

CDPOA COMMUNICATOR

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

November 2023

President's Letter

Dear Members,

We are fast approaching the end of 2023. As such, you will again be given the opportunity to vote for new CDPOA Board members for 2024. You will also be voting on the new budget which, again, does not include an increase in your annual dues. Your Board strongly suggests that you take this opportunity as a way of expressing your right as a participant in the management of our association. In addition, you will be providing an important and required 50% quorum number towards the legitimizing of the vote taken.

Following the Board meeting on November 14, 2023, the Board will be stuffing ballots (also called proxies) into stamped envelopes to be mailed to you, the membership. Included with the ballots will be several forms, including an all-important one to identify or reidentify a person that the association can contact in case of an emergency. Please return the ballot and the other forms in the addressed stamped envelope included in the mailing. **Please complete these items and return them no later than December 1.** You can expect to receive your ballot on or about November 16th. If by chance you cannot vote by mail, you will be able to vote at the CDPOA Annual Meeting on December 7, 2023, at 2 pm in the large conference room at the Corley Center.

Again, please vote! We have an outstanding slate of people who have volunteered to serve you in the coming year.

Warmest regards, Denny Walling, President, CDPOA

Board Meeting Highlights

- The CDPOA website (www.cdpoa.com) is up and running. Clemson Web Design did a great job rebuilding it and will continue to update it as needed.
- Common Properties members are interviewing contractors who have bid for the property maintenance contract for 2024. Interested contractors should contact Virginia Baird this week if they have not already submitted a bid.
- The city of Clemson has agreed to reroute runoff from Earle Anderson Park in Camelot that has been washing mulch off the Woodland Walk trail.
- Plans are underway for the December Christmas Social. **Save the date—December 5.**
- The annual meeting will be **Thursday, December 7, 2023, at 2:00 pm** in the large Corley conference room.

Condolences

Our condolences go to the family of Shirley Witcher, 1025 Keystone Lane. Shirley passed away October 29, 2023. There will be a private graveside service. Shirley and her husband, Wesley, have been long-time residents of Clemson Downs and have lived in the Clemson community since 1957.

ARC Reminders

Your Architectural Review Committee (ARC) will meet Tuesday, November 7, at 10:00 am upstairs in the Small Room of the Corley Center. All POA residents are welcome to attend.



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 entire Board, which meets November 14, for final approval. Your approved application will then be returned to you, and your project can begin. You can download an application form from our website at www.cdpoa.com—About Us—Architectural Review—Architectural Review Application Form.

ARC Membership 2023: Susan Robinette, Acting Chair; Nancy Bennett; Ben Crosland; Betty DiTommaso; Walt Castro; Ann Fuhr; Wendy Longo; Gladys Vaughan.

First Friday

First Friday is November 3rd from 4-6 pm in the basement of the Corley Center. Bring an appetizer to share, your beverage of choice, and don't forget your name tag. Hope to see you there! Hosts are Sandia Rosche and Susan Robinette.

FYI—For Your Information

Annual Meeting

The Annual Meeting will be Thursday, December 7, 2023, at 2:00 pm in the large Corley conference room. Before that date you will receive in the US mail an envelope with the following items in it:

1. Your proxy or ballot to vote whether to approve the proposed budget and to vote for five of the seven candidates who have agreed to serve on the 2024 Board of Directors if elected.
2. A form to list your information as you wish it to appear in the printed version of the 2024 neighborhood directory. **Please fill out a complete form each year, even if your information has not changed.**
3. A form to list your emergency contacts. **This information is only used in an emergency, but it is vital to keep it up to date**, so please take a moment to fill out the form and return it.
4. A form to complete if you wish to serve on a committee or volunteer to help in other ways.
5. An updated list of biographies of the candidates running for the board (**see note below**).
6. A copy of the proposed budget for 2024.
7. An addressed, stamped envelope to return your forms and proxy to the person counting the votes. You can also return your forms and proxy at the December Annual meeting, but **we encourage you to return them by December 1 so we can guarantee that we have a quorum. Without a quorum we will not be able to conduct business, approve the budget, or elect new board members.**

Note: Since the Town Hall Meeting, Sandra Waskowski has resigned as a candidate and Virginia Baird has agreed to run for the board.

Leaves in the Median




Please remind your lawn maintenance contractors (or yourself, if you do the work) not to blow leaves around storm drains and especially not into the Downs Boulevard median. Much effort has gone into establishing grass in the median, and the dead leaves piling up kill the grass, which continues to grow in the cool weather of fall. See more information below about leaves to be picked up by the city of Clemson.

Leaf Pickup by the city of Clemson

The city of Clemson will come around periodically to vacuum up raked leaves. Please remember the following:

- Leaves should be raked/blown within 10 feet of the street. Long rows are better than large piles.
- Loose leaves will be picked up quicker than bagged leaves. If you bag your leaves, the vacuum truck will not pick them up. You will have to wait for the brush crew to get them.
- Please do not mix your leaves with brush, junk, or any other materials.
- Please do not pile your leaves around power poles, telephone and cable pedestals, or over water meters or sewer manholes. The machine will suck the lids off and damage the machine.
- In the beginning we will move quickly around the city, but as the leaves begin to accumulate, it will take longer to get around. Please be patient and we will get to you as quickly as possible. Please try to get your leaves out early so that as we come through your neighborhood, we will get them the first or second time through.
- ***Many people use "pulverized leaf material" for mulch/ground cover around trees, flowers beds, and garden areas. If you would like this material deposited in your yard for you to use as mulch, please call (864) 653-2053.***

November 2023

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3 CPC Mtg. 11 am Corley Ctr. <hr/> First Friday 4-6 pm Corley Ctr.	4 CU vs. Notre Dame (Home)
5	6	7 ARC Mtg. 10 am Corley Ctr.	8	9	10	11 Veterans Day <hr/> CU vs. Georgia Tech (Home)
12	13	14 CDPOA Board Mtg. 2 pm Bistro	15	16	17	18 CU vs. UNC (Home)
19	20	21	22	23 	24	25 CU vs. USC (Away)
26	27	28	29	30		

October 2023

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				

Notes:

Please make sure you do not rake leaves over the storm drains. Storm water can back up into your yard or your neighbor's yard if the drain is clogged. See the article from the city of Clemson in this newsletter concerning leaf pickup.

December 2023

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						