

# *THE* CG GAZETTE



Barbara Puchalski - Editor

## President's Message

This last year has been a year of challenges and changes. Thoughts and prayers to all who have lost family, friends or experiencing health issues. A warm welcome to our new residents that have joined us! To access information such as Documents, Rules and Regulations, or our Newsletters, visit our Website at <http://mycountrygreens.com/>.

Thank you all who joined our Board Meeting on Tuesday. Hoping to have increased participation in our future meetings.

Security is a priority for all. We used to have a Security Committee that would report any incidents not only in our community, but in the surrounding neighborhoods. If anyone is interested, please contact one of your Board Members. It is important to all if you see something, say something. Call the police or sheriff's office, whichever is appropriate. The Palm Beach Sheriff's office number is in our Directory, 561-688-3400. It is important to all that incidents are reported to the proper authorities and informing a Board Member of the occurrence.

Does Campbell have your correct contact, mailing and email address? If you have any doubt, send an email to [barbaracountrygreens@gmail.com](mailto:barbaracountrygreens@gmail.com) with your correct information by February 1<sup>st</sup>.

It is that time of year to vote on your Board Representatives. If you are interested in running the deadline to submit a letter of intent to Campbell is by Tuesday, the 24<sup>th</sup>.

Wishing all a Happy, Healthy and Safe New Year!

Respectively,

Betty Rowland, CGHOA President  
[bettycountrygreens@gmail.com](mailto:bettycountrygreens@gmail.com)

### DATES FOR YOUR CALENDAR

BREAKFAST POOLSIDE – Sat, Feb 11<sup>th</sup>, 9:30 to 11:30 am

ICE CREAM SUNDAE DAY – Sun, Feb 12<sup>th</sup>, 2:00pm

SUPER CLUB, SPAGHETTI & MEATBALLS – Wed, Feb 18<sup>th</sup>, 6 pm

ANNUAL HOA BOARD MEETING – Tues, Feb 21<sup>st</sup>, 6 pm

BINGO POOLSIDE DATES: Feb 5<sup>th</sup> & Feb 19<sup>th</sup> – 2:30 pm

### Property Manager

Kris Elliott 561-432-2703

[Kris@campbellproperty.com](mailto: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](mailto: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 **NO PARKING ON THE GRASS**



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.





## HURRICANE SEASON OVER!

**BUT STAY PREPARED!**

## 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.**  
**ZOOM - HYBRID BOARD MEETING**  
**TUESDAY, JANUARY 17, 2023**  
**DRAFT MINUTES TO BE APPROVED**

Meeting called to order @6:59pm by Betty Rowland, President. Quorum established

Attendees: President B. Rowland, VP M. Arnone, Sec. L. Scrivano, Treas. D. Allen,  
Dir. T. West, Dir. Bob Freedman, Dir. Karen Long

Proof of Notice of meeting emailed and posted November 11th, 2022

Motion made by Secretary Lisa Scrivano to waive the reading of the minutes for the HOA Board meeting held on November 15, 2022. Mike Arnone 2nd.

Damian McFadden from USI Insurance Services attended meeting and gave a brief overview of the insurance situation that is affecting all South Florida. He stated there could be a 30% to 40% increase in our insurance premium for 2023. Note: this is a projection only.

He addressed questions from the Board and Community Attendees.

NOTE: We are currently insured on our roofs should we need to put in a claim for hurricane damages.

As per Mike Arnone, several Roof Consultants to evaluate Country Greens were contacted and waiting on call backs. This is an important step prior to hiring a roofing company so we are sure we make the right decisions on the roof replacements in this community.

**FINANCIAL:**

As per Dave Allen, Treasurer: Reserves: \$1,609,768 Current Assets: \$118,879

**SECURITY:**

Betty Rowland, Pres. asked if anyone is interested being a part of a Security committee for our Community. Please reach out to her if interested.

**ARCHITECTURAL:**

As per Tony Scrivano, Chair

12118 CG – repair or replace vertical post in front of entrance. Work to be done by homeowner.

12163 & 12167 FG – replace fence with vinyl

12184 CG – install decorative plaque on front outside wall of home

Karen Long motioned for all the above to be approved. Bob Freedman 2nd. – all in favor.

**LANDSCAPING:**

As per George Fortunato, Chair

12118 CG – replace overgrown shrubs

12227 FG – removal of hedges and garden bed. Work to be done by CPM

**COUNTRY GREENS @WESTCHESTER HOA, INC.**  
**ZOOM - HYBRID BOARD MEETING CONTINUED**  
**DRAFT MINUTES TO BE APPROVED**

LANDSCAPING continued:

12203 FG – install stone edging

Dave Allen motioned to approve all the above. Dave Arnone 2nd. All in favor

As per Terry West: Ongoing situation that has not been resolved yet – 12356 CG – removal of Cassia Trees

Waiting on CPM proposal and Abraham proposal. Will advise at a later date.

ROOF:

As per Mike Arnone, waiting on Roof Consultants to evaluate and advise on new roof replacement job.

