

Clemson Downs Property Owners Association  
Minutes of the Annual Meeting  
Corley Center  
December 3, 2024

**Board Members Present:** Webb Smathers, Jerdone Davis, Jo Gable, Diana Manly, Karen McAlister, Nancy Palisin, Marion Siefert

**Chair Members Present:** Eldon Blust (Cable TV), Anne Snider (Welcome/Communications)

**Call To Order – Chairman Smathers:** The meeting was called to order at 2:00 pm. Jane Hamilton, on behalf of the Proxy Committee reported that a quorum of property owners was present, by proxy or in attendance. The Proxy Committee consisted of Jane Hamilton, Carol Krider and Jan Gallaher.

**Welcome and Thanks – Chairman Smathers:** The Chair recognized the Board members and Committee chairs present, thanking them for their diligent efforts this past year.

**Treasurer Report – Jerdone Davis:** The Budget Report as presented at the CDPOA Informational Meeting in October, a copy of which is attached hereto as *Schedule A* and incorporated herein by reference, was discussed. Jane Hamilton, on behalf of the Proxy Committee, announced that the 2025 Budget had been approved by a majority of the membership. As evidenced by the Budget Report, the budget is very lean and POA members should be prepared for an increase in POA dues beginning January 2026. A question was raised about the IRS Notice of fine, but it has not yet been paid on the advice of the POA's accountant, who is still working on a resolution.

### **Committee Reports**

**2024 Social Committee Annual Report.** Diana Manly, Chair, announced that the average attendance at First Friday get togethers was thirty. She encouraged the membership to continue being active in our community gatherings and social activities, and thanked all of those who helped with our activities. A special thank you to those who distributed the flyers. 2024 Social Committee Members: Diana Manly, Chair

**2024 Architectural Review Committee Annual Report.** Karen McAlister, Chair, presented the Committee's annual report. As of November 2024, the Committee received and reviewed fifty(50) applications and recommended all applications to the POA Board for approval. The following projects were included in the requests approved by the POA Board:

Roof.....	9
Storm Doors.....	2
New Gutters.....	3
Patio Resurface.....	3
Windows.....	6
Repair/ Replace/ Repaint Trim and or Siding...	14
Repair/ Repaint Mailbox Post.....	3
Repair/ Repaint Deck or Porch.....	1
Garage Door.....	5
Front Door.....	1
Parking .....	1
Shutters.....	1
New House Plans.....	1

The ARC is extremely appreciative that residents have faithfully followed the Clemson Downs Architectural Guidelines this year. Reminders in The Communicator and general e-mail seem to have helped everyone better understand what does and does not need an application and how to access the form via our cdpoa.com website. The Committee meets the first Tuesday of each month at 10:00 am.

2024 ARC Committee Members: Karen McAlister, Garland Gravely, Ann Fuhr, Ben Crossland, Wendy Longo, Walt Castro, Betty DiTommaso and Gladys Vaughan.

**2024 Common Properties Committee Annual Report.** Nancy Palisin, Chair, presented the Committee’s annual report, a copy of which is attached hereto as *Schedule B* and incorporated herein by reference.

2024 Common Properties Committee Members: Nancy Palisin, Jane Hamilton, Gary Newkirk, Larry Reamer, Gladys Vaughan and Chuck Waugaman. Two new members, Joe Merck and Jo Abernathy, will be joining the Committee in 2025.

**2024 Welcoming & Communications Committee Annual Report.** Anne Snider, Chair, presented the Committee’s annual report:

*Distributors:* Working with the Social Committee, we established distributors for the telephone directory, the *Communicator*, and event flyers. We also made note of residents who don’t need a printed copy delivered but prefer to read the *Communicator* online or from email. We were able to save some on printing costs as a result. The CARC newsletter is distributed via email. Volunteer distributors include Margaret Layne, Scarlett Thayer, Diana Manly, Kathryn Newkirk, Fiona Neill, Dillman Sorrells, and Janet Waugaman.

*The Communicator:* Our neighborhood newsletter is distributed by the first of every month. Each issue includes a summary of board highlights, a letter from the president of

the board, a calendar of events, and flyers for events. We encourage all members to check *The Communicator* for important information. All copies of *The Communicator* can also be accessed on our website at [www.cdpoa.com](http://www.cdpoa.com).

*Informational Emails:* The secretary of the board and the chair of the Communications Committee continue to send emails with important information for CDPOA residents.

