

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

May 2025

Woodland Walk Celebration

Go enjoy the Woodland Walk and see our remarkable new bridge!



Clemson's School of Architecture Professor Dan Harding, Director of the Community Research and Design Center, along with his remarkable students in this semester's Design-Build Studio, completed construction of the Woodland Walk Bridge right on time. This was not an easy task. They faced many obstacles that had to be overcome throughout the process, but the result is a strong structure that is raised to meet Base Flood Elevation requirements and attractively fits into the Woodland Walk environment. They also had the advantage of engineering, surveying, and construction professionals who donated their

time as well as vendors that provided price breaks to help the project stay within our budget.

Members of the Common Properties Committee and POA Board who attended monthly update meetings with Dan and his students were impressed with the students' thorough presentations that took into consideration our requirements and desires for the new bridge. Their dedication to creating the best possible bridge for our needs was amazing. The bridge was installed with a minimum of disturbance to the nature conservancy area of Woodland Walk. They put their hearts into this project, and we are so grateful to them and proud of them.



Welcome New Neighbors!

This month we welcome two new households to Clemson Downs. **Roman and Ludy Lavore, 1004 Keystone**, moved here to be closer to Judy's son and his family in a community they could connect to. Judy graduated from Auburn and went on to earn master's degrees in fine arts and in Education Administration with additional training in counseling. Roman is a graduate of Juilliard School of Music with a piano major and a PhD in music theory from FSU. He has taught at Auburn, Otterbein, and UNCG. Roman loves to arrange music for piano, both instrumental and vocal, and has published pieces for Hinshaw Music. Welcome!

Judy: Cell 336-202-2955 judylavore@gmail.com Roman: Cell 336-685-4773 rlavore38@gmail.com

We also welcome **Pat and Bob Yoder, 306 Downs Boulevard**, to Clemson Downs. Their hometown is State College, PA, where they raised their daughter and two sons in Lion County (Go, Penn State!). Bob received his master's degree in mathematics and taught in the local school district. Pat taught Business Education and was a stay-at-home mom for 15 years. She was then employed with Penn State as an administrative aide. Bob and Pat found Clemson Downs a well-designed community that meets the needs of its senior citizens. They find Clemson Downs has a sense of security and friendliness within the neighborhood. Their children are all located in South Carolina, so they found Clemson Downs a perfect fit. Welcome to you both!

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Board Meeting Highlights

- In response to requests from several POA members and in conjunction with CARC's decision to have the city not spray for mosquitos on CARC Property, President Smathers investigated the issue with personal research and by meeting with City officials. His conclusions reported to the Board were that: (i) spraying was ineffective, especially in those areas by the creeks; (ii) spraying is potentially harmful to wildlife and pets; and (iii) there are other means of controlling the mosquito population. After much discussion, and following a motion made and duly seconded, the Board voted, by unanimous vote of all present, to inform the city not to spray for mosquitos with the Downs community (spraying was due to start May 5, 2025).
- The CDPOA Board of Directors would like to recognize Diana Manly for her years of dedication to the POA and specifically to the Social Committee. Diana always went above and beyond for every social event. The transition to our new Social Committee chair, Lois Torlina, was effortless and seamless thanks to Diana's hard work.
- Two (2) CDPOA Members were elected to the CARC Board at its annual shareholders meeting on March 27: Mary Dusenberry and Shelby Quattlebaum. Mary was elected the new President of the Board for CARC.

ARC Reminders



Your Architectural Review Committee (ARC) will meet Tuesday, May 6, 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, roofing, 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! ARC is a sub-committee of the POA Board and can only recommend applications. Applications will be presented to the Board, which will meet May 13, for final approval. Your approved application will then be returned to you.

Things to Remember

First Friday

Don't forget the First Friday get-together on Friday, May 2. Come and join your neighbors for an informal get-together. Bring a snack to share and your choice of beverage. The hosts are Joe Merck & Dillman Sorrels. Don't forget to invite a neighbor and please remember to wear your name tag.



