

Greenwood South HOA Meeting Minutes

2/17/26

Board Members:

- President – Leslie Levine ([Present](#))
- Vice President – Kevin Doran ([Present](#))
- Treasurer – Julie Totsch ([Present](#))
- Secretary – Tait Robinson ([Present](#))
- Newsletter – Stephanie Lindberg ([Absent](#))
- Block A Reps – Beth and Troy Stalter ([Present - Troy](#))
- Block B Rep – Chuck DePalma ([Present](#))
- Block C Rep – Annie Hall ([Present](#))
- Block D Rep – Marty Wittmer ([Present](#))
- Block E Rep – Dee Roller ([Present](#))

Call to Order: 7:06pm

Approve Previous Meeting Minutes: Moved (Troy), Second (Marty)

1. President's Report

- a. Sunset Park redesign
 - i. Input period was 12/29/25 to 1/16/26
 - ii. Contact is Will Barringer Wbarringer@ssprd.org
 - iii. [Sunset Park Improvement Project | South Suburban Game Plan](#)
 - iv. Kevin will be the contact
- b. Palos Verdes Park Redesign
 - i. Contact is Joe Odrzywolski JOdrzywolski@ssprd.org
 - ii. [Conceptual Site Plan Underway | Palos Verdes Park Improvements | South Suburban Game Plan](#)
 - iii. Annie will be the contact
- c. Leslie is stepping down...this is her last meeting.
 - i. She and Kevin have discussed transition.
 - ii. All historical info is in google drive: [GS HOA](#)
 - iii. Julie will take over the following:

1. Maintaining the distro list (it is important to dues).
 2. Handling Title company requests (also relevant to dues).
- iv. Chuck will consider taking over the distro correspondence during the year and monitoring the email/inbox.
- d. General HOA Meeting will be March 30th
 - i. Leslie will facilitate.
 - ii. Chuck will consider becoming President and, if so, will step down as Block B rep.
 - iii. Leslie will send out a general email notifying the neighborhood she is stepping down and the President position is open (and detailing responsibilities for anyone interested).
 - iv. Will look to formalize these positions/changes during March meeting.
2. Vice President's Report
 - a. Graceful Hearts has been quiet, nothing to report.
 - b. Nothing else to report.
3. Treasurer's Report
 - a. We're on budget.
 - b. New fiscal year is April 1st.
 - c. Will prepare budget for next fiscal year for next meeting.
 - d. Notated the map with location of the non-payers.
 - i. HOA Board members will reach out to some of them.
4. Secretary's Report
 - a. Nothing to report.
5. Block Reps
 - a. Nothing to report.
6. CenCON update (Asim emailed notes)

Public Safety & City Updates

- South Metro Fire Rescue is expanding staffing and highlighted increasing risks from lithium-ion battery fires (e.g., e-bikes, batteries in garages).
- The City reported successful snow removal testing and ongoing redevelopment activity, including Midtown Centennial rezonings and a need for more EV charging infrastructure.

Neighborhood Engagement Grants:

- Up to \$500 per project (community events, beautification, etc.).
- Open April 1.

- **Large Community Improvement Grants:**

- Up to \$100K available for larger projects.

- Application window opens mid-February and runs through April 1.
- The City will also loan equipment for neighborhood events (e.g., movie nights).

Code Compliance Updates

- The City is updating programs to maintain neighborhood quality of life, with common issues including stockpiling and right-of-way obstructions. The approach will remain education-first.

Community Resources

- Arapahoe Libraries announced new programs and opened a reservable community space called “The Space” for meetings and events.

Get Involved

- Applications for city boards and commissions are due Feb. 2.
- Neighborhood grant details and planning updates are available on the City of Centennial website.

7. Newsletter

- a. Stephanie could not attend tonight.
- b. Discussion about frequency.
 - i. Covenant says we should do 4 a year
 1. Quarterly newsletter is in bylaws, including hard copy delivery

8. Other Items

- a. Website redesign
 - i. Chuck shared his updates.
 - ii. Potentially think about linking Cheddar Up.

9. 2026 Calendar

- a. March Meeting – Monday, March 30th
 - i. Potentially have someone from Sheriff’s office come and speak
 1. Leslie will reach out
- b. Fall General Meeting
 - i. Either 9/28 or 10/5, TBD
- c. Coffee in Cul de Sac and Dumpster Day
 - i. May 30th
 1. Marty, Kevin and Julie will organize by committee
 2. Dee will coordinate the dumpster dropoff/pickup
- d. Fall Dumpster Day Planning is TBD
- e. July Block Party
 - i. Block A
 - ii. Troy and Beth are happy to help

- iii. July 26th
- f. Neighborhood Grant
 - i. We'll put grant towards block party (\$500)
 - ii. Leslie will show Julie how to do the grant process
- g. September Picnic at Sunset Park
 - i. Date TBD
 - ii. Construction could be a factor
- h. Tree Gleaning
 - i. TBD
- i. Next Board Meeting
 - i. April 27th
 - ii. Annie can tentatively host or Kevin will send Teams invite

Meeting Closed: 8:16pm