

Greenwood South HOA Meeting

7/21/25

Attendees (Board / Block Reps):

- Leslie Levine (President)
 - Tait Robinson (Secretary)
 - Troy Salter (Block Rep)
 - Dee Roller (Block Rep)
 - Chuck De Palma (Block Rep)
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7:05 – Meeting called to order

7:09 – June meeting minutes approved (Chuck moved, Dee seconded, all others in favor)

HOA Officer Updates and Reports

1. Vice President Report

a. Food Trucks

- i. Madison Park, Marvella, and Greenwood South hosted a food truck/movie night on June 12. Unfortunately, the food truck (Big Apple Bodega) had a \$750 food sales minimum requirement which was not reached. For that reason, the three hosting HOAs were required to pay the difference between the sales made during the event and the food sales minimum, which totaled \$327.45, or \$109.15 for each HOA.
- ii. Kevin connected Julie Totsch with Sabrina, President of the Madison Park HOA, to arrange payment.
- iii. Given the Board voted earlier this year to host a series of Block Parties, and the additional cost to our HOA for the food truck minimum sales requirement, Kevin let Sabrina know our HOA will not be participating in the upcoming food truck event on Thursday, July 24.

b. Graceful Hearts

- i. On June 25, Ryan Thompson, Neighborhood Services Manager for the City of Centennial, and the one who hosted the call between the City and Kevin Doran and Russ Fullmer last month, reached out to Kevin to get Russ Fullmer's contact information to connect Russ with the Graceful Hearts owner.
- ii. Kevin checked in with Russ Fuller on Tuesday, June 8 to see if Ryan had connected Russ with Graceful Hearts yet, and Russ said he received Roel's cell number. Roel is the manager that oversees Graceful Hearts. Russ has called Roel but has not yet received a call back. Russ said he would try Roel again.
- iii. Russ did say that the outdoor smoking seems to be better though, so hopefully that means Graceful Hearts management spoke to the residents and asked that they tone it down.

- iv. Kevin will follow up with Russ in the coming weeks to see if he's had a response from, or conversation with, Roel.

2. Treasurer Report

- a. Julie sent updated dues payment info
- b. 72 residents have paid
- c. Block Reps should continue outreach to non-payers
- d. Renters may or may not pay depending on the arrangement with their landlord/owner

3. President's Report

- a. Orchard Place Block Party Debrief
 - i. Went well
 - ii. Suggest having people change their RSVP or otherwise notify the organizer if they can no longer make it.
 - 1. 31 people RSVP'd, 16 people showed up
- b. Final block party next Sunday 27th 5-7pm (South Niagara Court cul de sac)
 - i. Logistics discussed, all is set
- c. End of Summer Picnic
 - i. Discussed having it or canceling it
 - ii. Decided to cancel it this year as we will have had 4 block parties already; will revisit holding it next year depending on interest, feedback, etc
 - iii. Leslie will send a cancellation notification via email along with the street sweeping notification
- d. General Improvements
 - i. Orchard road sign planter watering is working well
 - ii. Orchard road weeding
 - 1. Thanks to Jim W and Tom for your efforts!
 - iii. Overgrowth on vacant lot on Orchard (behind the 2 big non-neighborhood houses on S Niagara at the Orchard Rd entrance to the neighborhood)
 - 1. Leslie reached out to the City of Centennial about it; owner will mow / take care of it
 - iv. Grant and related options for the Orchard Road weed strip (between the fencing and sidewalk) was discussed
 - 1. Leslie will see if the Centennial rep will come to one of our Board meetings to discuss the grant process, etc. Grant proposals may have been submitted with 2 contractor bids.
 - 2. Stephanie discussed how to handle existing weeds and stopping seed spread
 - 3. "Hell strip" is the term for the area between the sidewalk and road

- a. It is owned/maintained by Greenwood Village as Orchard Rd is part of Greenwood Village (GV), not Centennial; discussed the need to get GV on board or else the seeds from weeds in the hell strip will stop our progress.
4. Chuck discussed some rock design ideas, the option of acquiring free rock over time and spreading it out section to section
5. Will need to get buy-in / approval from impacted neighbors
6. Discuss in more depth at next meeting
- v. GV removed the curb cut (the “ramp” cut into curbs) opposite the neighborhood entrance at Orchard Rd / S. Niagara St
- vi. Creek behind/between E. Orchard Place and E. Lake Place
 1. Jim was going to reach out to South Suburban to see if they’d do any cleanup work
 2. Leslie will check with Jim on Wednesday and will report if there is more info
- vii. Fruit Tree Gleaning 10/11
 1. Leslie will organize but needs a point person for the day-of as she has another commitment
 2. Chuck will be the day-of point person
4. Secretary Report
 - a. No update on the neighborhood foam board map
5. Block Rep Reports (if applicable)
 - a. None

Next full neighborhood meeting:

- October meeting is tentatively scheduled for 10/27 at Koelbel pending room availability.

Next HOA Board meeting:

- 9/8/25, location TBD

8:05 – Meeting adjourned