

Barbara Puchalski - Editor

THE CG GAZETTE

Terry West—Distribution

President's Message

As we sang Auld Lang Syne and brought in the new year, must we never forget those good feelings and nostalgic times we spent with our departed friends & neighbors Sam Albergo and Bob Schlein. They will be missed by our Country Greens Community.

As you all know, 2021 continued to be challenging for the Board of Directors. We had a change in landscaping companies, also had an Executive change on the Board thus resulting in the appointment of Betty Rowland as Vice President. Covid of Course slowed a lot of our intended projects, but we did manage to complete the painting of all the buildings, cleaning of roofs, refurbishing of sidewalks, cleaning of the community drains, and remodeling of the clubhouse. There are some things that remain on the project list, however; I am sure that with the newly Elected Board it will not take them long to finish up.

My term is soon over, and I would like to thank all my committee members, working Board members (especially Terry West), and Kris Elliot from Campbell Property for all the help. I could not have done this without them.

In closing, please know that it was my pleasure to serve as the President of Country Greens HOA.

Sincerely, Joanne Slocum-President



“The comfort of having a friend may be taken away,

but not that of having had one.” - Seneca, Philosopher



May the memories of our friends,
Bob Schlein and Sam Albergo,
never fade away



Property Manager

Kris Elliott 561-432-2703

Kris@campbellproperty.com

Office: 561-432-2703 (Kris)



Campbell Property Management

Serving South Florida Since 1953

561-432-2703

Fax 561-432-2181

Bookkeeping at Campbell:

Teri Burgess 954-427-8770

ar@campbellproperty.com

COMMUNITY REMINDERS

Visit Our Country Greens Website

www.mycountrygreens.com

Login: enter@mycountrygreens.com

Password: shady12467

and Facebook Page



Country Greens at
Westchester,
Boynton Beach, FL

FOR THE LATEST

COUNTY MOSQUITO CONTROL

can be contacted by individual home owners to come out and to spray around their residence when there is a problem. 561-967-6480



Parking

Resident and guest parking is allowed on the streets from 6:00 am until 1:00 am. Commercial vehicles from 8:00 am until 8:00 pm



Overnight parking is permitted in designated parking areas between 10:00 pm and 8:00 am, Please **NOTIFY** a board member of the license plate number in case of an emergency.

Trash must be placed in a closed container while awaiting pickup. Garbage cans and recycle bins should be stored in an area out of sight.

TRASH goes out Mondays and Thursdays late afternoon for next day pickup.



PICKING UP AFTER YOUR DOG IS NOT JUST BEING POLITE



Dog poop carries millions of bacteria, parasites, pathogens and viruses that can be transmitted to both other animals & people. How would you like it if you or your dog tracked it into your home or car? NO? Then pick it up!! We are so fortunate that our community allows our beloved pets to live here. Please do not ruin it for the rest of us.



Inspect your home regularly.

Does your fence or driveway need to be repaired, pressure cleaned or painted? Are your gutters clean? Are your screens torn and is the roof look like it's in good repair. All issues need to be addressed prior to hurricane season and at the end of the rainy season.



By working together we make our community a home



Pets must be on leash at all times

NO EXCEPTIONS!

Homeowners are responsible for pest control inside



their homes. This is why garage doors should be closed when not in use. This will help keep out unwanted pests and unwanted "guests".



Violators will be brought before the Grievance Committee

IT'S THE FLORIDA STATE LAW!

COUNTRY GREENS @WESTCHESTER HOA, INC.
BOARD MEETING, TUESDAY, JANUARY 18, 2022 (Zoom)
DRAFT-MINUTES TO BE APPROVED

1.Meeting called to order by President Slocum @7:06 pm.

Directors Present: President Slocum, VP Rowland, Sec./Treas.

West, Bob Freedman. Quorum established.

Absent: Mark Rappa, Joe Rana

Present: Kris Elliott, Property Mgr.