*Telephone Directory:* The telephone directory (jointly published with CARC) should go out late in January or early in February. CDPOA members are now in a database that is updated as needed and posted on a password-protected page of the CDPOA website. Residents can view the updated directory online, sorted by last name or by street address. The database also allows the publication of the directory with fewer errors.

*Emergency Contacts:* All members are encouraged to fill out the telephone directory and the emergency contacts, even if there has been no change since last year. The board secretary maintains a notebook of emergency contacts, and the forms members turned in are also scanned and saved for emergency access in case the secretary cannot be reached. These forms are only used in case of emergency, and there are several instances each year when that information has been invaluable. Please remember to take just a few moments to fill out the telephone directory and emergency contact forms each year and return them. Please don't simply write "Same as last year"!

*Website:* After last year's website crash, Clemson Web Design (Daniel Seymour) rebuilt the site and will continue to update the software as well as do managed hosting for a very reasonable fee. The website ([www.cdpoa.com](http://www.cdpoa.com) or [www.cdpoa.org](http://www.cdpoa.org)) continues to be a source of information for residents or prospective residents. The Bulletin Board, Homes for Sale, Homes for Rent, Board of Directors, and *Communicator* pages are the most frequently visited.

Kathy McGee, Chair of the Welcoming Subcommittee, submitted the following report on new and former POA members:

**POA Residents Who Have Moved:**

Virginia & David Baird, 1010 Keystone  
Leanna Little, 318 Downs Boulevard  
Marian Radosevich, 403 Bayberry  
Mel O'Day, from 40 Hickory Way to 3 Little Lane  
Roger Hutton, 29 Hickory Way  
Betty Davis, 300 Downs Boulevard (moved to CARC)  
Liz & David Philpot, 302 Downs Boulevard (renters)  
Jim Kimbell, 1034 Keystone (moved but house not on market)  
Pat Vernon, 1000 Keystone (plans to return)

**POA Residents Who Died in 2024:**

Edie Castro, 102 Downs Boulevard  
Jim Dusenberry, 1032 Keystone Lane  
Vivi Roberts, 400 Downs Boulevard  
Grace Lanham Lewis, 106 Downs Boulevard

**New POA Residents:**

Ann Baxa, 403 Bayberry  
Mary Dusenberry, 1032 Keystone Lane  
Carol & Charles Shuler, 33 Hickory Way  
Melissa Lay, 12 Birch Place  
Uschy & George Wyss, 318 Downs Boulevard  
Phil & Pat Spangler, 614 Downs Loop

**Purchased but Not Yet Moved:**

Bob & Eva Williamson, 503 Downs Loop  
Edie & Harry Smoak, 1010 Keystone Lane  
Richard & Nancy Cottingham, 1025 Keystone Lane  
Caroline Lander, 29 Hickory Way  
Maggie Worsham, 300 Downs Boulevard

2024 Communications Committee Members: Anne Snider, Chair, Walt Castro, Marion Sieffert, Jo Gable; 2024 Welcoming Subcommittee Members: Kathy McGee, Chair

**2024 Community Cable TV Committee Annual Report.** Eldon Blust, Chair, presented the Committee’s annual report in the form of a hand-out distributed at the meeting, a copy of which is attached hereto as *Schedule C* and incorporated herein by reference. Anyone still with questions is welcome to contact Eldon, who will make himself available for in-home consultations regarding alternatives to Vyve.

**2024 Rental Committee Annual Report:** Anne Snider submitted the following report on behalf of Cindy Horton, Chair. There are currently four (4) rental homes within the Downs subdivision. 302 Downs Boulevard, 620 Downs Loop and 12 Birch Place are all in compliance with the POA rental policy. 7 Little Lance has been out of compliance for some time despite numerous attempts at communication with the owner, Malinda Bates. Notice of Non-Compliance was mailed to the owner on August 19, 2024.

**Old Business**

None

**New Business:** Jane Hamilton, on behalf of the Proxy Committee, reported on the voting for new Board members and changes to the Bylaws and ARC Guidelines as follows:

*Election of new Board Members:* The new 2025 Board Members elected for two-year terms (term expires 12/31/2027) are as follows: Diana Manly, Karen McAlister, and Lois Torlina.

*Changes to Bylaws and ARC Guidelines:* The proposed changes to the POA Bylaws and the ARC Guidelines, a copy of which is attached hereto as *Schedule D* and incorporated herein by reference, were approved by the membership.

**Adjournment**

Meeting adjourned at 3:17 p.m.

