



THE CG GAZETTE



Barbara Puchalski - Editor

President's Message

Thank you all who attended the three meetings on Tuesday, Annual Meeting, Organizational Meeting, and the regular Board Meeting. This year we had three board vacant positions and three applicants for the positions.

Both Terry West and Bob Freedman decided to step down from the board this year. Both have dedicated their time and expertise to our community making it the hidden jewel that it is today. You will be missed!

Terry has served from the beginning. She has served as treasurer, secretary, Landscape chair, Architectural chair, social committee, liaison with the roofs, mentor..... I know of no one who has dedicated their life to their community as much as Terry. She has been there for all of us, seven days a week. We thank you for your service and dedication!

As Terry, Bob has dedicated his time and expertise to make this the community what it is today. Besides serving as past President, Bob took the lead in the revision of our Governing Documents and Rules and Regulations. During Covid, Bob organized a committee that enable the community to open our pool safely. We thank you for your service and dedication!

We have two new members, Patty Carta and Janie Goodwin. Betty Rowland reran for the Board. Both Patty and Janie bring with them a variety of experience and expertise. Patty as secretarial, administration duties and organizational skills from her experience working for the NYC Department of Education. Jannie has served on HOA Boards for 40 years. Welcome to the board!

The pool area will have a much-needed facelift! Coming in the next few weeks are replacement awning, umbrellas, and chairs. It is going to be beautiful!

This month we started having workshops for the board members and community. Tentative dates for March 7th and March 14th, at 7:00pm at the pool. The focus this month is the revision of the Rules and Regulations. The regular Board meeting will be live March 21st at the clubhouse. Hope to see you there!

Take time to visit our website at [Country Greens - Home \(mycountrygreens.com\)](http://mycountrygreens.com) for information such as our Documents, Rules and Regulations and Newsletters.

Respectively,

Betty Rowland, CGHOA President
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



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
ANNUAL, ORGANIZATIONAL & REGULAR BOARD MEETING
TUESDAY, FEBRUARY 21, 2023
DRAFT MINUTES TO BE APPROVED

ANNUAL MEETING:

Meeting called to order @ 6:10pm by Betty Rowland, President. Quorum established.

Attendees: President B. Rowland, VP M. Arnone, Secretary L. Scrivano, Treasurer, D. Allen, Director T. West, Director Bob Freedman, Director Karen Long

Proof of Notice of meeting emailed and posted 02/18/2023

Lisa Scrivano, Secretary read the last Annual HOA Board Meeting Minutes that were held on February 15, 2022.

Dave Allen motioned to accept. Betty Rowland 2nd. All in favor.

Betty Rowland spoke on behalf of all thanking Terry and Bob for their years of commitment, dedication and service to our community.

Betty motioned to adjourn meeting at 6:15pm. Mike 2nd. All in favor.

ORGANIZATIONAL MEETING:

Proof of notice was 14 days prior. Quorum established.

Meeting called to order at 6:15pm by Betty Rowland

Bob Freedman & Terry West have both stepped down from Board.

Betty Rowland introduced new Board Members. Patricia Carta, Dir. & Janie Goodwin, Dir.

Dave Allen motioned for Lisa Scrivano to remain as Secretary. Lisa has accepted. All in favor.

Lisa Scrivano motioned for Dave Allen to remain as Treasurer. Dave has accepted. All in favor.

Betty Rowland motioned for Mike Arnone to remain as Vice President. Mike has accepted. All in favor.

Board voted unanimously for Betty Rowland to remain as President for 2023. Betty has accepted.

Dave Allen motioned to adjourn at 6:25pm. Bob Freedman 2nd. All in favor.

REGULAR BOARD MEETING:

Betty Rowland called meeting to order at 6:25pm.

Attendees: President B. Rowland, VP M. Arnone, Sec. L. Scrivano, Treas. D. Allen,

Dir. P. Carta, Dir. J. Goodwin, Dir. K. Long

Lisa Scrivano, Secretary motioned to waive the reading of the HOA Board meeting minutes held on 01/17/2023. Mike Arnone 2nd. All in favor.

