

# Greenwood South

## Homeowners Association Newsletter – December 2021

On behalf of the HOA board, I'd like to wish everyone a joyous holiday season and a happy, healthy and prosperous new year! We are so appreciative of the acknowledgment of the hard work that has taken place throughout the year to improve the beauty and sense of community in Greenwood South. It is a pleasure to serve the community.

### **Centennial Ordinances**

Please be aware of a few new Centennial ordinances.

1. A licensing program is being created for short-term rentals (Airbnb, VRBO, etc) that goes into effect on January 1, 2022. Some of the requirements include: 2 off-street parking spaces, occupancy limited to 8 people not including children, a reachable representative must be available 24/7 and contact information provided to the adjacent residents. More information is available at [www.centennial.gov](http://www.centennial.gov).
2. A second ordinance was passed requiring trash cans to be stored out of view from the street.

### **Crime Awareness**

Crime continues to be an issue in south metro Denver. Remember to lock your car doors when parked outside and keep garage doors closed.

### **Traffic Mitigation**

The city of Centennial has responded to a few requests on the east side of the neighborhood.

1. There was some concern about too many parked cars on East Lake Circle. The signage is compliant with city ordinances, thus no new "No Parking" signs will be added. The staff person has requested that the Sheriff's Office conduct compliance enforcement. If cars are parked in No Parking zones, please contact the non-emergency line at 303-795-4711.
2. Traffic Engineering Services assessed the need for an all-stop intersection at East Lake Circle and Newport Street. At this time, the city will not make any modifications due to the following findings:
  - The intersection did not meet thresholds for vehicle volumes of a minimum 300 vehicles per hour for 8 hours on the major street.
  - The intersection did not meet criteria of 5 or more crashes in a 12-month period that are susceptible to correction by a multi-way stop.
  - Geometric constraints, such as substandard sight distance, or other issues that would be remedied by a multi-way stop, were not observed.

An alternative approach to address residents' concerns about safety and speeding on residential streets is the City's Neighborhood Traffic Management Program (NTMP). This program examines entire stretches of neighborhood streets. We are currently seeking volunteers to assist with researching this opportunity and potentially submit a grant application to address traffic issues on the east and west sides of the neighborhood. Please contact Leslie at [greenwoodsouthhoa2019@gmail.com](mailto:greenwoodsouthhoa2019@gmail.com) if you are interested in volunteering.



### **Weed Mitigation along Orchard Road**

Slowly, but surely, we are addressing the weeds along Orchard Road. Here is the progress so far:

- The HOA paid a landscaping contractor to address the weeds from Niagara Street to the KLIFE house.
- The city successfully contacted the owner of the vacant lot on Orchard Road to the east of Niagara Street. While some weeds have been cleared, the expectation is that all weeds are below eight inches, especially when it's visible from the right-of-way or visible to the adjacent neighbors. All remaining debris needs to be removed as well including the dead trees. The code compliance officer conducted an inspection on December 3<sup>rd</sup> and determined that further action will be taken by the City to obtain full compliance in a timely manner.
- The Southeast Metro Stormwater Authority (SEMSWA) has cleared weeds on their property on the east end of the neighborhood.

### **Waste Connections**

Waste Connections mistakenly raised monthly rates, however bills have been adjusted back to the \$16 per month rate for trash and recycling. Per our contract, monthly rates cannot be increased by more than 4% annually. For those who would like to switch their service to Waste Connections, please call Customer Service at 303-288-2100 and reference Greenwood South HOA to receive the contracted rate.

### **Volunteer Recognition**

As the year comes to an end, it is a great time to recognize all of the volunteers who make our HOA successful. There are always ways to get involved in the HOA whether you have a little or a lot of time to give.

Elected board members: Leslie Levine, Mike Stone, LaDonna Gravelle, and Charlene Hovey

Block representatives: Dee Roller, Christi Johnson, Irene Anderson, Sid Gregory, Marty Wittmer

HOA signs: Sue and Chris Blakeslee

HOA picnic: Stephanie and Jeremy Krasne, Kevin Doran, Erin Slattery, Leslie Levine

Watering HOA sign on Orchard Road: Dee Roller, Charlene Hovey, Jeannie Lindley

Newsletter: Christi Johnson, Leslie Levine, and Irene Anderson and most recently, Ann and Tom Koenig

Dumpster Days: Marty Wittmer, Mike Stone

Clean-up Day: Sid Gregory, Mike Stone, Leslie Levine, Marty Wittmer, Patrick Hession & Sara Orrange, Susan McMinimee, Tom Koenig, Jim Wulliman, Katila Milligan-Pate, David Peeples, Anna Stepp, LaDonna Gravelle, Amy Plog, Irene Anderson, Charlene Hovey, Steve Levine. An additional shout-out goes to GrowLocal Colorado (843 pounds of fruit gleaned!) and Eduardo Sifuentes and his landscaping crew [(720) 577-8345].

HOA contact list: Irene Anderson

Community map: Sid Gregory

Trash and recycling contract: Irene Anderson and Kevin Doran

### **HOA Elections**

HOA elections will take place during the March 7 HOA meeting. We'll announce in the spring newsletter whether or not we will meet in person or via Zoom. Charlene's term as Treasurer will come to an end, so we are seeking candidates. The treasurer is responsible for collecting dues, overseeing the bank account, providing a monthly Treasurer's Report, and paying bills.



## HOA Board Representatives

## Block Reps

|                |                  |   |        |                          |   |
|----------------|------------------|---|--------|--------------------------|---|
| President      | Leslie Levine    | 720-841-1195<br>teachbeach71@gmail.com  | Area A | Christi Johnson          | 303-503-9221<br>johnsoncm8@gmail.com    |
| Vice President | Mike Stone       | 303-770-2302<br>mjbs131@aol.com         | Area B | Irene Anderson           | 720-291-4919<br>anderson_i@msn.com      |
| Secretary      | LaDonna Gravelle | 303-562-8525<br>ladonnajg@gmail.com     | Area C | Julianne and Sid Gregory | 303-726-1692<br>sidgregory@msn.com      |
| Treasurer      | Charlene Hovey   | 303-981-5680<br>charlenehovey@gmail.com | Area D | Marty Wittmer            | 303-547-7567<br>mwittmer@kentdenver.org |
|                |                  |   | Area E | Dee Roller               | 303-882-9536<br>rndr6055@outlook.com    |

**HOA website:** [greenwoodsouth.com](http://greenwoodsouth.com)

**Email:** [greenwoodsouthhoa2019@gmail.com](mailto:greenwoodsouthhoa2019@gmail.com)

  
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