Respectfully Submitted,

Marion Sieffert

Assistant Secretary to the Board

<u>CDPOA SIDE-BY-SIDE BUDGET 2021-2025</u>	<u>2021 BUDGET</u>	<u>2022 BUDGET</u>	<u>2023 BUDGET</u>	<u>2024 BUDGET</u>	<u>2025 BUDGET</u>
<b>INCOME:</b>					
Membership: 138 Homes @ \$300 per year each	\$41,400.00	\$41,400.00	\$41,400.00	\$41,400.00	\$41,400.00
Membership: 2 Vacant Lots @ \$90 per year each	\$180.00	\$180.00	\$180.00	\$180.00	\$180.00
Interest Income (Approximate)	\$35.00	\$12.00	\$12.00	\$45.00	\$47.00
CARRY OVER (for 2025 only)					\$3,056.00
Late Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Year End Net Worth (Approximate)	\$6,724.82	\$26,995.14	\$26,994.06	\$24,869.62	\$14,478.29
<b>TOTAL INCOME (Approximate)</b>	<b>\$48,339.82</b>	<b>\$68,587.14</b>	<b>\$68,586.06</b>	<b>\$66,494.62</b>	<b>\$59,161.29</b>
<b>EXPENSES:</b>					
<b>Administrative:</b>					
Insurance	\$5,450.00	\$5,450.00	\$3,100.00	\$3,165.00	\$3,165.00
Taxes/Accounting Fees			\$350.00	\$1,700.00	\$1,200.00
Attorney				\$2,000.00	\$2,000.00
Copies/Stamps/Other	\$3,400.00	\$3,425.00	\$3,529.50	\$2,544.00	\$2,000.00
Website	\$350.00		\$350.00	\$1,600.00	\$1,600.00
Social	\$675.00	\$1,124.00	\$980.00	\$1,166.00	\$1,166.00
<b>Total Administrative Expense:</b>	<b>\$9,875.00</b>	<b>\$9,999.50</b>	<b>\$10,309.50</b>	<b>\$12,175.00</b>	<b>\$11,131.00</b>
<b>Property:</b>					
Irrigation/Water	\$250.00	\$350.00	\$350.00	\$450.00	\$450.00
Mowing Contract	\$12,000.00	\$15,000.00	\$18,000.00	\$18,000.00	\$21,600.00
General Property Maintenance	\$13,400.00	\$11,600.00	\$11,000.00	\$11,000.00	\$11,000.00
<b>Total Property Expense:</b>	<b>\$25,650.00</b>	<b>\$26,950.00</b>	<b>\$29,350.00</b>	<b>\$29,450.00</b>	<b>\$33,050.00</b>
<b>TOTAL OPERATING EXPENSES (TOE)</b>	<b>\$35,525.00</b>	<b>\$36,949.50</b>	<b>\$39,659.50</b>	<b>\$41,265.00</b>	<b>\$44,181.00</b>
BUDGET BALANCES for YEAR END	\$12,814.82	\$31,637.64	\$28,926.56	\$25,229.62	\$14,980.29

**Overhanging Limbs** – CPC was charged with investigating POA protocol regarding removing or pruning limbs infringing on another property, be it another residence or common property. We consulted our insurance agent, our attorney, arborists and articles concerning SC property owners rights. South Carolina has no law regarding “vertical air rights” along property lines authorizing one to cut neighboring overhanging tree limbs, but there are statutes that subject one to criminal penalties for mutilating and injuring a tree of another. Conclusion: Attorney advised that as a voluntary Board we should not be giving any advise to residents on this matter, and the CDPOA Q&A misstatement on our website was removed. In general property owners should know their lot boundaries, communicate with their neighbors regarding pruning overhanging limbs, and consult with an arborist regarding the health of their trees.

**Common Property Trees** – The common property boundary along the pines by the gazebo was finalized with help from surveyor. Additional Iron pins were found; orange stakes were added where pins were missing. A map was created to show which pines are on common property, enabling our maintenance contractor to remove ivy from the trees and excess brush from the area around the trees.

—Two Sweetgums on the creek bank abutting 600 Downs loop were checked by arborists Ansel Miller and Karl Pokorny, both finding them in good health, despite exposed roots in the bank. It was determined to be more harmful to remove them.

—Cluster of Sweetgum trees on common property between 1008 and 1010 Keystone have been dropping large limbs onto adjacent properties, nearly missing a car in the driveway of 1010 Keystone. Arborist Karl Pokorny considered 1 of these trees particularly hazardous, recommending removal as well as removing some of the top-heavy branches of the other trees. Work is scheduled with TreeSouth. Due to storm Helene this work has still not been done but should be completed by years end.

