



# CLEMSON DOWNS PROPERTY OWNERS ASSOCIATION A 55+ RETIREMENT COMMUNITY

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CDPOA Board of Directors  
Minutes of May 11, 2022

## Call to Order

Denny Walling

## Roll Call

Eunice Rowell

Board Members Present: Denny Walling, Eunice Rowell, Diana Manly, Paul Gable, Lamar Robinette

Board Members Absent: Betty Jane Fourspring, Karen McAlister

Committee Chairpersons Present: Eldon Blust, Anne Snider, Virginia Baird

Committee Chairpersons Absent: Susan Robinette, Sandy Yates

## Minutes from April 2022 Meeting

Approved Electronically

## Treasurer's Report

On Hold

## Committee & Coordinator Reports

### ARC

Betty DiTommaso

No Report /no applications so meeting was cancelled

## Communications & Welcoming

Anne Snider

- Deadlines for Communicator are May 25 for submission of items to be included and May 24 for submission to CARC for copying.
- I continue to keep an electronic version of emergency contacts for residents in case the secretary is unavailable. Call me for information.
- Please let me know if you hear of anyone selling their home—I have a list of interested parties.
- Kathy McGee is on vacation but will resume visiting later this month. Please do not take telephone directories or documents to new neighbors until Kathy has visited—let her know when someone has moved in or is preparing to do so.

## Common Properties

Virginia Baird

### 1. Keystone ditch –

- Clear and beautify keystone ditch entry at corner of Downs Loop and Hickory. The area has been cleared and we will continue to keep it near until fall when we will consider landscaping.
- A 40-50 dead tree came down along 30 Hickory Way and Ground Effects took it down and removed it from the ditch.

2. Woodland Walk trail –
  - Gary Newkirk has been working with a local Boy Scout troop to continue adding mulch to the trail.
  - Effects has spread the mulch pile located at the end of Bayberry along the trail as well as in the open area to the left of the Brush site paving. The water has changed its route and is creating a gully that runs across the entrance to the trail. When the problem is identified, we will discuss solutions.
  - The rock work at the bridge has been completed. This project was paid for from the contingency fund and not the Common Properties 2022 budget.
3. Little Lane triangle – Sprinkler part at the triangle damaged by the City was repaired but when it was turned on the water pressure was too strong for the older system and it would not turn off. The water at the meter was not turned on fully and so far it has functioned. The section of irrigation cut by the gas company has not been repaired.
4. Bayberry brush site – Tree planting at this site will be postponed until fall.
5. Birch cul-de-sac – Rock needs to be placed at the end of Birch to disperse run off.
6. Gazebo –
  - Gary Newkirk has secured a vendor to handle the Garden House toilet. Gary, Eric Snider, and Dave Baird met with him on 4-29-22 and the toilet was emptied
  - David Baird power washed the gazebo floor and washer off the tables and chairs.
  - The Garden house at the Gazebo is now open.

Bayberry median – Additional plants were put out on the median and the Bayberry residents are watering them. The CPC gave them one of our long hoses to use.

Approved by the POA Board in January – Most Common Property committee members agreed that it will be best to use the same “no parking on the grass” signs as CARC. The signs were ordered but were not substantial enough for our use. They are being returned and Chuck Waugaman will be ordering new signs. We will also order a sign for the Gazebo Garden House to warn of tripping hazard from the roots in the pathway.

Discussion –

Have Ground Effects weed eat the grass planted by the City on common property beside #1 Little Lane and possibly the weeds along Downs Blvd. on Country Walk property.

Have Ground Effects clear the weeds growing on common property between 1008 and 1010 Keystone. This property has been taken care of by the residents until the CDPOA Board required the common property committee to take down a large Chinese Elm on the site. Without the shade of the tree, the weeds have gotten out of control. The stump also needs to be removed. No action was taken on this.

**Social**

Diana Manly

Best one ever!!! The May First Friday was hosted by Ed Hamilton with the help of Diana Manly. 32 people attended including some new residents.

I'm trying to get speakers for our breakfasts in the fall.

**Community Cable TV**

Eldon Blust

Nothing of significance to report.

**Rental**

Sandy Yates

Properties currently rented:

12 Birch Place – Currently rented. In Compliance

7 Little Lane – Currently rented. In Compliance

34 Hickory Way – Currently rented. In Compliance

302 Downs Blvd – Currently rented. In Compliance

1009 Keystone – Currently rented. In ed. Owner's agent (son) Compliance

505 Downs Loop – New Lease starts in April. In Compliance

620 Downs Loop – Currently rented. In Compliance

Request to Rent. Received re 503 Downs Loop. Vote by board required. Owner's agent (son) has obtained city permit. Recommend approval.

*Although the Rental Properties Committee recommended approval, CDPOA Board delayed approval.*

**Report from CARC Board Meeting**

Denny Walling

**Old Business**

- 1) Status of "55+" Project. Discussion of status, but not changes to Covenants or Bylaws. They will be addressed at the next special Board meeting on May 11<sup>th</sup>, 2pm, CARC Jackson Room.
  - The CDPOA Board will address the status of "55+" status at their Special Meeting on May 11<sup>th</sup>. Presently the CDPOA president (Denny Walling) asked the Board members to study the covenants and bylaws for possible editing after which a draft copy will be sent to the CDPOA attorney (Anne Sullivan) for recommendations. A Draft copy of the recommended ByLaws and Covenants will be available for discussion at the "informational" meeting in the Fall.
- 2) Status of E-mail reply to City Engineer Nathan Hinckle's E-mail regarding the Board's request for:
  - 3 additional 25-mile per hour speed limit signs and our offer to pay for them—
    - Denny continues to correspond with City Engineer, Nathan Hinckle, regarding the speeding issue as well as the addition of three

additional 25 mph speed signs. Mr. Hinckle recommended that because of a long lead for signage materials, we contact Cody Lingefelt to proceed in getting an order processed. (The correspondence is on file in office of the CDPOA Secretary and is also posted on the website as an attachment to these minutes).