2.Correspondence-in President's report

3. Approve Previous Board Meeting Minutes (November)-Poker Table-

To be corrected as follows-Bob Freedman made a motion to grant permission allowing the poker club to store their playing table in the men's bathroom; seconded by Joe Rana. Motion passed 5 in favor, 1 against.

4. Presidents Report: President Slocum stated she will be deposed January 26th as a result of Daniels Law Group (2017 Hurricane Irma-Roof damage).

We have new Campbell Property Maintenance man @clubhouse; name is Nate Thurlow (Josiah's brother). She received phone call that Sam Albergo passed away early this morning.

She received correspondence from Carolyn Wasserman, 12329 CG regarding Ellen Levin (Aunt) who lives with them. Ms. Levin parks her car @pool parking lot without HOA Board approval. Bob Freedman made motion for Kris (Property Mgr.) to mail letter that states HOA Rules & Regulations state no vehicle may park in streets from 1A-6A; seconded by VP Rowland; motion passed.

5. Financial Report as of December 31, 2021

\$Petty Cash \$400, Southstate Bank Operating \$66,914.34 Total Current Assets \$67,314.34.

Reserves: Beal Bank CD (10/26/22) \$104,607.30; Beal Bank CD (5/20/22) Two @\$106,482.75; Valley National \$201,136.27 Total

Reserves \$518,709.07

6. Architectural-VP Rowland-Chair

1. 12191 FG: install impact windows, doors & sliders

Motion made by S/T West to approve app.; 2nd by Pres. Slocum & passed

Landscape-S/T West-Chair

12203 FG-request to plant 4 ft. tall Podocarpus @front window

Motion made by S/T West to approve request; 2nd by Pres. Slocum. Motion passed.

Request (Lisa Scrivano) to replace dead flowers in pots at pool patio; would like donation from HOA. Motion made by S/T West to make donation under \$50, 2nd by B. Freedman. Motion passed.

12227 FG-app with letter requesting their own gardener for landscaping issues; Board discussion held; app not approved. S/T West will contact by email with options & meeting.

Newsletter-Barbara Puchalski-Editor

Articles by Friday night Jan. 21 as working full time now.

COBWRA-ZOOM meetings; highlights when received will be posted in Gazette Newsletter

COUNTRY GREENS @WESTCHESTER HOA, INC.
BOARD MEETING BY ZOOM CONTINUED

Pool-Chair VP Rowland

New maintenance man Nate Thurlow (Campbell Prop Mment employee)

Pool tech (Hayden) leaving Perfectly Pure Pools

Miguel (Campbell Prop Mment) has repaired loose pavers

Temperature is 88 degrees

Need electrician for light/s issue

Property Manager Kris Elliott

1. 2nd letter for Annual meeting February will be mailed Tuesday Jan 25th
2. Homeowners need to address their landscaping if they have placed red reflectors in shrubbery
3. Electrician has been scheduled for 3:30P Jan 20th

WMA: Master Association-Chair Mark Rappa

No report

Social Club/Activities/Supper Club

1. Jeff Giocondo-Chair stated Super Bowl Tailgate Party scheduled on Feb. 11th; will post flyer
2. David Allen-Supper Club stated Jan. 15th Supper Club a success;
Feb. 26th is next dinner (spaghetti & meatballs); will post flyer

New Business:

Jessie's Bingo @Clubhouse-Bob Freedman made motion to sanction

Jessie Stanton's request to play Bingo at the clubhouse; 2nd by President Slocum. Motion passed.

Phone Directory 2022:

Barbara Puchalski, Editor stated any corrections/changes are to be sent to barbaracountrygreens@gmail.com.

Meeting adjourned @8:25 pm.

Respectfully submitted,

Terry West, Secretary/Treas.

DRAFT: to be approved @next Board meeting



COBWRA

COALITION OF BOYNTON WEST
RESIDENTIAL ASSOCIATIONS

DELEGATES MEETING HIGHLIGHTS • January 19, 2022 • VIA ZOOM

ELECTED OFFICIALS' REPORTS

COMMISSIONER MARIA SACHS

- The Commissioner is focused on the issues of Human Trafficking. Florida #3 in nation and PBC #3 in state for trafficking and is a magnet for runaways.