**Gazebo**—Irrigation pipe to gazebo under sidewalk near Downs Loop broke and was repaired by our contractor Ryan Smith. Garden Shed toilet pump broke, but thanks to expertise of Eric Snider and Gary Newkirk, pump was removed, new one ordered and installed. As everything in the Downs ages, things of this nature are going to be encountered and our budget needs to anticipate these problems.

—In June and July after irrigation was turned on for the season, unexplained shutoffs occurred at least 3 times, causing a problem to an irrigation panel, which Ryan Smith replaced. Notices were put in all the valve and meter boxes and the Communicator warning that no one should touch irrigation equipment except contractor Ryan Smith. Anyone noticing a problem with irrigation should contact CCP chairman.

**Woodland Walk Maintenance**—In April volunteers from Campus Crusaders for Christ led by Hank Uzzell helped spread mulch along the WW. Thanks to Fran Moseley for continuing to coordinate the mulch delivery with the city of Clemson. Much thanks also to Jane Hamilton, Gary Newkirk, Nancy Palisin, Alissa Craig, Fran Moseley and Clemson student Aaron D’Silva for their help with this task.

**Woodland Walk Erosion Control**—February rains caused severe creek bed erosion. Webb Smathers contacted the city, county and DNR officials, and CPC member Jane Hamilton, who lives along the creek talked with the Corps of Engineers only to discover that we must seek advice from landscapers specializing in erosion and drainage. We consulted our own maintenance contractor, Ryan Smith, who has long experience with the Woodland Walk creek. He provided us with possibilities for addressing the current erosion problem: Move the trail, install rock impact wall in the whirlpool area, create a diversion of the whirlpool area water flow. After much discussion and consideration of cost, the CPC worked out a plan with Ryan to conduct an extensive creek clean-out of

debris from the whirlpool area to the bridge, particularly concentrating on removing as much of the stump in the whirlpool area and widening the channel to the left of the stump. This appeared to be the most affordable method, and CPC recommended this procedure to the CDPOA board, who approved it.

The clean-out was done in June when the creek reached an optimum low point for working in the water. An immediate improvement in flow was evident. Much thanks to Ryan and his crew who spent a lot of time in waders, sinking into the creek muck often up to their waists, working with poor visibility below the water, ruining one chainsaw in the process, and hauling out 3 trailers full of debris.

—Because the path is seriously close to the creek bank by whirlpool area, we had a Warning sign made, stating “UNSTABLE CREEK BANK STAY ON PATH”. Thanks to CPC member Chuck Waugaman for securing the sign.

**Woodland Walk Storm Damage**—As a result of storm Helene, 9/27/24, the Woodland Walk was devastated. Three large trees were uprooted. One fell across the path breaking the fence; a second tree uprooted, falling across the creek, leaning into trees on the other side (its rootball causing an unsightly gap along the bank next to the path. Third tree fell into the culdesac, was cut up and hauled away; stump remains.

— **Early Wed morning 10/2/24 two more large trees uprooted, one smashing onto land destroying the bridge.**

**Woodland Walk Bridge**—In preparation for increasing insurance, Webb Smathers had checked in March, 2024 on bridge replacement costs, getting one estimate of \$7,700.00 for aluminum bridge walkway installed. Much higher costs are anticipated now due to foundation damage and costs to remove tree and bridge from creek. Our insurance provider waived the \$1000 deductible; so we started with a claim amount of \$3,282.00. Becoming aware of interest from POA residents in helping the bridge restoration project, the CDPOA board decided to publicize the grateful acceptance of check donations. We also created a GoFundMe page to allow dedicated users of the WW bridge from Camelot and Country Walk to make donations. We set a goal of \$12,000.00. At the time of this report \$11,193.93 has been deposited for a bridge fund.

—Webb Smathers and Nancy Palisin talked to Krueger Marine and The Boat Dock Co. about building a bridge for us. Nancy also talked to Bridge Brothers, a trail bridge company out of Pickens, but their bridges were beyond what we could afford.