- Sectional repaving of worst spots of Downs Blvd outbound:
  - Denny has also corresponded with City Engineer Nathan Hinkle in this regard. His reply: “we have already bid out the roads for this year’s paving contract and will not be looking at a new paving contract until the utility work is complete in other areas in spring 2023.” Downs Boulevard will be evaluated by the City prior to bidding the 2023 paving contracts. (copies of these correspondence are on the website as well as attached to the May 2022 Minutes on file in the office of the CDPOA Secretary.)

### **New Business**

- 1) Discussion of what to do about 1 Little Lane appearance:

The appearance of 1 Little Lane is not in compliance with the CDPOA Covenants and ByLaws. Denny will visit with the owner of this property to discuss the issues.

There is also one other property (21 Downs Loop) that is not in compliance and Denny will also visit with this property owner to discuss the issues.

- 2) Status of president’s availability in the next few weeks. CDPOA President, Denny Walling, is facing shoulder surgery on May 18<sup>th</sup> and will be unavailable for a few weeks.
- 3) Other business as may come before the Board: None

The meeting was adjourned at 2:55 pm.



Dennis Walling <drwalling313@gmail.com>

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## Additional MPH Signs for Clemson Downs

1 message

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**Dennis Walling** <drwalling313@gmail.com>  
To: Cody Lingefelt <clingefelt@cityofclemson.org>

Tue, May 10, 2022 at 10:28 AM

Cody--

Good morning! This is a follow-up as suggested by Nathan Hinkle. He said I should contact you regarding the addition of three 25mph signs in Clemson Downs as requested by the Clemson Downs Property Owners Association. Please give me a call so we can discuss how to proceed. Thank you very much and look forward to hearing from you.

Best regards,

Denny Walling  
President, CDPOA  
864-723-5977  
drwalling313@gmai.com

5/9/22, 4:38 PM

Downs Information - drwalling313@gmail.com - Gmail

May 6, 2022, 10:23 AM (3 days ago)



**Nathan Hinkle**

to Andy, Cody, Jorge, Robert, Telly, me, Walt

Dennis,

As long as you are requesting metal speed limit signage that is similar to the existing approved speed limits, work with Cody Lingevelt on the installation of the signage. We currently have a long lead time for signage materials so starting the process sooner will be best.

We have already bid out the roads for this year's paving contract, and will not be looking at a new paving contract until utility work is complete in other areas in spring 2023. Cody and myself can look at Downs Blvd. as we complete our evaluation for the 2023 paving contract.

Thanks,  
Nathan

Thu, May 5, 5:46 PM (4 days ago)

**Dennis Walling** <drwalling313@gmail.com>

to Nathan, Wait, Andy, Cody, Jorge, Robert, Telly

Nathan--

Thank you for your comprehensive response on March 29th. Please pardon this late reply as my health issues have affected replying earlier. The Clemson Downs Property Owners Association (CDPOA) Board of Directors has discussed the issues raised in your reply. We would like to move forward by simplifying our requests.

- 1) Regarding the vehicle speeding issue: Rather than reducing the Clemson Downs speed limit at this time, the Board requests that 3 additional 25 mile per hour signs be placed in the community. The CDPOA is willing to pay the cost of these speed limit signs and assist the Clemson Police Department in placing them in strategic locations that need increased notification to speeding drivers.
- 2) Regarding the repaving of Downs Boulevard: We agree with your assessment that not all of Downs Blvd. needs repaving. Therefore, we ask that you consider tearing out and repaving sections of the outbound side of the Blvd. (near the entrance) where tree roots have buckled the pavement. Secondly, there are several areas of the Blvd. that have large cracks. We ask that you seal those cracks as an interim measure to repaving.
- 3) Regarding the installation of sidewalks: The Board is not prepared to provide a recommendation at this time. However, we will continue to discuss the matter.

Again, Nathan, thank you for getting back to us.

Sincerely,

Denny Walling  
President, CDPOA  
864-723-5977  
[drwalling313@gmail.com](mailto:drwalling313@gmail.com)

## Fwd: Clemson Downs Speed Study

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**From:** Dennis Walling <drwalling313@gmail.com>  
**To:** Eunice Rowell <Eunice8@earthlink.net>  
**Subject:** Fwd: Clemson Downs Speed Study  
**Date:** Mar 3, 2022 1:50 PM  
**Attachments:** [Downs Blvd EB.pdf](#) [Downs Loop North.pdf](#) [Downs Loop South.pdf](#) [Downs Blvd WB.pdf](#)

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Eunice--

Please forward the traffic study performed by the Clemson Police Department last year at the request of the CDPOA to Board and Committee members for discussion at the Board meeting on March 8th. Thank you.

Denny

----- Forwarded message -----

**From:** Telly Owen <townen@cityofclemson.org>  
**Date:** Tue, Feb 15, 2022 at 3:17 PM  
**Subject:** Clemson Downs Speed Study  
**To:** <drwalling313@gmail.com>

Mr Walling,

Attached are the speed studies we did at Clemson Downs. I set the high speed threshold for 10 mph over. 10mph would be the point our officers would pull you over for in a residential area. As you can see, the study does not show many speeders on Downs Blvd, but does show quite a few on Downs loop around 6-7am. I did have patrol units monitor this area for a few weeks after the study, but when a patrol car is visible, people slow down.

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Lieutenant T. L. Owen Sr.  
Patrol Watch Commander  
Clemson City Police Dept.  
(864)643-6228