SCHOOL BOARD VICE-CHAIR KAREN BRILL

- Reported several proposed bills in Tallahassee, related to public education, which she opposes: cameras in classrooms, making school board elections partisan, and prohibiting classroom discussion of race.
- Stated that Critical Race Theory is not taught in PBC.
- There is an upcoming community input meeting about the new middle school located next to Sunset Palms Elementary.

FIRST RESPONDERS' REPORTS

PBSO CAPTAIN SHAWN EASTMAN

- Reported crime in all areas is down.
- The Community Policing Team has been busy with helping food pantries, food for seniors, collected 300 pairs of shoes through "Jacob's Shoes", and working with kids and homeless through The Soup Kitchen.
- Stressed caution when driving with our current increased traffic. Do not keep valuables in the car and be sure to lock it.

FIRE RESCUE BATTALION CHIEF PETE HUND

- Two new area stations are moving along on schedule. The White Feather station, on White Feather just east of Military Trail, has broken ground and the temporary station at Lyons Rd. & Flavor Pict is scheduled to open later this year.
- Garage fires are caused by charging golf carts in an enclosed area. Use CO2 monitors and if detected call Fire Rescue, open garage door and evacuate the house.

NOMINATING COMMITTEE

- The following five people were nominated via email: Dagmar Brahs, Delegate, Tara Estates; Lainey Brooks, Delegate, Valencia Cove; Sharon Reuben, Delegate, Valencia Isles; Myrna Rosoff, 2nd Alternate, Aberdeen; Steve Wolfberg, 1st Alternate, Valencia Pointe.
- Sharon Reuben was appointed Temporary Chair by President Rappaport.

SUPERINTENDENT OF SCHOOLS - BETH RAPPAPORT ON BEHALF OF MICHAEL J. BURKE

- Mr. Burke lobbied in Tallahassee during PBC Days for their legislative platform including increasing pay for lower paid employees.
- A Holocaust Commemorative Remembrance Ceremony is being held on January 27.
- Schools are partnering with the Health Care District to provide COVID-19 testing for students and eventually staff.
- Graduation rate increased from 90.2% to 91%.

GROWTH MANAGEMENT – DAGMAR BRAHS

- The Committee recommended approval of the two proposals presented this month.
 - **More Space Storage**, to be located north of Flavor Pict Road on the east side of Military Trail on the current salvage company site.
 - **Melrose Commercial**, previously approved, is requesting modifications to their plan. It is located on the east side of SR7/441 at Armone Place. The addition of increased landscaping on the north and northeast corner of the property was included in the motion sent to the Delegates.
- Both proposals were approved by the Delegates.

PRESIDENT'S REMARKS – BETH RAPPAPORT

- COBWRA traveled to Tallahassee for Palm Beach County Days meeting with lawmakers and presenting the COBWRA 2022 legislative agenda.
- Reported the Planning Commission meeting voted against the text amendment to facilitate a land swap proposal transferring development rights from Indian Trails Grove into the Ag Reserve, increasing the number of homes. It will go to the BCC in February.
- The Member Directory pickup distribution is complete.
- Save the Date! The Health & Wellness Committee presents a symposium on vaccine awareness. VACCINES: PAST, PRESENT AND FUTURE will be held via Zoom on February 10, 2022 at 7:30 PM with featured speaker LARRY M. BUSH, MD, FACP, FIDSA.
- A free concert is scheduled for Saturday, Feb. 19 at 7 PM at the Amphitheater at Canyon Town Center. COBWRA is a title sponsor.
- COBWRA's upcoming committee meeting dates have been posted on our Facebook page. These committees are open committees and are accepting new members. We are also seeking a Chair for the Water and Wetlands Committee. Please email info@cobwra.org for information and meeting links.
- All COBWRA meetings continue to be via Zoom due to the Omicron outbreak.