NEWSLETTER: Submissions are to be sent to Barbara at [barbaracountrygreens@gmail.com](mailto:barbaracountrygreens@gmail.com), deadline being the Sunday after each monthly meeting.

COBWRA:

As per Terry West, does not attend live meetings, however she will submit highlights for Gazette when received.

RULES & REGS:

As per Marjorie Schlein, Chair

All is completed. Needs to be prepared to submit to Board for approval.

POOL:

As per Betty Rowland, vacuum pump needs to be replaced. There are no leaks and will be looking into replacing patio furniture.

PROPERTY MANAGER:

As per Kris Elliott, Campbell Mgmt., the run for the Board Notice has been sent out to all residents. They are due back on Tuesday, January 24, 2023. Elections to take place on February 21st. 6pm Start.

Dave motioned for secret ballots. Bob Freedman stated with the stipulation secret ballot okay provided there is a contested election. Mike Arnone 2nd motion – all in favor

MASTER ASSOCIATION:

As per Tony Scrivano, Mark Rappa advised him there is no post on a meeting yet and will advise him when there is.

**COUNTRY GREENS @WESTCHESTER HOA, INC.**  
**ZOOM - HYBRID BOARD MEETING CONTINUED**  
**DRAFT MINUTES TO BE APPROVED**

ACTIVITIES:

Social Club: As per Lisa Scrivano, Chair.

Feb 11th – Breakfast poolside – 9:30 to 11:30am

Feb 12th – Ice Cream Sundae Day – 2:00pm

Some future events being planned: off premise Ladies Luncheon, Saturday morning Bagels and Coffee, Happy Hour BBQ, Game night at clubhouse, Submarine Sandwich night.

All events will be posted on the bulletin boards at clubhouse and mailboxes.

All Residents are welcome to make suggestions for events they would like to see take place.

As per Jessie Stanton: BINGO POOLSIDE DATES: January 22nd, Feb 5th & Feb 19th - 2:30 pm

More dates to follow. All will be posted.

Lisa Scrivano proposed soliciting local vendors to advertise in our gazette and directory for an annual fee. In doing so, this will absorb the cost of printing hard copies for distribution of our monthly gazette to the entire community. She is asking to form a committee of volunteers for assistance. Please contact her if interested 973-865-2125 or [Lisacountrygreens@gmail.com](mailto:Lisacountrygreens@gmail.com)

As per Mike Arnone, first Bocci Game is Thursday, Jan 19th. See schedule posted

Supper Club dates are January 18th, February 18th, March 17th.

OLD BUSINESS:

Awning: as per Dave Allen, we have received proposals from four awning companies.

Board voted on getting side roll down end caps. All in favor except Betty Rowland, opposed. End caps will be included for an additional \$1700.

Board voted on Delray Awning for this job. provided there is a reasonable fee to take it down and put back up in case of upcoming Hurricane event.

Entrance Sign was replaced.

Golf Cart will be replaced by Campbell Mgmt. It will be a newer one with a trailer. Campbell absorbs cost for golf cart

Mike Arnone motioned to adjourn meeting at 8:15pm. Dave Allen 2nd. All in favor.

Respectfully submitted by

Lisa Scrivano, Secretary

**IF YOU DON'T RESPECT THE LAW,  
RESPECT YOUR NEIGHBORS**

**STOP MEANS STOP**

Let's not wait until a  
tragedy happens



**PLEASE BE A  
GOOD NEIGHBOR  
CLEAN UP  
AFTER YOUR DOG**  
*Thank You*

**COUNTRY GREENS DIRECTORY**

It is that time of year that our community directory is being prepared

Please check your information in the current directory

If you would like to make any changes, regardless if you made a previous request,

Email [barbaracountrygreens@gmail.com](mailto:barbaracountrygreens@gmail.com)

If you are not receiving email blasts or the gazette, now is the time to submit your email address!

**Directory changes are due by February 1<sup>st</sup>**



**It was a pleasure being your friend**

**PAUL ROSS**

**You will be missed but will always  
live in our hearts**

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](mailto:barbaracountrygreens@gmail.com)

**2023 CANYON AMPHITHEATER**  
**LEGENDS ON THE LAWN**

**COBWRA**  
COALITION OF BOYNTON WEST  
RESIDENTIAL ASSOCIATIONS

**NOSTALGIC AMERICA**

Owned and operated by  
**PALM BEACH COUNTY**  
**PARKS & RECREATION**

**PALM BEACH COUNTY**  
Palm Beach County  
Board of County Commissioners

**JANUARY 21**  
FABULONS

**FEBRUARY 18**  
SAND DUNES

**MARCH 18**  
THE SMOKEBOSS  
MILITIA

**APRIL 15**  
KILLBILLIES

**MAY 20**  
KRUSH PARTY BAND

**7PM to 9PM**

**FREE Admission**

**SEPTEMBER 16**  
SAMANTHA RUSSELL  
DUO

**OCTOBER 21**  
SOUR MASH  
BAND

**NOVEMBER 18**  
PLANET LULU

**DECEMBER 16**  
NORTH 40

**Canyon AMPHITHEATER**  
8802 BOYNTON BEACH BLVD  
BOYNTON BEACH 33437