

For our neighbors in the Clemson Downs Property Owners Association—A 55+ Community

**April 2024**

## Board Meeting Highlights

- All homeowners and CCTV fees have been paid. Thank you!
- The city will be delivering mulch for Woodland Walk. If you can volunteer to help spread the mulch when it arrives, please contact Nancy Palisin.
- A total of 71 residences have paid for 2024 subscriptions to Vyve Community Cable TV (CCTV).
- All 2024 directories have been delivered. If you didn't receive a copy, contact Anne Snider.

## ARC Reminders



Your Architectural Review Committee (ARC) will meet Tuesday, April 2, at 10:00 am upstairs in the small conference room at 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, or siding replacement, etc., please be sure to get your application(s) 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 April 9, 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](http://www.cdpoa.com)—*About Us—Architectural Review—Architectural Review Application Form*.



## Don't Forget Our First Friday Get-Together

Mark your calendars for Friday, April 5 and join us at the lower level of the Corley Center from 4 to 6 pm for First Friday. Come celebrate spring! Hosts Ann Gilreath and Diana Manly will greet you warmly. Just bring your beverage of choice and a snack to share. Please wear your name tag.

## Common Properties Committee (CPC) Briefs

### Nails in the street

Please ask your contractors, especially those who use trailers, to secure items in those trailers. Residents recently found more than 100 nails in the road on Downs Blvd. At least one resident had to replace a tire. The nails likely spilled when a trailer hit a bump and dumped the container over.

### The Garden House at the Gazebo

The Garden House is now open. To reserve the Gazebo for a private event, please contact Gary Newkirk at 828-577-1789. If Gary is unavailable, contact Ann Fuhr at 864-888-7321.

## **Erosion at Woodland Walk**

Residents that frequent the Woodland Walk have undoubtedly noticed the increasing erosion problems after heavy rainfall. Please know that the Common Property Committee is aware of the situation and has been investigating possible solutions. This is not an easy fix. One of our members, Webb Smathers, has spent a lot of time and effort contacting the city, university, county and DNR officials for guidance only to be told that this is beyond their realm of help. We were encouraged to seek out landscapers that specialize in erosion repair and prevention. Webb did find a landscaper willing to help us with a very extensive plan that borders on \$20,000, a cost that is prohibitive to our budget without extra donations.

We have also talked extensively to our landscape contractor, Ryan Smith, who has some suggestions that might help. He will report to us with estimates by our next meeting on April 5th. It has also been suggested that we investigate a channel drain across the descending path from the Bayberry entrance. If any of you have experience with channel drains, we would appreciate hearing from you. Likewise, call us if you can suggest any other erosion control resources. Please contact Common Property chair Nancy Palisin 843-630-1825, or POA Board Vice-President Webb Smathers 864-650-8797.

## **Spreading Mulch**

Mulch will soon be delivered for the walkways in Woodland Walk. If you know of anyone who might volunteer to help spread the mulch (including yourself!) contact Nancy Palisin at 843-630-1825.

## **FYI—For Your Information**

### **Fire Department Session**

There will be another session on fire prevention presented by the Clemson University Fire Department in April. We will email you as soon as we know the details. In the meantime, you can sign up for Community Connect, a system to enable the fire department to know timely information about your home and residents before they arrive at an emergency.

Go to <https://news.clemson.edu/cufd-launches-community-connect-platform/> and click on the link at the bottom of the description, click on Resident, and sign up. Once you are registered you can enter all kinds of information about your home and the residents (both two-legged and four-legged!). If you have any questions or concerns, you can contact Sgt. Kurt Kruysman directly at 864-635-8174.

### **All Fees Paid!**

To All CD POAs,

Once again, thank you for your diligence in getting your POA fees and cable TV payments to me on time. We are 100 percent for this year, and it makes me proud to be your treasurer. Jerdone Davis, CDPOA Treasurer.