FEATURED PRESENTATION: "Understanding Human Trafficking", Presented by Briana Salter, Outreach Coordinator, PBC Victim Services.

- Explained the various issues associated with sex and labor trafficking. To report suspected abuse, contact Palm Beach County Victim Services at 561-833-7273 and/or the National Human Trafficking Hotline at 888-373-7888 or text HELP or INFO to BeFree (233733).



Next Meeting: February 16, 2022 • 9:30 AM

Highlights by Bruce Brodsky and Debbie Murphy

WESTCHESTER COMMUNITY MASTER ASSOCIATION
BOARD OF DIRECTORS MEETING
November 16, 2021

MEETING MINUTES

Call to order

The Westchester Community Master Association held a meeting on Tuesday, November 16, 2021. The meeting was held via Zoom. Barbara Fish called the meeting to order at 9:05 AM. Also, present was Ralph Nathan, Vice President, Charlie Ross, Director, Kristine Simms, Treasurer, Cheryl Edwards, Director, Jane Newman, Director and Mark Rappa, Director. Sub-association presidents were also invited and in attendance.

Scott Thibodeau, Community Manager with RealManage was present. A quorum was established, and proper notification of the meeting was provided.

Approval of Meeting Minutes: The Board reviewed the prior meeting minutes from October. It was noted corrections need to be made to the draft minutes.

Financial Review:

The Board was provided a copy of the September Balance Sheet. Total assets showed at \$28,575. The reserve account showed a balance of \$385,193. Delinquent assessments totaled \$5,480.20 as of November 16, 2021.

Unfinished Business:

During the October meeting, it was noted the "no fishing" sign was not provided to Lakes at Westchester. The president provided a picture of the sign that was missing. Ralph Nathan advised the sign was a basic black and white sign and could be ordered from mysecuritysign.com.

New Business:

The Board reviewed correspondence from Future Horizons. It was stated this item would be tabled at this time. If the sub associations would like to use Future Horizons, they can do so by contacting them directly.

The Board discussed obtaining an updated credit card and an additional card for board use.

New soil and plants will be installed on the east side.

Management Report:

Management provided an updated report of action items for the board to review. It was requested management ensure the telephone account has been cancelled. At this time there are no invoices coming in for Westchester. This needs to be researched further.

Open Forum

The Board requested the status of the line items on the financial. Corrections were to be made in the October financial allocating funds to the correct line items.

Beth Bohon advised she did not get the meeting invite and has no access to the board portal.

Adjournment

There being no further business to come before the board, the meeting was adjourned at 10:14 AM.

The next meeting is scheduled for January 25, 2021. It was requested the meeting be scheduled onsite at one of the clubhouses.

Respectfully submitted for Approval By: Scott Thibodeau, LCAM, CMCA, AMS



COUNTRY GREENS SOCIAL CLUB INVITES YOU TO A SUPER BOWL TAILGATE PARTY

Friday, February 11, 2022 @ 6:00pm

(Rain date - Saturday 12 @ 6:00pm)



\$10.00 Includes: A Variety of Subs, Salads, Bottle Water, Coffee, and Dessert

50/50 Raffle and Cash Bar

RSVP AND PAYMENT DUE BY FEBRUARY 5, 2022

JEFF GIOCONDO - 518-424-2189 (12341 Country Greens)

LISA SCRIVANO—973-865-2125 (12220 Country Greens)



SUPPER CLUB

February 26, 2022 @ 6:00pm

For Only \$16, Spaghetti & Meatballs, appetizer, dessert, soda and water

Remember to bring your own beverage!

Reservation required by Jan 19th

Payments to Dave Allen 561-738-3119 or Mike Arnone 336-402-0532



HAVE SOMETHING TO SHARE?

ALL SUBMISSIONS ARE DUE BEFORE THE SUNDAY AFTER THE HOA BOARD MEETING

IN WRITING OR EMAIL PLEASE

Barbara Puchalski, editor, barbaracountrygreens@gmail.com