Dave Allen Treasurer, motioned for the following to be amended from the January 15th, 2023, Board meeting regarding the Assets. Corrections are: Operating Cost \$112,190 and Reserves \$1,616, 458.

Patty Carta 2nd. All in favor.

CORRESPONDENCE:

An issue was presented in writing and verbalized by other residents regarding a person walking their dog behind their homes and not picking up after it. These residents feel this is disrespectful as well as an invasion of their privacy. Country Greens' Rules and Regulations are to be followed by all with no exceptions. This also applies to our Resident's guests should they be visiting with a dog. Photos and addresses are helpful for follow up.

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

FINANCIAL REPORT:

As per Dave Allen, Total Assets are \$118,084. Reserves \$1,625,702.

CG's first Capital Contribution was deposited into a separate account in the amount of \$1464.

He also stated the CPM does sprinkler wet checks monthly and repairs are being made at a cost of \$412 per month.

Broken sprinkler heads, etc.... are due to cars being parked on the lawns.

**Betty Rowland stated that parking on lawns and grassy areas is prohibited and penalties will be enforced. This includes damages caused by residents, their guests and vendors.

The Board has the authority to penalize anyone that is parking their cars on lawns or grassy areas.

ARCHITECTURAL:

As per Tony Scrivano, Chair:

12171 FG & 12175 – shared wooden fence. Owners have requested to paint the fence grey, Janie Goodwin motioned to approve. Patricia 2nd. All in favor.

LANDSCAPE:

As per George Fortunato, Chair:

12251 FG – dead grass removal, to be replaced with stepping stones

12211 FG – Removal of old crotons to be replaced with Arvicola.

12173 FG – Tree removal due to property damage at resident's cost.

Karen Long motioned to approve all the above. All in favor except Dave Allen opposed 12173 FG tree removal.

The three above landscape issues are HOA Board approved.

12256 CG - planting of a tree. CPM cost \$722.50 Abraham cost \$500.00

Mike Arnone motioned to table this issue. Lisa 2nd. All in favor.

ROOFS:

As per Mike Arnone, progress is being made. Several Roofing Consultants were contacted.

Jack Brown & Associates has presented a professional service agreement.

They will oversee the entire bidding process, prepare specifications for a proper roofing system and provide background information on the low bidder. They will also survey prevailing conditions and details of the roof as they pertain to re-roofing, as well as assist in the preparation of contract between Roofing Contractor and Owner/Owner's Representative.

Cost is \$5500.

\$185/hr over and above to initially inspect 4 or 5 roofs.

As per Dave Allen, there is no expiration date of the Roofing Consultant Report.

Dave also specified that the monies paid to the Roofing Consultant be taken from the Valley Nat'l reserve account ending in 0512.

Karen Long motioned to move forward with Roofing Consultant.

Lisa Scrivano 2nd. Motion.

All in favor.

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

NEWSLETTER:

Barbara Puchalski reminding all to submit anything they wish to be in the Gazette no later than the first Sunday after each monthly Board Meeting.

COBWRA:

As per Betty Rowland, her and Janie Goodwin attended their first meeting. They found it to be interesting & informative.

RULES & REGS:

Marge Schlein, Chair, stated that the first draft has been completed.

As per Betty Rowland two workshop meetings will be held March 7th and March 14th at 7pm.

POOL:

Betty has appointed Janie Goodwin to be Pool Chair.

PROPERTY MGR:

Kris Elliott reminded residents to maintain and clean their privacy fences and clean gutters.

MASTER ASSOC. (WMA):

Tony Scrivano, Chair stated that he has contacted them and is waiting to get a meeting schedule.

ACTIVITIES:

SOCIAL CLUB: as per Lisa Scrivano, Chair - many upcoming events have been posted and emailed. Encourages all to attend festivities.

SUPPER CLUB: as per Mike Arnone, next Supper Club dinner is March 17th for a St. Patrick's Day dinner.

OLD BUSINESS:

Pool patio awning replacement.

