

Barbara Puchalski - Editor

# *THE* CG GAZETTE

Terry West—Distribution

## President's Message

As many of you know, our election for the HOA Board was this month at the annual meeting. Joanne Slocum, Joe Rana and Mark Rappa have stepped aside from our Board of Directors. We thank them for the time, dedication, and hard work they gave to our community. You can only imagine the difficulties they faced with the impact that Covid presented.

Terry West, Bob Freedman and I have the opportunity to serve at least one more year. Terry and Bob have years of knowledge and experience gained while serving our community as Board Members. A special Thank You goes to Barbara Puchalski with all the hard work she has done in creating our Directories and serving as Editor of The Country Greens Gazette. We are grateful that she will continue in this roll.

Our new board members are Mike Arnone, David Allen, Lisa Scrivano and Karen Long. They bring with them a wealth of knowledge of financial and business experience. But more importantly, a love for Country Greens.

It is my pleasure to report we finally have a Maintenance Person for the Community. Nate Thurlow is a doing a wonderful job not only of catch up but identifying projects to maintain, beautify our community.

Country Greens has often been referred to as a "Hidden Gem" for which we are blessed to live in. So many of you have talents and/or ideas. Let's get together and share. Join us at a:

### County Greens Community Meet and Greet

**Tuesday, March 1<sup>st</sup>, 6:30 pm at the Clubhouse**

**Coffee and Desert**

I thank you for the opportunity to serve as President of the HOA Board. We have an awesome team serving as Board Members. Please be sure to share your thoughts, ideas, and if you would like to participation in Community projects or activities.

Betty (BJ) Rowland – President CGHOA

bettycountrygreens@gmail.com



#### 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.




**HURRICANE  
SEASON  
IS OVER!  
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.**  
**BOARD MEETING, TUESDAY, FEBRUARY 15, 2022 (Zoom)**  
**DRAFT-MINUTES TO BE APPROVED**

Meeting called to order @7:10pm by President Slocum. Quorum established

Directors present: B. Rowland, T. West, B. Freedman, M. Rappa, J. Rana.

Proof of Notice of Meeting mailed January 28, 2022.

Motion made by Secretary/Treas. West to waive reading of the minutes of February 16, 2021, Annual meeting.

2<sup>nd</sup> by B. Rowland. Motion passed.

President Slocum stated she enjoyed being President & gave her best.

Kris Elliott, Property Mgr. stated election of Directors not needed as 4 “intents” received for the 4 openings.

She announced the 4-David Allen, Michael Arnone, Lisa Scrivano & Karen Long for 2-year term. She announced NEW Board members as following: Betty Rowland, President; Michael Arnone, Vice President, Lisa Scrivano, Secretary & David Allen, Treasurer. Directors are Karen Long, Terry West & Bob Freedman. Annual meeting adjourned.

President Rowland called Board Meeting to order @7:13pm. Motion made by T. West to waive reading of minutes of January 18, 2022, Board meeting, 2<sup>nd</sup> by B. Freedman. Motion passed.

Financial Report as of January 31, 2022:

Petty Cash \$400; Southstate Operating \$63,418.57 Total Operating \$63,818.57

Reserve Acct:

Beal Bank – TWO CD’S (Mature May 20,2022) \$106,786.31

Beal Bank - ONE CD (Mature Oct. 26, 2022) \$104,857.21

Valley National Reserve \$ 207,844.82 Total Reserves: \$526,274.65

Motion made by D. Allen to accept as read; 2<sup>nd</sup> by M. Arnone. Motion passed.

ARCHITECTURAL Applications (Betty Rowland, Chair)

12317 CG: install hurricane impact windows

12191 FG: install hurricane shutter on master bedroom outside window

Community request: white lights @front entrance (TABLED for March agenda)

Motion made by B. Rowland to approve 12317 CG & 12191 FG: 2<sup>nd</sup> by T. West. Motion passed.

12307 FG: install metal track for hurricane shutter

Motion made by D. Allen to approve request, 2<sup>nd</sup> by B. Freedman. Motion passed.

