

# Greenwood South HOA Meeting Minutes

General Meeting – Koelbel Library – March 30<sup>th</sup>, 2026

## Board Members:

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

## Other Attendees:

- Steve Levine
- Sasha Frey
- Russ Fulmer
- Chris Blakesly
- Sue Blakesly
- Charlene Hovey
- Ladonna Gravelle

Call to Order: 6:45pm

## **Guest Speakers: District 2 City of Centennial Council Representatives**

Ashish Vaidya

- City Council meetings are 1<sup>st</sup> and 3<sup>rd</sup> Tuesday of the month
- Personal background: elected Nov. 25, only renter on council, teaches political science in Colorado Springs
- Talked about the rezoned section of mid-town Centennial, between Yosemite and Havana

- To become “downtown” for Centennial
  - Old S&P building
    - To turn into 400 residential units
  - Want to bring in more transit-oriented development (TOD)
- Reaffirm Home Rule rights
- Steve Levine
  - Greenwood Village will be working on development at I-25 and Orchard, will Centennial City Council work with them and RTD on this for a larger vision?
    - Ashish – yes.
- April 7 – adopt CO wildlife resiliency code
  - Wildland Urban Interface (WUI) regulations – only applies to WUI not residential areas
    - Hoping to bring down homeowners’ insurance rates
- Waste diversion
  - 7-10 % of waste in landfills is recyclable or compostable
    - Looking at neighborhood clean ups
    - EPR program of 2022 to educate consumers
    - Equal space ordinance
    - Require trash haulers to report certain data on waste and recycling
- Sustainability commission in the coming weeks
  - Change open space advisory board to include more residents
- Large community improvement grant program - due April 8
- Colorado’s women soccer team will have temporary stadium in Centennial, near Broncos training facility

#### Steve Carmine

- Replaced Chrisine Sweetland on Council
- Lives in Heritage Village
- On Budget Committee
  - Budget process begins April/May
- District 2 meeting April 30
- Chuck DePalma asked if small quantities of hazardous/electronics recyclables can be dropped off (currently, Centennial only offers pickup of larger quantities for \$20)
  - Steve – unsure of that, but April 25 is electronics recycling

Motion to approve October 2025’s General Meeting Minutes (Charlene moved, Marty second, vote is unanimous) – Approved

## Board Report

- Leslie stepping down as Board President
- Have a drought, turn on sprinklers in May
- LaDonna to pass on upkeep on HOA sign on Orchard
  - New volunteer?
    - Chuck DePalma to volunteer
- Sign on South part of Monaco
  - Leslie met Colton through backyard (house that currently takes care of that sign), will see if they want to maintain sign upkeep
  - Annie Hall volunteered to help clean it up
    - Cut grass, etc.

## VP Report

- Sunset Park improvements
  - Sunset Park the subject of a park improvement project in the coming months
    - <https://gameplan.ssprd.org/sunset-park-improvement-project>
  - SSPRD has asked for a letter of support from Greenwood South HOA for the project
    - Drafting of letter was supported by all Board members present.
    - Kevin Doran to draft, Leslie Levine to sign.
- Palos Verdes Park improvements
  - Palos Verdes Park is also the subject of a park improvement project in the coming months
    - <https://gameplan.ssprd.org/palos-verdes-park-improvements>
  - Annie Hall has spoken to SSPRD about the project and was told all information is available online.
- Late Summer HOA picnic at Sunset Park
  - Kevin Doran has spoken with Heidi Knickerbocker who owns a few Subway sandwich shops and Kevin will work with her on catering for the September HOA picnic (Aug. 30 or Sept. 13).
- Graceful Hearts
  - Russ Fulmer (Graceful Hearts next-door neighbor)
    - Graceful Hearts has new on-site manager ([gracefulhearts2506@gmail.com](mailto:gracefulhearts2506@gmail.com))
    - Still smoking marijuana, sometimes stop when Fulmers ask them to
    - Tend to ignore no smoking marijuana signs posted in the house

## Treasurer's Report

- Budget
  - Keep on following up with HOA fees

- Used misc. funds for signage
- Grant this year
  - Large community grant – do not usually pursue
  - Community engagement grant - \$500
    - Opens on Wednesday (April 1)
    - Used for fruit gleaning day
      - Waiting to see how trees produce this year
    - Picnic and coffee in the Cul de Sac
- Dues
  - Block reps to circle back to make sure all homes are followed up with
  - No liens on homes, collect back-dues at point of home sale
- Russ - GH has new on-site manager, KD to get corporate contact ([gracefulhearts2506@gmail.com](mailto:gracefulhearts2506@gmail.com))
  - Still smoking marijuana, sometimes stop when Fulmer's ask them to
  - Tend to ignore no smoking marijuana signs in the house

## Board Elections

- President
  - Marty Whitmen led off by discussing the position
  - Nominations
    - Dee Roller nominated Marty Whitmer; Marty *enthusiastically* declined the nomination
    - Leslie Levine nominated Chuck DePalma
    - Charlene seconded - Chuck accepted nomination
      - Charlene mentioned Chuck cooks great chicken – Charlene is apparently *very* pro-chicken
    - Chuck DePalma background
      - From NJ
      - Has worked for Lockheed Martin since 1988
      - 2015 moved to CO (Oct. of 2023 moved to Greenwood South HOA)
      - Engineer by trade, does business development now
      - Enjoys hiking and triathlons
  - Vote
    - Vote for Chuck DePalma as President of the Greenwood South HOA was unanimous. Let the reign of Charles I begin. All hail our new neighborhood overlord.
- Block Representatives
  - Leslie Levine asked for nominees for Block Reps
    - No nominees named

- Need to replace Block Rep B (Chuck's area)
- Leslie Levine notes that the Board will be shifting block reps around a bit given the need to reshuffle due to home locations vs. block rep areas.
- Leslie asked if anyone knows someone who might be interested in becoming block rep to let the Board know.
  - Leslie went over the responsibilities of the block reps
  - Leslie will see if Zach (last name?) wants to get involved

### Upcoming events

- Spring dumpster day May 30 on east side, will run concurrently with the Coffee in Cul de Sac event.
- July 26 block party – more details to come (only hosting one block party this year).
- Still need to decide dates for late summer picnic (Aug. 30 or Sept. 13?) and fall dumpster day

### Open floor

- Sasha Frey
  - Does HOA help with area around Greenwood Gulch (a.k.a. the creek)?
    - No, it's the responsibility of the homeowner
  - Sasha has tree that is falling over
    - Leslie – Jim Wulliman spoke to Britni Kahler, Inspections and Contract Maintenance Manager at Southeast Metro Stormwater Authority (SEMSWA) ([bkahler@semswa.org](mailto:bkahler@semswa.org)) about some trees by K-Life, maybe we can connect Sasha with Britni to look at that specific tree.
      - Kevin Doran to connect Sasha with Britni
        - Sasha to let Kevin know when SEMSWA is coming to look at the tree so he can be there as an HOA board rep
    - Per Marty Wittmer - SEMSWA did walk the entire creek about 15 years ago and then helped with clean-out
    - Let Centennial City Council members from District 2 (see above) know about the tree issue, and other issues in the gulch, and that the HOA is trying to get SEMSWA to come look at it.
- Thanked Leslie for all her service to the Board

The meeting adjourned at 7:53 pm MT.