

**GREENWOOD SOUTH HOA MEETING  
DECEMBER 1, 2020**

Attendees: Leslie Levine, Charlene Hovey, Irene Anderson, Kathy Anderson, Sid Gregory, Mike Stone, Kevin Doran, Stephanie Lindberg & Marty Galloway, Paul Hoyeu, Glenn & LaDonna Gravelle.

The meeting was called to order at 7:04 p.m. by Leslie Levine. Board members, block representatives and attendees were introduced.

Minutes and Treasurer's report of last meeting were reviewed and approved.

The position of Secretary has been filled by LaDonna Gravelle. In addition to recording minutes of meetings, additional responsibilities include the coordination of the quarterly newsletter and maintaining contact lists including the electronic version of the directory and a contact spreadsheet.

An additional volunteer opportunity involves putting out signs for dumpster day, street sweeping and HOA meetings. If anyone is willing to assist with this, please contact a member of the Board at [greenwoodsouthhoa2019@gmail.com](mailto:greenwoodsouthhoa2019@gmail.com)

Charlene Hovey reported that dues not paid are mostly rental properties. Zach & Abby Ploen assisted in getting addresses of rental owners. This assures that both rental owners and renters will receive all notifications from the HOA. A formal letter including copies of updated covenants will be sent to owners requesting payment of dues.

Kevin Doran and Irene Anderson collected information from several trash companies in an effort to consolidate trash service. Please note this covenant did not pass so it is not required; but with more information, this can be presented in the future. Kevin presented a spreadsheet with available information. At this point, Waste Connections and Republic Service are the most willing to work with us. It would be great to have less large trash truck traffic through our neighborhoods where we have so many families with little children and less wear and tear on our streets. It was suggested that block reps could gather comments, questions, concerns, etc. We all could help the reps if one neighbor would contact another person to share all the benefits of one trash service. Thanks to Kevin and Irene for their continued research in this effort.

New covenant information:

Amendment 1: Enforcement of covenants. 47 yes, 18 no

Amendment 2: Enforcement of City of Centennial code yard restrictions. 46 yes, 19 no

Amendment 3: Clarification that dues are mandatory. 49 yes, 16 no PASSED

Amendment 4: Consolidated trash service. 46 yes, 19 no

Amendment 5: Residential property used for a for-profit business. 40 yes, 25 no

Amendment 6: Storage of motor vehicles. 50 yes, 15 no PASSED (This permits 2 cars in garage, 2 in driveway and 2 on the street.

Amendment 7: Reserve fund. 49 yes, 16 no PASSED

An attorney will be hired to incorporate these new covenants into the current covenants.

Mike Stone reported on the [CenCON updates](#).

The new sidewalk on Orchard (Orchard Road Trail) is well used and appreciated by people in our neighborhood as confirmed by attendees at this HOA meeting. Leslie reported that the area has been seeded but germination won't take place until spring/early summer. With that in mind erosion control measures will be required by Southeast Metro Stormwater Authority (SEMSWA) to stay in place through a similar time frame.

Centennial has agreed to remove snow on this Orchard Road Trail. This runs from Palos Verde to Quebec. Their sidewalk snow removal policy can be found on the website, but the metric for snow removal on sidewalks along arterial roadways is 4 inches or more of snowfall accumulation. The Public Works Director can authorize this service numerous times during a snow event depending on the severity and accumulation to keep the walks clear in a timely manner, post event. If you have any questions regarding snow removal, please call Mr. Mike Nelson at 303-325-8000 to discuss.

Charlene Hovey reported that Dumpster Day was a success with great interaction between HOA homeowners when dropping off their items. This is a great way to meet new people in our neighborhood.

Since relationships are so important and a big reason why we all love this neighborhood, Charlene presented the idea of welcome baskets to new residents. These baskets, delivered by blocks reps, could include a neighborhood directory, fruit, gift card to local restaurant, etc. Suitable suggestions would be welcomed by Charlene as she continues to pursue this idea.

Sid Gregory graciously put together a Neighborhood Map with names entered. It was agreed that this would be a very helpful item to distribute to HOA residents. Updates on new residents could be posted in newsletters with a note asking residents to update their lists. Thank you, Sid.

The meeting was adjourned at 7:57 p.m.

Respectfully submitted,  
LaDonna Gravelle, HOA Secretary