

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

October 2024

Our Sympathies Go To

We send our condolences to the families of two neighbors this month. Vernie Roberts, whose husband, Jim, lives at 400 Downs Boulevard, passed away this month. Vernie is remembered throughout Clemson Downs for her spirit and her sense of humor. She and Jim were married 66 years; you can read her obituary at <https://www.blueridgecremationsociety.com/obituaries/Verna-Roberts-5/#!/Obituary>.

Condolences go as well to Walt Castro and his family (102 Downs Boulevard) on the death of his wife, Edie. They were married for 66 years as well. Edie and Walt could be seen walking arm in arm in the neighborhood, and Edie always had a smile to give. You can view Edie's obituary at <https://obits.robinsfuneralhomes.com/edith-castro>. Both these special ladies will be missed.

Things to Remember

The Town Hall meeting is scheduled for October 31, 2024, at 2:00 pm in the large conference room at the Corley Center. You will receive information about this meeting via email by the middle of October. At this meeting you will be able to hear about:

- the board's proposed budget for 2025,
- the candidates who have agreed to serve on the 2025 Clemson Downs Property Owners Association (CDPOA) Board of Directors (BoD), and
- proposed changes to the bylaws & the Architectural Review Committee (ARC) guidelines.

Residents are encouraged to attend and ask questions. There will be no votes taken—this is strictly an informational meeting.

The Annual Meeting will be held on December 3, 2024, at 2:00 pm in the large conference room at the Corley Center. You will receive information about the meeting, along with a ballot and various forms to complete and return, via USPS mailing by the middle of November. At this meeting the ballots will be counted and results announced regarding the 2025 budget, candidates for the board, and bylaws changes. Each committee will have the opportunity to report on the previous year as well. We encourage all residents to return their ballots and forms promptly (a stamped, addressed envelope will be included in your Annual Meeting packet) and to attend the meeting.

Common Properties Committee (CPC) Reminders

The recent storm reminds us of two important cautions. First, regular professional inspection and maintenance of trees and branches are major factors in maintaining your property, especially in a neighborhood like ours with many mature trees. Second, it is critical to know where your property lines are. Every property needs an accurately surveyed plat map to make it easier to determine ownership of trees along the property line. That way neighbors can communicate regarding overhanging branches that need trimming, trees that need to be cut down, or trees that have fallen. Remember, the Common Properties Committee is responsible only for those trees on common properties. Since the location of common properties has been a recent concern, we will have copies of the official common property map available at the October 31st Town Hall meeting.





Architectural Review Committee (ARC) Reminders

Your Architectural Review Committee (ARC) will meet Tuesday, October 1, at 10:00 am upstairs in the small conference room at the Corley Center. As always, 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. If you aren't sure if you need an application, please call an ARC member and ask! FYI: the ARC is a sub-committee of the POA Board. We can only recommend applications. Applications will then be presented to the entire Board, which will meet October 8, for final approval. Once it is approved, your application will be returned to you, and your project can begin. You can download an application form at our website at www.cdpoa.com—*About Us—Architectural Review—Architectural Review Application Form.*

FYI—For Your Information

Christmas Social

Plans for the Christmas Social are underway. We will let you know the date and more details as soon as the plans are set.



First Friday




Please plan to join us on October 4 from 4-6 pm in the lower level of the Corley Center for First Friday. Hosts this month are Fiona Neill and Judy Eidson. Bring a snack to share and your own drink. If you know of any new residents, please invite them to join us. And please wear your name tag to introduce yourself to residents!

Board Meeting Highlights

- The board approved Webb Smathers as president to replace Virginia Baird, who moved away from the neighborhood, and Marion Sieffert as board member to serve the remainder of Virginia's term, which expires at the end of 2024.
- Nancy Palisin reported that the Common Properties Committee (CPC) will continue to monitor benches in need of cleaning. If you know of a bench that needs to be cleaned, contact Nancy.
- We appreciate the work of Gary Newkirk in all he does weekly to keep the Gazebo and Garden House area neat and clean and ready for use.
- Eldon Blust, Community Cable TV (CCTV) coordinator, announced that the Vyve CCTV special package will be discontinued after February 28, 2025. Residents currently on the special package are paid up through the end of December but will not be able to reenroll. Eldon will assist those members in transitioning to make sure their TV service is not interrupted.



October 2024

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1 ARC Mtg. 10 am Corley Ctr.	2	3	4 CPC Mtg. 11 am Corley Ctr. <hr/> First Friday 4-6 pm Corley Ctr.	5
6	7	8 CDPOA Board Mtg. 2 pm Jackson Rm	9	10	11	12
13		15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31 Town Hall Mtg. 2 pm Corley Ctr.		

September 2024

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					

Notes:

As you rake fall leaves (or ask your landscaper to do so), please keep the leaves away from the storm drains so water doesn't back up onto your property or the property of your neighbor. Thank you!

November 2024

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