12195 FG: Re REAR LANAI: No application submitted; violation forwarded to County code enforcement.

LANDSCAPE Applications:

12223 FG: remove stones around a/c unit; replace with rubber mulch

12191 FG: remove portion of rear hedge

12227 FG: resubmitted application per meeting w/committee: remove Sago Palm & replace with 3-4 high Peregrina Jatropha tree, plant Boat Lily (Oyster plant in 2-3 ft circle), remove 4 /Crown of Thorns in walkway, replace with Boat Lily Oyster plant; replace Dragon Palm tree w/ 3 new croton plants; Homeowner to pay for removal & replacement; Homeowner also advised if approved HOA needs coi & county license if vendor other than CPM

12305 CG: application submitted w/photos of front & rear flowerpots

12195 FG: “Cappuccino” Brown stones for rear stone deck

Motion made by T. West to approve all apps EXCEPT 12195 FG; 2<sup>nd</sup> by D. Allen. Motion passed.

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

Newsletter-2022 Phone Directory

Barbara Puchalski asked that all articles for the Gazette newsletter are received by her by Sunday, Feb. 20; The 2022 phone directory listing the new Board of Directors will go to press for printing & delivered once received.

COWBRA

T. West, Delegate reports all meetings are by Zoom; highlights of their monthly meetings are posted in Gazette

Pool:

B. Rowland reported the pool tech & a supervisor found no leak as suspected; replace valve  
Thanked Mike Mayhall for all his help with electrical & electrician issues; Nate (maintenance) as well; photocells in front working; main pool lights & timer replaced.

WMA (Westchester Master Assn)

M. Rappa reported new timers installed @monument (Pipers Glen & Military Trail).

Social Club/Activities/Supper Club:

Jeff Giocondo, Chair stated great turnout for the Tailgate Party; March 5<sup>th</sup> will be Breakfast @Pool. Flyer will be posted to bulletin board.

M. Arnone stated Supper Club scheduled for Feb. 26<sup>th</sup> @6PM; \$16 to David Allen or Mike Arnone.

Bocce Ball 6-7 weeks yet to play

Jessie Stanton stated Bingo is Feb. 27 @2:30pm.

Kris Elliott, Property Mgr.

Reminders: RED REFLECTORS: Homeowners are responsible for trimming their landscaping if using red reflectors; maintain & keep clean your gutters; Pet registration form needed from 2 residents with new dogs.

Any questions email [her-Kris@campbellproperty.com](mailto:her-Kris@campbellproperty.com).

Meeting adjourned @7:52 pm.

Respectfully submitted,

Terry West, Secretary/Treas.

Draft-To be approved @next Board meeting.





# COBWRA

COALITION OF BOYNTON WEST  
RESIDENTIAL ASSOCIATIONS

## DELEGATES MEETING HIGHLIGHTS • February 16, 2022 • VIA ZOOM

### ELECTED OFFICIALS' REPORTS

- No reports were given due to the Legislators being in session and the funeral of a local dignitary coinciding with the meeting.

### FIRST RESPONDERS' REPORTS

#### **PBSO CAPTAIN SHAWN EASTMAN**

- Reported car burglaries have significantly increased. Almost all vehicles were unlocked. Do not keep valuables in the car and be sure to lock it.
- PBSO is concentrating on speeding and reckless driving in school zones.
- "Coffee with a Cop" will begin in West Boynton.
- Thanked Sheriff Ric Bradshaw for his support and guidance during the unusual challenges presented by COVID.

#### **FIRE RESCUE BATTALION CHIEF PETE HUND**

- Three high-priority events for PBCFR included multiple stations responding to a significant fire at an ice-skating rink and storage facility in Lake Worth; a person was rescued from a burning home by PBCFR Station 41 personnel; and the Jaws of Life were used at an auto accident on Route 441 south of Atlantic Ave.
- Follow PBCFR on social media sites including Facebook and Instagram.