FYI—For Your Information

Mosquito Fogging

At the April 2025 Clemson Downs Property Owners Association (CDPOA) Board of Directors meeting, the board voted unanimously to ask the City of Clemson to suspend the bi-weekly mosquito fogging in Clemson Downs. Why did the board pass this vote? Here are the facts behind the decision.

- Because of the layout of Clemson Downs (twisting streets and backyard woods), fogging is of minimal effectiveness on mosquitoes.
- The Clemson Area Retirement Center (CARC) property in the center of our neighborhood is not sprayed against mosquitoes.
- The artificial pyrethrins sprayed in the fogging process can be harmful to pets, children, and immune-compromised individuals. The chemical residue can be picked up on the feet of pets, who might ingest the chemicals.
- The chemical sprayed during the fogging kills bees, butterflies, moths, fireflies, ladybugs, caterpillars, earthworms and dragonflies, all of which are beneficial insects. Some even eat mosquitoes.

So, what can I do to cut down on mosquitoes in my yard?

- As CARC has done, you can put up bat houses and purple martin houses.
- Make sure your birdbath and outdoor pet water dishes are dumped and cleaned out every other day.
- Check your flowerpots and their saucers to eliminate standing water.
- Check out more suggestions, including a recipe for a natural solution that kills mosquito larvae, at https://oisc.purdue.edu/pesticide/iprb/iprb_169_article_re_mosquito_fogging.pdf

If you have any questions or concerns, please contact President Webb Smathers at 864-650-8797 or wsmthrs@clemson.edu .

Happy Hour at the Spot



For those new to Clemson Downs (or for those who haven't been before), CARC (Clemson Area Retirement Center—the Independent Living, Memory Care, Assisted Living, and Healthcare portions of our community) offers its residents Happy Hour at the Spot and kindly welcomes us, the members of the POA (Property Owners Association) to join them. The Spot is an open patio between Creekside and the back of the Dining Hall and Bistro. Usually, the supper is at 5:00 pm. If you are new, just give one of the servers your name and address and they will bill you. The cost is usually \$10 per person, and the meal is a themed one (e.g., fish fry or sliders or pizza or special holiday dishes).

You will learn about the weekly theme and menu plus any changes in time or details from emails you receive on the CDPOA email distribution list. It's a very congenial time and a great opportunity to visit with our neighbors from CARC. As the kind folks at CARC say, it is BYOB (bring your own bottle—they have glasses) and BAF (Bring a Friend!). Hope you can join us!

Lawn Care

The warm weather and rain have encouraged grass—and weeds—to grow quickly. Please remember that our restrictive covenants require homeowners to keep their property neat: *The exterior of each structure shall be maintained in a neat and attractive condition. The grounds of each lot shall be maintained in a neat and attractive condition, and no weeds, underbrush or other unsightly growth shall be permitted to grow or remain upon any part of the property....* If you are new to Clemson Downs or looking for lawn care, ask a neighbor to recommend someone!

May 2025

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1 Happy Hour at the Spot 5 pm	2 CPC Mtg. 11 am Corley Ctr. <hr/> First Friday 4-6 pm Corley Ctr.	3
4	5	6 ARC Mtg. 10 am Corley Ctr.	7	8 Happy Hour at the Spot 5 pm	9	10
11 	12	13 CDPOA Board Mtg. 2 pm Jackson Rm.	14	15 Happy Hour at the Spot 5 pm	16	17
18	19	20	21	22 Happy Hour at the Spot 5 pm	23	24
25	26 	27	28	29 Happy Hour at the Spot 5 pm	30	31

April 2025

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: During the mild spring weather, take a walk on the Woodland Walk and across our new bridge. There are wildflowers blooming, benches to sit on and listen to the stream, and calm tranquility in the woods. Enter at the end of Bayberry or the end of Downs Loop.

June 2025

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					