**Mowing and Maintenance Contract**—The Common Properties Committee voted unanimously to retain Ryan Smith, Ground Effects Landscape and Design for 2025. Ryan is a wealth of Common Property history, and has a deep affection for Clemson Downs. He has worked at the same rate for the past 2 years, and as many other businesses, is faced with steeply rising costs, particularly for chemical products. We agreed to raise his contract amount to \$1,800 per month with the understanding that we would move his monitoring and clean-out of the Keystone ditch from Special Services (extra billing) to Regular Services (included in monthly contract payment). This contract was presented to CDPOA board and accepted.

**CPC MEMBERS**— We have added 2 new members to the committee, Joe Merck, 23 Downs Loop & Jo Abernathy, 1028 Keystone Lane. Much thanks to my committee that contribute their wealth of knowledge and willingness to help—Jane Hamilton, Gary Newkirk, Larry Reamer, Gladys Vaughan, Chuck Waugaman

Respectfully Submitted, Nancy Palisin, Chairman

# Clemson Downs Property Owners Association

Community Cable TV Coordinator  
Eldon Blust

Report to the CDPOA Annual Meeting for December 3, 2024  
Community Cable TV Transition Plan

CDPOA will not offer a CCTV package with Vyve in 2025. The current arrangement with Vyve will end on February 28, 2025. Subscribers are covered through that date. After February 28, 2025, Vyve equipment used with the CCTV service (set-top boxes connected to subscribers' TV receivers) will no longer function. This will occur automatically without intervention by either the subscriber or CDPOA. To continue to enjoy your favorite CCTV content, you will need to transition to an alternative.

**Important Note:** This service discontinuance only affects the Vyve equipment connected to TV receivers. Any equipment associated with Vyve's Internet or telephone services will remain unaffected and your Internet and/or telephone service will continue as before.

## Alternatives

The CCTV package provides access to 74 cable networks with content ranging from A&E Network to The Weather Channel and includes most of the Asheville, Greenville, Spartanburg, Toccoa commercial and Public Broadcasting channels. There are several alternatives available to access your favorite content. These alternatives include:

- **Vyve Expanded Basic Service:** The CCTV package offered through CDPOA was a discounted version of the "Expanded Basic Service" that Vyve will continue to offer to residential customers for \$160/month.
- **Vyve Limited Basic Service:** A Vyve cable package providing a limited subset of 20 cable networks including most of the Asheville, Greenville, Spartanburg, Toccoa commercial and Public Broadcasting channels for \$85/month.

**Important Note:** Vyve does not appear to have a long-term commitment to providing traditional cable television services and will likely continuously raise fees to encourage customers to transition to Internet streaming services. **However, if you wish continue as residential customer with either Vyve Expanded Basic Service or Vyve Limited Basic Service, please contact Eldon Blust 864.710.5224 prior to January 31, 2025 to initiate your transition to that offering.** Eldon will arrange for a Vyve Customer Service Representative to reach out to you. **CDPOA does not recommended that you call Vyve Customer Service directly to do this.**

- **Over-The-Air:** TVs purchased over the past twenty years have ATSC tuners that can receive Over-The-Air signals directly from local TV stations through an antenna placed nearby or in an attic area of your home. Even with extensive effort, this alternative does not usually provide enough reliably received stations at the distance Clemson Downs is from the neighboring cities that have local stations. **This alternative is not recommended by CDPOA and will not be addressed further here.**

- **Satellite TV:** Satellite TV provider, DirecTV, is in the process of acquiring its primary competitor, Dish Network. It is unlikely that the satellite-direct-to-home cable TV business model will remain viable long term. Eventually customers of the merged companies will be moved to terrestrial Internet streaming services. **This alternative is not recommended by CDPOA and will not be addressed further here.** You may contact DirecTV for further information.
- **Internet Streaming:** Internet Streaming refers to the transmission of audio, video, or other media content over the Internet in real-time or on demand. Instead of downloading a file to your device, streaming allows you to access content continuously as it is delivered by a Streaming Service Provider (See below). This process relies on a steady Internet connection from an Internet Service Provider (See below). There two general forms of Internet Streaming:
  - Linear TV Streaming: Mimics traditional television by delivering scheduled content in real-time over the Internet.  
*Examples: YouTube TV, Fox News Network, CNN, MSNBC, Hulu + Live TV, Sling TV.*
  - Video-on-Demand (VOD) Streaming or Audio-on-Demand (AOD, usually called “Podcasts”): Allows users to access a library of video content to watch anytime they choose.  
*VOD Examples: Netflix, Amazon Prime Video, Disney+, ESPN+, DAZN, NFL+ AOD (“Podcast”) Examples: Spotify, Apple Music, Pandora.*