## **Things to Remember**

### **Don't forget the Spring Social on April 9<sup>th</sup>!**

The Spring Dinner is scheduled for Tuesday, April 9th, 5:15 to 7:00 p.m. (Social Hour is from 5:15 to 5:45; buffet will start at 5:45). The event will be in the Clemson Downs Dining Room.

The Clemson Downs Volunteers greet guests at the desk in the Healthcare lobby, purchase equipment for nursing and activities, and support the dining staff in the sunroom. Please consider donating a few hours a month! The only requirements are a current TB test (administered FREE) and a brief training session. Email Kathy McGee, [kkmcgee16@gmail.com](mailto:kkmcgee16@gmail.com), for more information.

### Brush pile at Bayberry

Please remember when you are dropping off yard debris at the brush pile:

- Keep your car on the concrete pad and drop the debris to the side of the pad.
- Be careful to stay on the pad when turning—a car recently left deep ruts in the ground to the side of the concrete pad.
- Only yard debris that you generate yourself is allowed. All contractors must take the debris they create out of the neighborhood.
- Only leaves, branches, grass clippings, and prunings are allowed. No landscape timbers, lumber, or trash please!

### Clemson Downs Volunteers Spring Bling Thing



**CLEMSON DOWNS VOLUNTEERS'**  
**SPRING BLING THING**






April 24, 2024  
10 am – 2 pm  
Clemson Downs  
Corley Center  
Cash Sales or Salary Withholding Only

**FOR SALE: Jewelry Hats Scarves Purses & More**  
**Donations Needed** - For Information: Kathy McGee 864-710-0312

### Important Clemson Information

At the end of this newsletter is a sheet of “Who to Call” in Clemson when you need a service. The sheet is produced by the City of Clemson. You might want to post it on your fridge so you have it handy!

# April 2024

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	<b>1</b>	<b>2</b> ARC Mtg. 10 am Corley Ctr.	<b>3</b>	<b>4</b>	<b>5</b> CPC Mtg. 11 am <u>Corley Ctr.</u> First Friday 4-6 pm Corley Ctr.	<b>6</b>
<b>7</b>	<b>8</b>	<b>9</b> CDPOA Board Mtg. 2 pm Jackson Room	<b>10</b>	<b>11</b>	<b>12</b>	<b>13</b>
<b>14</b>	<b>15</b>	<b>16</b>	<b>17</b>	<b>18</b>	<b>19</b>	<b>20</b>
<b>21</b>	<b>22</b>  EARTH DAY	<b>23</b>	<b>24</b>	<b>25</b>	<b>26</b>	<b>27</b>
<b>28</b>	<b>29</b>	<b>30</b>				

<p><b>March 2024</b></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></td><td>1</td><td>2</td> </tr> <tr> <td>3</td><td>4</td><td>5</td><td>6</td><td>7</td><td>8</td><td>9</td> </tr> <tr> <td>10</td><td>11</td><td>12</td><td>13</td><td>14</td><td>15</td><td>16</td> </tr> <tr> <td>17</td><td>18</td><td>19</td><td>20</td><td>21</td><td>22</td><td>23</td> </tr> <tr> <td>24</td><td>25</td><td>26</td><td>27</td><td>28</td><td>29</td><td>30</td> </tr> <tr> <td>31</td><td></td><td></td><td></td><td></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							<p><b>Notes:</b> Please don't forget that any exterior and hardscape improvements must be recommended by the ARC and approved by the Board of Directors before construction can begin. Contact any ARC member for information.</p>	<p><b>May 2024</b></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>1</td><td>2</td><td>3</td><td>4</td> </tr> <tr> <td>5</td><td>6</td><td>7</td><td>8</td><td>9</td><td>10</td><td>11</td> </tr> <tr> <td>12</td><td>13</td><td>14</td><td>15</td><td>16</td><td>17</td><td>18</td> </tr> <tr> <td>19</td><td>20</td><td>21</td><td>22</td><td>23</td><td>24</td><td>25</td> </tr> <tr> <td>26</td><td>27</td><td>28</td><td>29</td><td>30</td><td>31</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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