

# GREENWOOD SOUTH

## Homeowners Association Newsletter - October 2019

### HOA

The HOA meeting will take place on Monday, November 4th at the Koelbel Library. For those residents that are unable to physically attend the meeting, online or phone participation is available through a third party conferencing company called Zoom. The following information is needed to join:

Website: [zoom.us/join](https://zoom.us/join) - install software

Phone: (408) 638-0968

ID: 212966588

Please contact Leslie Levine at [greenwoodsouthhoa2019@gmail.com](mailto:greenwoodsouthhoa2019@gmail.com) or (720) 841-1195 if you have any questions.

Homeowners will be voting on proposed additions to our current covenants. Each household is allowed one vote and only homeowners who have paid their dues for 2019 can vote. Covenant changes will be listed separately on a voting form. Members will have three ways to submit the voting form:

1. At the November 4th HOA meeting
2. Via email
3. Print voting form from HOA website and give to block rep.

**The deadline to submit a voting form is November 15th. Following the vote, covenants will be modified to incorporate the agreed upon additions.**

**Please note that residents will vote on each covenant individually. The voting document will have a space to vote Yes or No for each covenant and a printed name and signature is required for a vote to count.**

The board is creating a 5<sup>th</sup> and final consolidated amendment. All previous changes from the 1<sup>st</sup> – 4<sup>th</sup> amendments and proposed amendments will be incorporated into the 5<sup>th</sup> amendment.

1. Currently it takes majority (49 households) of HOA members to *enforce* a code (page 4 section 16 of 3rd amendment – titled Enforcement). It takes a majority (49 households) to *change* the code (original covenants, section 14). Covenants currently state that a vote must take place with majority supporting action by the board or committee.

Proposed: Modify language to state that the Homeowners Association Board or Architectural Control Committee can enforce the covenants and shall commit HOA funds to litigation of any sort.

Reasoning: Board was elected to protect the covenants. Verbiage is being cleaned up to allow the board to fulfill obligations.

Per the existing covenants: The Architectural Control Committee shall be composed of the elected block representatives. A majority of said committee may designate an interim representative to act for the committee. In the event of the death or resignation of any member of the committee, or their refusal or inability to act, the remaining members shall have full authority to designate an interim member. Neither the members of the committee or its designated representative shall be entitled to any compensation for services performed pursuant to this covenant. The majority of record owners of all lots subject to these protective covenants may change the members of the committee by a duly recorded written instrument; but in no event shall plans, specifications and other matters previously approved by the above-named Architectural Control Committee be changed materially by any new committee.

2. Proposed: The Board of Directors and Architectural Control Committee reserve the right to enforce any and all City of Centennial code yard restrictions.

*[https://library.municode.com/co/centennial/codes/municipal\\_code](https://library.municode.com/co/centennial/codes/municipal_code)*

7-6-20: Removal of noxious vegetation

7-6-30: Unlawful growth of weeds

The board of directors and the Architectural Control Committee have determined that a covenant shall be designed, with financial penalties, to maintain the appearance and landscaping of all residential properties since at present over 10% of our residential homes are rental properties. The determination of the fines and allocation of time to remedy said problem will be determined by the Architectural Control Committee. The said fines will be incremental based on the violation, and the time factor to get said property in compliance. The fines shall not exceed \$500.00, and will be in a 30, 60, 90-day notification cycle. At the end of 90 days, if property is not in compliance, said fines will be lien against the property with the homeowner of title, all legal, and filing costs to be included in the lien. If still unresolved after 90 days, the cycle of notification will begin again and fines for any residential property will not exceed 3 cycles of notification, and not exceed \$1,500.00 in total costs, fines and fees. If still not resolved the board is authorized to file a complaint in the courts and or arbitration, at the board's discretion to seek relief.

Reasoning: At present, it takes 2/3 of the voting households to make these changes, which is roughly 66 votes. It can take months and years as shown in the past to complete any change or event. The HOA needs a faster track to accomplish and protect our neighborhood in a timely manner.

3. Proposed: Dues shall be mandatory for all residential homes in Greenwood South on an annual basis. The HOA dues for each year will be declared at the spring HOA meeting and approved by quorum at that meeting. HOA dues will be collected by block reps, mailed to the treasurer of record, or transferred digitally. Dues will be collected up until the end of June. At that time, the dues will be considered delinquent, and a notice of 90 days will be issued. At the end of that first notice, a second notice of 30 days, a total of 120 days, the HOA will be entitled to a lien, and filed in the county. All associated fees will be included in the lien with a \$100.00 administration fee.