Some Streaming Service Providers offer a combination of both Linear TV Streaming and Video-on-Demand Streaming. Often there is a recording and storage option offered permitting a subscriber to record Linear TV content as it streams in real time and store that record for retrieval on demand later. **CDPOA recommends that CCTV subscribers transition to some form of Internet Streaming.** Here are some ways you can access your favorite CCTV content through Streaming Service Providers:

- **Smart TV:** If you have a “Smart TV”, you may already be streaming NetFlix, Prime TV, Disney+ or similar content. If you’re doing this, you already have Internet services property connected to your TV.
  - If you have a Smart TV but you’re not currently using its streaming capability, you’ll need to connect it to the Internet. You may need to install Internet service if you’re not already using it to browse the Internet, send and receive emails, etc. on your Mac, PC, cellphone or tablet. (See Internet Service Providers, next page.)
- **Dumb TV:** If you don’t have a Smart TV you can make your Dumb TV smarter with the installation of a “Streaming Stick”. There are many brands available with essentially the same ability to display TV content delivered over the Internet. Among these brands are ROKU, Amazon Fire TV, Google TV Streamer, etc. The entry level device is typically a one-time purchase of around \$40.
  - You may need to install Internet service if you’re not already using it to browse the Internet, send and receive emails, etc. on your PC, cellphone or tablet. (See Internet Service Providers, next page.)

Once your Smart TV or your Dumb TV with its Streaming Stick is properly connected to the Internet, all you need to do is to identify a streaming service that carries your favorite CCTV content. (See Streaming Service Providers, below.)

### **Internet Service Providers**

There are several providers available to provide Internet service to Clemson Downs. An exhaustive search for all possible alternative Internet Service providers and their service offerings is beyond the scope of this report. **CDPOA recommends that CCTV subscribers continue existing or establish new Internet service connections with Vyve Broadband (“Vyve”) to facilitate Internet Streaming.**

### **Streaming Service Providers**

Seven Streaming Service Providers with some of their respective plans are identified in the accompanying “Clemson Downs – Community Cable TV (‘CCTV’) Alternatives” card.

Look down the left side of the “Alternatives” card to find the 74 “Cable Network (Content)” providers currently included in the CCTV Package. These range from A&E to The Weather Channel (on the back of the card). Then look across the table to see the several “Internet Streaming Service Provider/Plan” columns. Where an X is entered in the “Provider/Plan” column, that Provider/Plan includes the CCTV content identified to the left. For Example: A&E content is provided by Sling TV Orange, Sling TV Blue, Sling TV Orange + Blue, FRNDLY and DirecTV Stream Choice.

Circle your favorite CCTV content on the left side of the card and circle the Xs on the same line as that content on the right side of the card. That way you’ll see which Streaming Service Provider/Plan provides most of your favorites. You may need to subscribe to more than one Provider/Plan if you want to access more of your favorites. Twelve of the CCTV Cable Networks are not provided by any of the sample Provider/Plans listed on the card. These CCTV Cable Networks are indicated in a red typeface. There are numerous other Provider/Plan packages offered. An exhaustive search for all possible alternative Streaming Service providers and their plans is beyond the scope of this report. The seven Provider/Plans have been identified on the accompanying card are:

- Sling TV\*
  - Sling TV Orange (\$20/month) - a limited subset of 19 of CCTV content channels
  - Sling TV Blue (\$20/month) - a limited subset of 21 of CCTV content channels
  - Sling TV Orange + Blue (\$55/month) – a limited subset of 27 of CCTV content channels
  
- YouTube TV\* (different from YouTube)
  - YouTube TV Base (\$75/month) – a subset of 50 of CCTV content channels.  
**YouTube TV appears to provide the best single alternative to the CCTV.**
  
- FRNDLY\*
  - Base (\$7/month) – a limited subset of 14 CCTV content channels. But it does include the popular MeTV which is not included in the other Streaming Service offerings identified here.
  
- DirecTV\*
  - Entertainment (\$87/month) – a subset of 34 of CCTV content channels
  - Choice (\$115/month) - a subset of 49 of CCTV content channels

These Streaming Service Provider/Plans and their fees are dynamic and change regularly. This is neither an exhaustive list of providers nor of each provider's total offerings. The information is believed to be accurate as of September 11, 2024, but is not guaranteed. You should conduct your own independent research.

