

Greenwood South HOA Meeting Minutes

10/27/25 (Koelbel Library)

Board Members:

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

Other residents present:

- Sue Blakeslee
- Glenn Gravelle
- LaDonna Gravelle
- Russ Fullmer
- Charlene Hovey
- Steven Levine

Call to Order / Introductions: 6:45pm

Library Presentation (Thanks Stephanie for setting it up!)

- Kelsey (Koelbel employee) provided an overview of services, resources, walked through website, etc.

Approve Previous Meeting Minutes: 7:06pm; Moved (LaDonna), Second (Charlene)

1. President's Report

- a. Leslie is open to stepping down if anyone would like to step up (no volunteers)
- b. Leslie would also like someone to take over the website admin (Chuck DePalma volunteered after the meeting)
- c. All of our HOA docs are in a Google drive.

2. Vice President's Report

- a. Graceful Hearts
 - i. Russ Fulmer says things are a bit better
 - ii. There is new onsite manager (Dani/Danny?)
 - iii. The house has room for 8 individuals but is not full at this time
 - iv. Additional discussion emerged later in the meeting, Steven asked about steps we could take to escalate; Leslie indicated that we had already resolved this to the extent possible and cannot do more than we've already done at the risk of being subject to harassment charges.
- b. Movie Night
 - i. Not much resident participation
 - ii. Consensus is that we would be happy to put signs up and publicize, but won't participate in funding food trucks, etc
 - 1. Additional discussion later in the meeting about food trucks
 - a. The organizer lives in Marvella
 - b. Food trucks have a minimum earning amount; if they don't make that amount of money, then we have to pay the difference, which is what happened this year.

3. Treasurer's Report

- a. 80 of 96 residents have paid
 - i. 75-80% used Cheddar Up
 - ii. 4-5 homeowners are chronic non-payers; there was discussion around what to do about them, if anything
 - 1. The lien process is tedious and requires follow-up every 6 months.
 - 2. There is an opportunity to collect when a home is sold.
 - 3. Owners have to pay even if they have renters.
 - 4. Stephen would like to escalate things.
 - 5. Tait supports Steven's position
 - 6. Discussion about merits of enforcing versus not enforcing

- 7. 5 of 16 non-payers as of now are renters
 - 8. General consensus is to wait until the home is sold rather than escalating.
 - b. Reimbursements can be made via Zelle
- 4. Secretary's Report
 - a. Map
 - i. Displayed at the meeting
 - b. Watering the neighborhood sign/planter on the corner of E. Orchard Road and S. Niagara (hose run from Tait's house 6667 E. Orchard Place to corner)
 - i. Working well, everyone is happy.
- 5. Block Reps / Block Party discussion
 - a. Good overall
 - b. Coffee in the cul de sac was good
 - c. Maybe too many block parties this summer, overall, there were 4
 - d. What about the park picnics
 - e. Chuck suggests one party on the West side and one party at the park
 - i. This would be picnic at the park and block party on West
 - ii. Perhaps do Coffee in the cul de sac
- 6. Open Forum / Other Items
 - a. Glen suggested a police/faith speaker down the road
 - b. CenCON (Centennial Council of Neighborhoods)
 - i. Aasim is our rep, have not received any updates from him lately
 - ii. Leslie gets regular emails
 - iii. Steven said when he was the rep it was an interesting group
 - c. House sold in Leslie's cul de sac, a "friendly" sale between people who know one another (ex-husband to ex-wife), so it did not sell for market value
 - i. Some other general house sale discussion
 - ii. Steven asked how many original residents/owners are remaining in the neighborhood and who they are.
 - 1. Steven would potentially like to interview them and put article in the newsletter; TBD
 - iii. Julia said that it seems that some streetlights were out
 - 1. Leslie said that City of Centennial has a "Concerns" reporting mechanism to report things and it works well, the City replies promptly: [Report a Problem](#)

- a. Glen told a story good police intervention with an elderly neighbor
 - b. Dee told another similar story
- iv. Russ said lights near him got fixed
- v. Glen said neighborhood lighting is important

Next Meeting: Monday, December 1st

Meeting Closed: 7:55pm