As per Dave Allen, Delray Awning will not take down awning in preparation for a hurricane, although they will put it back up.

Board voted and approved at the Jan 15th meeting to hire Delray Awning for job.

Betty Rowland motioned to move forward without side panels on awning.

Betty, Karen, Patty & Janie opposed side panels. Lisa, Dave, and Mike were in favor.

4 opposed – 3 in favor of side panels.

Board approved to move forward for the replacement of patio awning without side panels.

Dave Allen motioned to approve a lump sum of \$7100 max to be used for awning, structural repair and painting of hardware underneath. Lisa Scrivano 2nd. – all in favor.

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

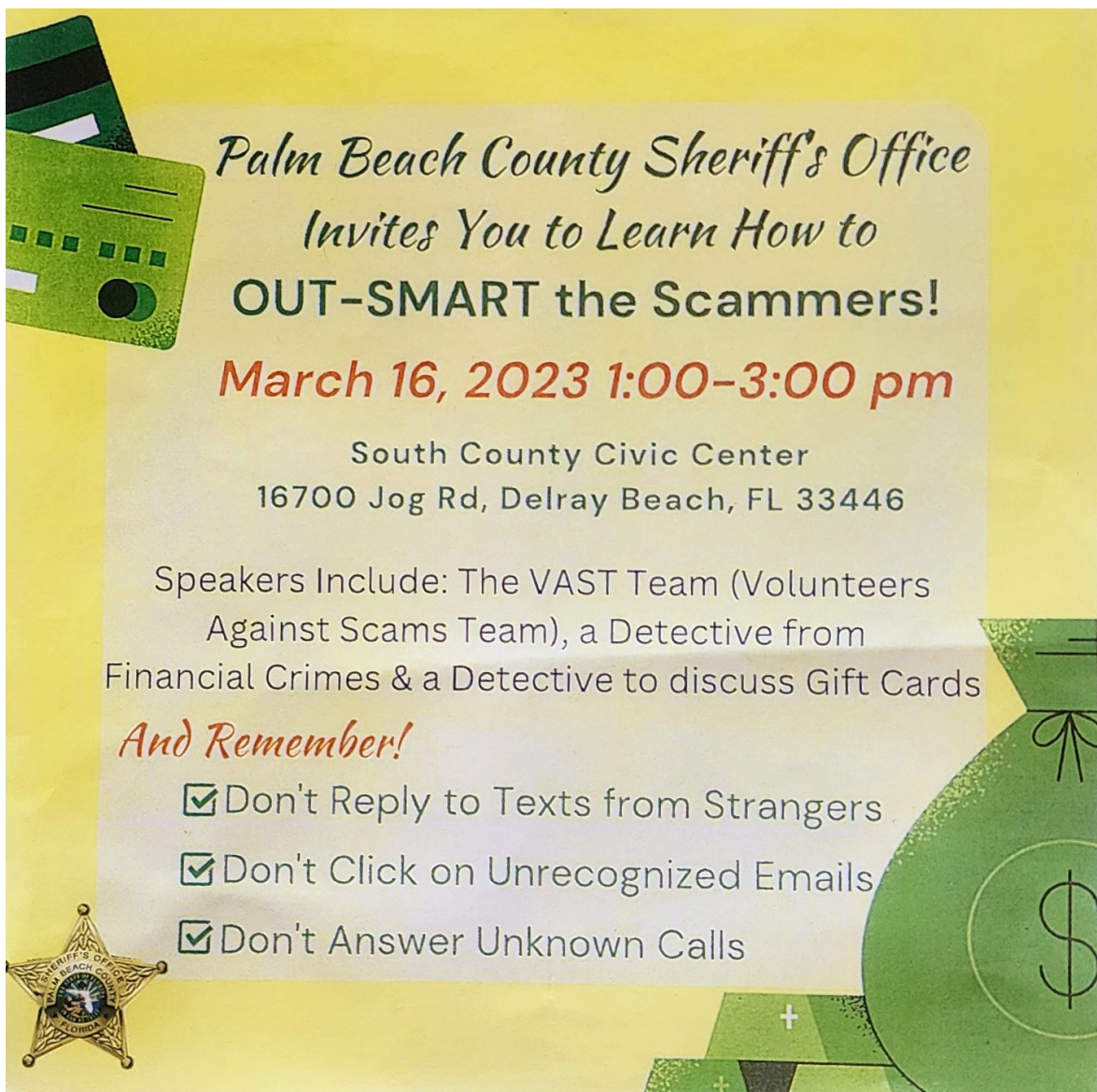
Pool Furniture: as per Mike Arnone – 28 Chairs, 5 Tables, 5 umbrella to be replaced using Dr. Strap.
Cost - \$8632.