### NOMINATING COMMITTEE – SHARON REUBEN

- Thanked the Committee members for their efforts: Dagmar Brahs, Tara Estates; Lainey Brooks, Valencia Cove; Myrna Rosoff, Aberdeen; Steve Wolfberg, Valencia Pointe.
- Explained the process of establishing the slate of officers and asked if there were any nominations from the floor. There were no nominations from the floor; nominations from the floor will not be accepted at the March Annual Meeting.
- Presented the 2022/2023 Slate of Officers:
  - ❖ President - Steve Wallace, Greystone
  - ❖ 1<sup>st</sup> VP - Barbara Roth, Bellaggio
  - ❖ 2<sup>nd</sup> VP - Debbie Murphy, Pine Tree CC Estates
  - ❖ Secretary - Cheryl Dodes, Valencia Isles
  - ❖ Treasurer - Robert Harding, Osprey Oaks
- The Slate is elected at the March 23 Annual Meeting and will be installed at the April 27 Delegates Meeting.

### PRESIDENT'S REMARKS – BETH RAPPAPORT

- Thanked all who signed the "Call to Action." The text amendment for the land swap transferring development rights from Indian Trails Grove into the Ag Reserve, was voted down by the Planning Commission, but then approved by a 4 - 3 vote of the County Commissioners on Feb 2. Thanked Commissioners Sachs, Kerner, and Bernard for their support. More information on next steps will be forthcoming.
- Requested directory updates be sent in on the form provided on the last page of the directory after elections or changes. Changes will only be accepted if they are on the form.
- The Blood Drive on January 20 at Ponte Vecchio West was a big success.
- On February 10, the Health and Wellness Committee presented a very informative online Symposium on Vaccine Awareness. VACCINES: PAST, PRESENT AND FUTURE, featured guest speaker Larry M. Bush, MD, FACP, FIDSA.
- The next free outdoor concert with the Palm Beach County Parks & Rec Department and Nostalgic America at Canyon Town Center will be held February 19, 2022, at 7pm. Pack your chairs and charcuterie and head over for a good time.
- Mark your calendar for two upcoming in-person events: COBWRA Installation 4/27/22 9:30 am and the COBWRA 40th Anniversary Lunch 6/9/22 at Benvenuto. Details will follow.



American Heart Month

### **FEATURED PRESENTATION: "All About AED's", Presented by Charbel Khadij, Fire Safety Specialist, Palm Beach County Fire Rescue.**

- Automated External Defibrillators (AEDs) are portable units used for people experiencing sudden cardiac arrest. 350,000 attacks occur each year outside of a hospital setting, with 7 of 10 in the home.
- The Good Samaritan Law ensures that anyone who renders emergency care, without the objection of the injured victim, shall not be held liable for any civil damages as of result of such care.
- PBCFR trains citizens in the use of the devices which can triple the survival rate. Once trained, volunteers determine if the person is not awake, nor breathing, then turn on the AED and follow the prompts.
- During an incident, 911 dispatcher-directed "hands on" bystander CPR, can double chances of survival.
- Contact Elyse Weintraub Brown for questions or to set up training/educational sessions at 561-616-7051 or [ewbrown@pbcgov.org](mailto:ewbrown@pbcgov.org)



**Next Meeting: March 23, 2022 • 9:30 AM**

**Featured Presentation - "Legislative Update"**

**Note: This is the 4<sup>th</sup> Wednesday of the Month**

*Highlights by Bruce Brodsky and Debbie Murphy*



**While we are mourning the loss of our friends,  
Vera Caico and  
Dan Turturro,  
Others are rejoicing to meet them behind the veil.**

John Taylor



**Remembering Sam Albergo**





## Bingo is up and running and we will continue in March!

The dates in March are Sunday March 13<sup>th</sup> and 27<sup>th</sup>  
at the clubhouse by the pool at 2:30.

8 games for \$10.

Come and join the fun.

### County Greens Community Meet and Greet

Tuesday, March 1<sup>st</sup>, 6:30 pm at the Clubhouse

Coffee and Desert

Meet your new Board of Directors



### PROTECT YOUR CAR FROM THEFT



### A REMINDER TO LOCK YOUR CARS AND DOORS

In resent weeks, a few cars in our neighborhood had been rifled through. Keep your car and house doors locked!

### SUPPER CLUB

Saturday, February 26<sup>th</sup>, @ 6:00pm (Rain Date, Feb 27<sup>th</sup>)

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

Remember to bring your own beverage!

Reservation required by Jan 19<sup>th</sup>

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

Future dinner dates: March 17 Corned Beef



### 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)