### **CCTV Equipment Return**

Once CCTV is discontinued after February 28, 2025, the Vyve equipment associated with your TV will become inoperative. **However, this Vyve equipment will remain on your Vyve monthly bill until it is returned to Vyve.** This equipment may be removed and returned directly to Vyve by the subscriber, or the subscriber may request the CCTV Coordinator to assist with the removal and return this equipment on the subscriber's behalf.

### **Additional Assistance**

Each CCTV subscriber will have their own individual journey through this transition. No single solution will meet every subscriber's requirement. A good strategy for navigating through this transition is to deploy an intelligent grandchild. Most are eager to assist in the selection of Smart TVs, Streaming Sticks, Internet Service Providers, Streaming Service Providers, etc. and are generally well versed in the ordering, installation and configuration of the necessary equipment and services. CCTV subscribers wishing additional/alternative assistance may contact the CCTV Coordinator, Eldon Blust 864.710.5224, a community volunteer. Please do so prior to January 31, 2025 so as to allow the Coordinator time to coordinate.

## Clemson Downs - Community Cable TV ("CCTV") Alternatives

This table identifies possible alternative Internet Streaming Service providers to the CCTV service as provided by Clemson Downs Property Owners Association. CCTV provides the same content as that identified for **Vyve Expanded Basic** service in the left hand column below. Looking across the table you can identify other providers that provide the same content. **Some CCTV Cable Network are not offered by any Provider/Plan listed other than Vyve.**

Cable Network (Content)	Vyve Cable TV		Streaming Service Provider/Plan						
	Vyve Expanded Basic	Vyve Limited Basic	Sling TV Orange	Sling TV Blue	Sling TV Orange + Blue	YouTube TV Base	FRNDLY Base	DirecTV Stream Entertainment	DirecTV Stream Choice
	\$160/mo	\$85/mo	\$20/mo	\$20/mo	\$55/mo	\$75/mo	\$7/mo	\$87/mi	\$115/mo
A&E	X		X	X	X		X		X
ABC (WLOS)	X	X				X			
ACCN	X					X			X
Animal Planet	X					X		X	X
Antenna*	X	X							
Bally Sports SE*	X								
Bally Sports South*	X								
BOUNCE TV	X	X				X	X		X
BRAVO	X		X		X	X		X	X
Cartoon Network	X		X	X	X	X		X	X
CBS (WSPA)	X	X				X			
CNBC	X					X		X	X
CNN	X		X	X	X			X	X
COMET (WMYA)	X	X	X	X	X	X			
COZI	X	X				X			X
The CW (WYCW)	X	X				X			
C-SPAN 1	X							X	X
C-SPAN 2	X							X	X
DABL (WMYH)	X	X				X	X		
Discovery	X			X	X	X		X	X
Disney	X		X		X	X		X	X
E!	X			X	X	X		X	X
ESPN	X		X		X	X		X	X
ESPN 2	X		X		X	X		X	X
ESPN U	X					X			X
EWTN*	X								
Food Network	X		X	X	X	X		X	X
FOX (WHNS)	X	X				X			
Fox News	X			X	X	X		X	X
Fox Sports 1	X			X	X	X		X	X
Freeform	X		X		X	X		X	X
FX	X					X		X	X
FXX	X					X		X	X
The Golf Channel	X					X			X
Great American Family (GFAM)	X						X		X
Great American Family (GFAM)	X						X		
Grit (WHNS5)	X	X					X		X
Hallmark Channel	X					X	X	X	X
Hallmark Mystery	X					X	X	X	
Headline News (HLN)	X			X	X	X		X	X
History Channel	X		X	X	X	X	X		X
Home and Garden TV (HGTV)	X		X	X	X	X		X	X
IND (WGGS)*	X	X							
Investigation Discovery (ID)	X		X	X	X	X		X	X
ion Mystery (WHNS3)	X	X					X		
Lifetime	X		X	X	X		X		X
MeTV (WGTA)	X						X		X
MNT (WMYA)*	X	X							
MOTORTREND	X		X		X	X		X	X
Movie Bounce*	X								
MSNBC	X			X	X	X		X	X
National Geographic	X					X		X	X
NBC (WYFF)	X	X				X			
OWN	X					X			X
Oxygen	X					X			
PBS (WNTV)	X	X				X			
PBS (WUNC)	X	X							
QVC	X		X	X	X	X	X	X	X
Rewind TV (WYCW3)*	X	X							
SC Create*	X	X							
SC ETV World*	X	X							
SC Kids/PBS Kids	X	X				X		X	X
SECN	X					X			X