Karen Long motioned to move forward with the purchase of new furniture. Mike Arnone 2nd.
All in favor.

Betty Rowland motioned to adjourn meeting at 7:45pm.
Lisa Scrivano 2nd. All in favor.

Floor open to residents for discussion and questions.

Respectfully submitted by
Lisa Scrivano, Secretary



Palm Beach County Sheriff's Office
Invites You to Learn How to
OUT-SMART the Scammers!
March 16, 2023 1:00–3:00 pm

South County Civic Center
16700 Jog Rd, Delray Beach, FL 33446

Speakers Include: The VAST Team (Volunteers Against Scams Team), a Detective from Financial Crimes & a Detective to discuss Gift Cards

And Remember!

- Don't Reply to Texts from Strangers
- Don't Click on Unrecognized Emails
- Don't Answer Unknown Calls

The advertisement features a yellow background with green accents. On the left, there is a graphic of a green gift card. On the right, there is a graphic of a green money bag with a dollar sign. At the bottom left, there is a gold sheriff's star badge with the text 'PALM BEACH COUNTY SHERIFF'S OFFICE FLORIDA'.



DELEGATES MEETING HIGHLIGHTS • FEBRUARY 15, 2023 • CORAL LAKES

HOST COMMUNITY WELCOME – CORAL LAKES

- Bernie Dombrowsky, Coral Lakes Delegate and HOA President Herb Goldstein welcomed all.

40TH ANNIVERSARY SPONSORS

- Evan Bradley of Campbell Property Management and Oscar Flores of Blue Stream Fiber Optics spoke about their companies’ long histories in South Florida and their commitments to quality service.

ELECTED OFFICIALS’ REPORTS

SCHOOL BOARD VICE CHAIR KAREN BRILL

- Thanked Steve Wallace and Beth Rappaport for serving on the SDPBC Boundary Committee. The new boundaries for the Dr. Joaquin Garcia High School and West Boynton Middle School will be approved during the 2/15/2023 School Board meeting.

MIKE PRATT – FOR THE PROPERTY APPRAISER’S OFFICE

- March 1 is the deadline for Palm Beach County residents to file for a new Homestead Exemption.

FIRST RESPONDERS’ REPORTS

PBSO CAPTAIN SHAWN EASTMAN

- Announced the “OUT-SMART the Scammers!” event on March 16, 2023 from 1:00-3:00 PM at the South County Civic Center. PBSO will present to individual communities upon request.
- The use of body cameras will be a “win-win” for the Sheriff’s Office and the residents of Palm Beach County. Training and implementation is in process this month.

TONY KEELER, PBC FIRE RESCUE

- Announced that Battalion 4 is the busiest in PBC with more than 800 calls this past month. Station 48 has added more much needed staff.
- Small fires and auto accidents are higher.
- Reminded everyone to remove all flammable objects from upon and within stoves.

NOMINATING COMMITTEE – LAINEY BROOKS

- The Nominating Committee presented their 2023-2024 Slate of Officers: President - Steve Wallace, First Vice President - Barbara Roth, Second Vice President - Debbie Murphy, Secretary - Cheryl Dodes, and Treasurer - Allen Appel. With no floor nominations offered, the formal Delegate vote by acclamation will be held during the March 2023 Delegates/Annual Meeting. The officers will be installed, and the directors will be appointed by the president and confirmed by the delegates during the April Delegates Meeting.