Reasoning: At present, the language is not specific or clear. We need precise legal language. 95% of all residents pay their dues in a timely manner. This covenant would assure equal representation and dues for all members.

4. Proposed: Trash service: The Board of Directors will take bids from a minimum of 3 trash companies and negotiate a minimum 2-year contract, or a 3-year term contract, for one trash service for the 96 homes in the HOA. There will be a mandatory \$250.00 fee per year, per home that is non-compliant with group trash service.

Reasoning: There will be 4 HOA meetings in between contracts. During these meetings, before the next contract, the HOA members can work together to get a better company for the next contract. There are 7 companies presently providing trash removal, all days of the week and all hours. This will eliminate noise, traffic, dirt, and the wear and tear on our streets. We might get new streets only every 18-20 years, with trash trucks destroying the streets, we may get into a real mess like the current streets in Palos Verdes.

Many HOAs have taken this approach. The Board recognizes that this will take 6 months to a year to get everyone switched to a new service. We understand some like their current trash provider and day of service, but as a group, we can get better rates. Each owner is responsible for their own payment, NOT the HOA.

5. As already stated in the present covenants, there shall not be any residential property used for a for-profit business that is not contained in the residence. There cannot be any excess traffic, deliveries, or activity that causes any unusual activity as determined by the board of directors. Going forward, any home business shall

notify the board prior to activating any said business. All businesses must be vetted under city code and classified as home occupations and be compliant with all city and state codes. There will be no allowance for any residential property to convert any garage and/or structure on the property to create a living space, such as a rental garage and/or a “mother-in-law quarters” on said property. Any and all residential care facilities must request a hearing of the HOA members, and be completely vetted by the board of directors and a minimum of 2 public hearings prior to any license filings for a said facility to be occupied in the HOA area.

No exemptions. Any and all residential properties that are converted and/or used for rental property effective 3/1/2020 shall deliver to the board, a copy of the said lease or rental agreement prior to the renters taking control of said property. A minimum of a 10-day notice is required for any and all renters, identifying the actual owner, renters, and phone numbers for any and all partners and the term of the rental agreement. There will be no rental property for any period shorter than 6 months. No day rentals, week rentals, or monthly rentals.

6. Proposed: Restrict the storage of any motorized vehicles, within the residential neighborhood of Greenwood South. Rental properties shall be restricted to a maximum of 2 vehicles on the street, 2 in the garage, and 2 in the driveway. There will be no storage of any vehicles inside the HOA by any non-owner of property in the HOA area. There is no change to the existing covenant pertaining to recreational vehicles.

Reasoning: We had an auto dealer home business from Palos Verdes that was parking his inventory in and around our neighborhood. We also had a rental that was parking 4 cars on the street. Under city code we have no protection. Under a covenant, we can restrict this activity.

7. Proposed: Establish and maintain a reserve fund not to exceed \$20,000.00.

Reasoning: There will need to be new signage and costs involved to operate the HOA. If numerous lawsuits are filed, we could end up paying out fees until cases are resolved in the courts. We have had to prepay close to \$4,000.00 already on just one case, which was recovered under the present covenants. As more rentals become activated, we must have surplus funds to hedge these issues. As we obtain this reserve, we could actually adjust our dues downward in the future. This is very common for HOAs to have a stated reserve account.

## **City of Centennial**

A pilot program called Spark Centennial helps the community with resources to create temporary, one of a kind pop-up events. Its purpose is to spark interaction and connection within the community by bringing new life to Centennial's shopping centers. Visit [centennialco.gov/spark](http://centennialco.gov/spark) for more information and upcoming events.

## **Arapahoe County**

According to the Arapahoe County News, 9-1-1 centers are now able to receive fast and accurate caller location data placed from an iPhone with iOS 12 or from Android phone version 4.0 and up. Easily confirming the location of mobile callers is now possible for local emergency responders as a result of the Arapahoe County 9-1-1 Authority's implementation of the RapidSOS NG911 Clearinghouse.

A news release dated May 6, 2019 from the county's 9-1-1 authority is posted on the Arapahoe County website. Visit [arapahoegov.com](http://arapahoegov.com) to read the full announcement.

## **HOA Board Representatives**

President:	Marty Plank	303-773-9458
Vice President:	Glenn Gravelle	303-771-4302
Secretary:	Leslie Levine	720-841-1195

### **Block Reps:**

Area A:	Christi Johnson	303-503-9221
Area B:	Dee Roller	303-882-9536
Area C:	Jan Lynton	303-877-0622
Area D:	Marty Wittmer	303-547-7567
Area E:	J. D. Mayotte	303-770-2353

