very important matter.

Denny Walling, President, CDPOA Board of Directors

Board Meeting Highlights

- The Architectural Review Committee (ARC) hopes to have the final decision regarding appropriate exterior paint colors by the August board meeting. Residents will be surveyed soon.
- The Common Properties Committee (CPC) will begin soliciting bids for the common area maintenance contract for 2024.
- Speeding vehicles continue to be an issue all over the Downs. Small signs were recently put out along Downs Boulevard and Downs Loop asking traffic to slow down. The Board recognized that the signs are too small, contain too many words, and contain misspelled words. Virginia will order one new corrected and larger sign for Board approval.
- The Board continued discussions about finding someone to fill the position of Board Treasurer, following the resignation of Eleanor Teal from the Board. It was noted that since the CPA Firm will be taking over the POA budget for 2023, that the duties of Board Treasurer will be diminished.
- The question was raised as to how long the Board needs to retain copies of Board records (excluding taxes). The board agreed that documents should be kept for five years with documents relating to income tax forms being kept longer.
- Emergency contact information will be kept by Denny Walling—contact him if you need information in an emergency.
- The CDPOA website has crashed several times lately and needs to be rebuilt. At this time the site is viewable, but no updates can be made and no documents can be loaded. We will keep you posted. In the meantime, look for information to come via email.

Vyve Community Cable TV Service Upgrade

CDPOA has been notified that Vyve Broadband (formerly Northland Communications), the underlying provider of our Community Cable TV service, will be upgrading its transmission technology in August. This upgrade is expected to enhance picture quality and reliability for all subscribers without any changes to the Community Cable TV fee for this year.

The upgrade will involve the installation of new equipment on each TV connected to the Community Cable TV service.



A subset of our subscribers who utilize Vyve-provided Digital Video Recorders ("DVRs") to record TV programming have already received direct notification from Vyve regarding this upgrade. They have been requested to order new DVRs directly from Vyve. However, for the majority of our subscribers whose TVs are solely connected to the TV cable, this may be the first time you have heard about the upgrade. In this case, new equipment known as the "Digital Transport Adapter" or "DTA" will need to be installed on each of your TVs. Since Vyve does not possess information on the number of TVs connected at each address, your Community Cable TV Coordinator, Eldon Blust, will be reaching out to you.

If you have any inquiries or concerns regarding the upgrade process, please don't hesitate to **contact Eldon Blust, Community Cable TV Coordinator, at (864) 710-5224.**

ARC Reminders

Because of the Fourth Holiday, your Architectural Review Committee (ARC) will meet Monday, July 10, 2023, at 1:00 am upstairs in the Small Room of the Corley Center. All POA residents are welcome to attend.

Your ARC Committee is working on a survey to send to each residence to gather your thoughts and opinions on the acceptable exterior home colors. These surveys will be placed in your box by July 20th and should be returned to John Gardner by August 1, 2023.



If you plan to start any exterior project such as painting, construction, hardscape, door/window, siding replacement, etc., please be sure to get your application(s) turned in to an ARC member before that date so we can get it processed for you as soon as possible. We appreciate those of you who aren't quite sure whether an application is necessary for calling one of us.

FYI: For those of you who may be unaware, the ARC is a sub-committee of the POA Board. We can only recommend applications. They then must be presented to the Board, which meets July 11th, for final approval. Your approved application will then be returned to you, and your project can begin.

If you don't have an application, please call John Gardner (803-427-7372).

ARC Membership 2023: John Gardner, Chairperson; Nancy Bennett; Ben Crosland; Betty DiTommaso; Walt Castro; Ann Fuhr; Wendy Longo; Susan Robinette; Gladys Vaughan

FYI—For Your Information

Report from Common Properties Committee (CPC)



Someone is leaving grass clippings on common property at the end of Birch Lane. This is not allowed. If you have a contractor cut your grass, they must take all the grass and brush clippings with them out of the neighborhood. Please remind your contractor. Residents are not allowed to leave grass clippings, limbs, or leaves on common property—residents, please dispose of your yard debris in the designated area at the end of Bayberry or leave on the right of way in front of your own house.

The once lovely maple tree at the end of the brick walk at the gazebo will be coming down soon. Two of our tree experts have agreed that it needs to be removed for safety reasons. We hope to plant a new one nearby.

Things to Remember

First Friday on July 7

Come join your neighbors for First Friday on July 7th in the lower level of Corley from 4 to 6 pm. Bring your beverage and a snack to share. Please wear your name badge; it helps us all to learn names.



Rentals in Clemson Downs

Did you know we have requirements for renting out your home here in the Downs? So that you will be aware of this, they are as follows:

1. A copy of the current Lease. Rentals are limited to a maximum of one year and a minimum of six months. The lease can be renewed if both tenant and landlord continue to follow the Downs requirements.
2. A yearly approved POA Rental Request. The form can be obtained in the CDPOA website under Rentals.
3. A copy of a yearly City of Clemson Rental Home Inspection (business license) for the home being rented.