GROWTH MANAGEMENT – DAGMAR BRAHS

- Melrose Park at Aberdeen, east of the Florida Turnpike, west of Estates at Aberdeen and Aberdeen Lakes proposes 74 total for-sale units: 40 single family homes and 34 townhomes including 6 WFH units on-site. The developer is requesting a Zoning Map Amendment to rezone 13.57 acres from Residential Transitional (RT) and 11.58 acres from Agricultural Residential (AR) to Single Family Residential zoning district (RS), and a Class A Conditional Use to allow Townhouses in the RS zoning district. The GM Committee, Board and Delegates all voted unanimously to recommend denial.
- Kolter Tropical World Site, on the east side of Hagen Ranch Road between Woolbright and Flavor Pict Roads. The 8.94-acre site requesting Future Land Use Amendment from LR-3 to CLR-12 for a 200 unit, 3 stories Congregate Living Facility containing 240 beds. The GM Committee, Board and Delegates voted all unanimously to recommend approval of the CLR land use, with a maximum density of 8 units per acre.

GOVERNMENT AFFAIRS COMMITTEE – STEVE WALLACE

- COBWRA representatives Bruce Brodsky, Victoria Morton, Beth Rappaport, and Steve Wallace will attend PBC Days in Tallahassee March 7 & 8, to share COBWRA initiatives with State Legislators. The Legislative Priorities developed by the Government Affairs Committee in cooperation with other COBWRA committees were previously approved by the Board and approved unanimously by the Delegates.

PRESIDENT’S REMARKS – STEVE WALLACE

- Thanked the delegates for his first year in office.
- Reminded the delegates of the Health & Wellness Symposium scheduled for 7 PM on March 30, 2023 at Jamaica Bay, the PBSO Scammers Seminar scheduled for March 16 from 1-3 PM at South County Civic Center and the Board of County Commissioners Ag Reserve Workshop scheduled for March 28.

GUEST SPEAKERS – OSCAR OTERO, PRINCIPAL, AND COREY CLAWSON, ASST. PRINCIPAL, DR. JOAQUIN GARCIA HIGH SCHOOL, ALONG WITH JOE PECCIA, PRINCIPAL, WEST BOYNTON MIDDLE SCHOOL : “MEET THE NEW PRINCIPALS”

The speakers gave an overview of the physical facilities and academic programs that are being offered on each campus, how they recruited new staff, and are ensuring that each student has the opportunity to excel. Both Dr. Joaquin Garcia High School and West Boynton Middle School will open for the 2023 Fall Semester.

Next Meeting: March 15, 2023 • 9:30 AM
In-person at Valencia Lakes
Highlights by Bruce Brodsky and Debbie Murphy





LADIES LUNCHEON



ICE CREAM SUNDAES!





**SOCIAL CLUB
BREAKFAST**





MARK YOUR CALENDAR

- | | |
|-------------------------------------|---------------------------------------------------------------------|
| Tues, March 7th | HOA WORKSHOP - 7 pm |
| Sun, March 12th | Morning Bagels & Coffee - 9:30 am - \$4.00 |
| Sun, March 12th | Shuffleboard - 6:30 pm |
| Tues, March 14th | HOA WORKSHOP - 7 pm |
| Fri, March 17th | Supper Club St. Pat's Day Dinner - 6pm (Reservations needed) |
| Sun, March 19th | Ice Cream Sundae - 2pm |
| Sun, March 19th | Bingo - 3 pm |
| Tues, March 21st | HOA BOARD MEETING, LIVE - 7 pm |
| Fri, March 24th | Friday night Barbeque - 6pm - \$14.00 |
| Sun, March 26th | Bingo - 3:30 pm |
| Tues, March 28th | Bunco Game Night - 6:30pm |
| Thurs, March 30th | Ladies Luncheon |



HAVE SOMETHING TO SHARE?
ALL SUBMISSIONS ARE DUE BEFORE THE SUNDAY
AFTER THE HOA BOARD MEETING
IN WRITING OR EMAIL PLEASE

Barbara Puchalski, Editor
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