Syfy	X			X	X	X		X	X
TBN*	X								
TBS	X		X	X	X	X		X	X
TCM	X					X			X
The Nest (WLOS4)*	X								
TLC	X			X	X	X		X	X
TNT	X		X	X	X	X		X	X
Travel Channel (TRVL)	X		X	X	X	X			X
TV One	X							X	X
USA	X					X		X	X
The Weather Channel	X					X	X		X
<b>Total of CCTV Networks Offered by Provider</b>	<b>74</b>	<b>20</b>	<b>19</b>	<b>21</b>	<b>27</b>	<b>50</b>	<b>14</b>	<b>34</b>	<b>49</b>

\* Not offered by any Provider/Plan listed other than Vyve

Vyve Expanded Basic \$160/mo	Vyve Limited Basic \$85/mo	Sling TV Orange \$20/mo	Sling TV Blue \$20/mo	Sling TV Orange + Blue \$55/mo	YouTube TV Base \$75/mo	FRNDLY Base \$7/mo	DirecTV Stream Entertainment \$87/mi	DirecTV Stream Choice \$115/mo
------------------------------------	----------------------------------	-------------------------------	-----------------------------	--------------------------------------	-------------------------------	--------------------------	--	--------------------------------------

**Edition of September 11, 2024**

This information is derived from online resources that change constantly. Completeness and accuracy is not guaranteed. This is not an exhaustive presentation of this material. Other Cable Networks (content providers) exist as do other Internet streaming service providers. Please undertake your own examination of this topic prior to making any commitments.

**Candidates for 2025 CDPOA Board of Directors**

**Diana Manly, 1008 Keystone Lane**

After a career with Pitney Bowes in Connecticut, Diana moved to Keowee Key in Salem, SC in 1989. Since coming to South Carolina she has volunteered at the following jobs: Oconee Memorial Hospital Critical Care Unit from 1990 until 2020; American Red Cross, both Oconee County and National Disaster Team from 1989 to 2003 where she responded to all local disasters and 25 national disasters from Hurricane Andrew to 9/11 World Trade Center; Oconee County Emergency Management, where she started Community Emergency Response Training (C.E.R.T.) and taught classes to the community and developed a response team for Oconee County disasters; Chairman of Holy Trinity Episcopal Church Thrift Shop from 2006 to 2023; Clemson Downs Health Center; and Clemson Downs Social Chairman from 2018 to present. She currently serves on the CDPOA Board.

**Karen McAlister, 1023 Keystone Lane**

Karen has lived at Clemson Downs for 14 years; her parents lived here for 26 years before their deaths, so Karen was quite familiar with Clemson Downs even before moving here. Karen is currently a CDPOA board member and has served on the board in the past. She serves as chair of the Architectural Review Committee (ARC) and would be honored to serve another two years for our community.

**Lois Torlina, 335 Kendra Place**

Hello. I'm Lois Torlina. My husband, Dave, and I moved to the Downs last January all the way from Greenville. We live on Kendra Place, aka the Far Side! We are so happy we have made the move. Everyone has been so welcoming and warm, and I am hoping that my participation on the Board will be of service to our community.

**Information on Recommended Bylaws Changes on Reverse**

# CLEMSON DOWNS PROPERTY OWNERS ASSOCIATION A 55+ RETIREMENT COMMUNITY

---

<b>Recommended Bylaws Changes for 2024</b>	
<i>Current</i>	<i>Board Approved Change</i>
<p><b>Article IV: Board of Directors, Part A. Functions and Purposes, Section 3. Attorney:</b>            To provide administrative, legal, accounting, financial and maintenance services in the operation of the affairs of Clemson Downs Property Owners Association, Inc., the board shall maintain an attorney on retainer.</p>	<p>To provide administrative, legal, accounting, financial and maintenance services for the operation of the affairs of the CDPOA (and in furtherance thereof), the Board is authorized to retain the services of one or more consulting professionals as the Board determines is necessary or advisable to perform its duties under these bylaws.</p>
<p><b>Article IV: Board of Directors, Part B. Organization and Meetings, Section 1. Number of Directors and Term of Office:</b>            The business and affairs of the Association shall be governed and controlled by a Board of Directors which shall consist of seven (7) persons who shall be members of the Association.</p>	<p>The business and affairs of the CDPOA shall be governed and controlled by a Board of Directors which shall consist of no less than five (5) and no more than seven (7) persons who shall be members of the CDPOA. When possible, an even number of Board members should be avoided to prevent tied voting.</p>