

To: Max Lennon, President
From: Heckfeld Cranston
Re: Below

12 Hard

Date: November 7, 1985

To: University/City Liaison Committee

From: Sam and Carol Anderson Jim Anderson
Three N. Clemson TownHouses, Pine Street

Subject: University/City Relations

N.B. My neighbors have asked me whether the new President would be an appropriate officer to look into better relations between town and gown. I said I didn't know, but would get copy of ~~your~~ their letter to you. Thanks. Sincerely,
Heckfeld Cranston

This may not be the proper forum for voicing some of our concerns, but nevertheless we feel that this committee should be aware of them. We recognize that the doctrine of in loco parentis can no longer be exercised by the university and thus the university has little control over the behavior of students, especially those living off campus in neighborhood communities. We also realize that the university has no jurisdiction over the fans who commute into Clemson on Saturday afternoons and park their cars or other vehicles and have tailgate lunches along the roadsides in neighborhood communities.

We do feel, however, that the university should use whatever communications channels it has at its disposal to make students and fans aware of the responsibilities they assume when they reside in a neighborhood community or invade the community with their vehicles and tailgate lunches on football Saturdays.

We reside in one of the oldest and most beautiful residential areas of Clemson. Unfortunately, we are close to the university and in a TownHouse. When the TownHouse was originally purchased (by Carol prior to our marriage) eight years ago, the other purchasers were, in almost all cases, residents and were responsible professional or retired people. In those cases where the TownHouses were leased, they were leased by the owners to professional people. The area was pleasant, the yards were well kept, and the property promised to appreciate in value.

When the TownHouses across the road (behind Hardees) were constructed, some purchasers chose to lease to students. The incessant noise from stereos at maximum volume played during all hours of the day and night with windows and doors wide open, loud talking, unnecessary screaming and other obnoxious behavior on the decks and in the parking areas, again at all hours of the day and night, have driven many of the original owners out. Some have sold -- and have found the value of the property diminished as a result of undesirable conditions in the neighborhood. Some have bent to the necessity of leasing to students since professional people like ourselves no longer care to live in such an area.

We like the location. We like the floorplan and space in our TownHouse. We have a low interest loan (compared to current interest rates on homeowner loans). We prefer to stay where we are and develop a diversified portfolio of investments with our earnings rather than purchasing another home at this time. We choose not to be driven out of our comfortable home by students in the neighborhood.

We can and will pursue legal recourse if necessary. The covenants for the TownHouses prohibit excessive noise. It is apparent that the owners and/or responsible realty companies are not informing the students of this prohibition. The South Carolina Real Estate Code based on the Horizontal Property Act states that "Each co-owner shall comply strictly...with the covenants, conditions and restrictions set forth in the master deed....Failure to comply with any of the same shall be grounds for a civil action to recover sums due for...injunctive relief."

We realize that the conduct described is not typical of most of the students. A few can give the remainder a poor image in the community. We believe the university will be willing to cooperate with the city by communicating to the students the importance of maintaining the image of responsible citizenship when they assume the role of community residents.

In addition to the noise, another major problem we are experiencing is the litter along the streets, especially following a football weekend. The grounds are beginning to resemble the hallways of a USC dorm or fraternity house. Tailgaters and students partying in the area do not hesitate to leave their food wrappers and leftovers from Hardees, Bojangles, or wherever, and their beer cans along the streets. Apparently, neither the city nor the university accepts responsibility for picking up the litter left behind by these thoughtless, irresponsible people. When it gets to the point that we can stand it no more, Sam picks up trash on both sides of the streets to the front (Pine Street) and rear (North Clemson Avenue) of our residence. The trash usually fills an average size garbage bag.

Some of the students who live in the neighborhood put trash in plastic garbage bags (no trashcans) next to the street. It may remain there several days, and in many instances is torn open by dogs and scattered into adjoining yards, including ours. These students make no effort to pick up the trash. The city crew does not collect it. So, again, Sam acts as the neighborhood litter collector to try to keep our physical surroundings as pleasant as possible.

We believe the university should communicate through alumni publications and through athletic newsletters what it considers responsible behavior by fans and students who park and tailgate in residential areas of the city. The university should make students who reside in neighborhood areas aware that maintaining sanitary and acceptable physical surroundings is part of responsible citizenship.

We feel that we now live in a buffer zone. It is just a matter of time until the living conditions in Clemson's older residential areas beyond the area where we now live will gravitate to the undesirable level unless steps are soon initiated to reverse this trend. Therefore, we request that the liaison committee include our concerns on its agenda as soon as possible. We hope that the committee can help establish a better relationship among all associated with the community and the university. The concerns we have expressed are basic to all of the people residing in Clemson continuing to enjoy a vibrant and pleasing place to live.

Thank you for consideration of our concerns. We can be contacted as follows if you have further questions. Home: 654-6808; Business: 646-8361 (Carol - Tri-County Technical College), 224-1641 (Sam - Sullivan Buick, Anderson).

cc: Clemson Realtors