It is the responsibility of the homeowner to obtain the above three Clemson Downs requirements for homes being rented and get them to the current Downs Rental Coordinator. Please check the POA Directory for the current person filling this position.

Please note that if you allow a friend or relative to occupy your home without your being there, it is considered a rental and must adhere to the above three requirements.

Interested in volunteering? The Clemson Downs Volunteers **need you!** Email Kathy McGee at kkmcgee16@gmail.com if you can help. There are many ways to be a Clemson Downs Volunteer. Volunteers assist in the Health Care Center, Memory Care, and Assisted Living in a variety of ways, such as providing assistance at mealtimes, companionship, entertainment, and a friendly welcome when visitors enter the facility. There is so much you can do to help! Click <https://clemsondownsvolunteers.weebly.com/volunteer.html> to learn the many ways you can be involved and volunteer just a few hours of your time.

JULY 2023

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3	4  Independence Day	5 Bistro Open Regular Menu	6 Happy Hour @ the Spot 5-7 pm Crab Boil	7 CPC Mtg. 11 am Corley Ctr. First Friday 4-6 pm Corley Ctr.	8
9	10 ARC Mtg. 1 pm Corley Ctr.	11 CDPOA Board Mtg. 2 pm Bistro	12 Bistro Open Regular Menu	13 Happy Hour @ the Spot 5-7 pm Mexican	14	15
16	17	18	19 Bistro Open Regular Menu	20 Happy Hour @ the Spot 5-7 pm Sliders	21	22
23	24	25	26 Bistro Open Regular Menu	27 Happy Hour @ the Spot 5-7 pm Fish	28	29
30	31					

<p>June 2023</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>S</th><th>M</th><th>T</th><th>W</th><th>T</th><th>F</th><th>S</th> </tr> </thead> <tbody> <tr> <td></td><td></td><td></td><td></td><td style="text-align: center;">1</td><td style="text-align: center;">2</td><td style="text-align: center;">3</td> </tr> <tr> <td style="text-align: center;">4</td><td style="text-align: center;">5</td><td style="text-align: center;">6</td><td style="text-align: center;">7</td><td style="text-align: center;">8</td><td style="text-align: center;">9</td><td style="text-align: center;">10</td> </tr> <tr> <td style="text-align: center;">11</td><td style="text-align: center;">12</td><td style="text-align: center;">13</td><td style="text-align: center;">14</td><td style="text-align: center;">15</td><td style="text-align: center;">16</td><td style="text-align: center;">17</td> </tr> <tr> <td style="text-align: center;">18</td><td style="text-align: center;">19</td><td style="text-align: center;">20</td><td style="text-align: center;">21</td><td style="text-align: center;">22</td><td style="text-align: center;">23</td><td style="text-align: center;">24</td> </tr> <tr> <td style="text-align: center;">25</td><td style="text-align: center;">26</td><td style="text-align: center;">27</td><td style="text-align: center;">28</td><td style="text-align: center;">29</td><td style="text-align: center;">30</td><td></td> </tr> </tbody> </table>	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		<p>Notes: The CDPOA website is currently viewable, but no updates or changes can be made at this time and some links don't work. We will continue to email you the minutes of the board meetings as well as the latest <i>Communicator</i>.</p>	<p>August 2023</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>S</th><th>M</th><th>T</th><th>W</th><th>T</th><th>F</th><th>S</th> </tr> </thead> <tbody> <tr> <td></td><td></td><td style="text-align: center;">1</td><td style="text-align: center;">2</td><td style="text-align: center;">3</td><td style="text-align: center;">4</td><td style="text-align: center;">5</td> </tr> <tr> <td style="text-align: center;">6</td><td style="text-align: center;">7</td><td style="text-align: center;">8</td><td style="text-align: center;">9</td><td style="text-align: center;">10</td><td style="text-align: center;">11</td><td style="text-align: center;">12</td> </tr> <tr> <td style="text-align: center;">13</td><td style="text-align: center;">14</td><td style="text-align: center;">15</td><td style="text-align: center;">16</td><td style="text-align: center;">17</td><td style="text-align: center;">18</td><td style="text-align: center;">19</td> </tr> <tr> <td style="text-align: center;">20</td><td style="text-align: center;">21</td><td style="text-align: center;">22</td><td style="text-align: center;">23</td><td style="text-align: center;">24</td><td style="text-align: center;">25</td><td style="text-align: center;">26</td> </tr> <tr> <td style="text-align: center;">27</td><td style="text-align: center;">28</td><td style="text-align: center;">29</td><td style="text-align: center;">30</td><td style="text-align: center;">31</td><td></td><td></td> </tr> </tbody> </table>	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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