



THE CG GAZETTE



Barbara Puchalski - Editor

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President's Message

Thank you everyone that attended the meetings on February 20th. Only the three residents that were up for reelection applied for the five open board positions. Thank you for your dedication and willingness to continue serving the community! Karen Long elected not to rerun. Karen, thank you for your service for the last two years! You will be missed. The number of Board members can range from 5 to 7.

In the Organizational meeting the election of Officers stayed the same as last year. The board members work hard to serve the community, but so do our residents! A special thanks to all who have volunteered for committees and to all residents that have stepped up to keeping Country Greens the "Hidden Gem."

The new Directory will be coming out in a few weeks. Thank you, Barbara Puchalski and Terry West, for your work throughout the year updating the information in the Directory.

Take the time to read the Board Meeting Minutes Posted in the Gazette. This month includes information from the Westchester Master Association (WMA) regarding pending sale of property located at the corner of Military and Pipers Glen, landscape lighting for the entrance, and the steps regarding violations. For example, parking violations, starting with letters, fining, to towing the vehicle at owner's expense.

UPDATE from WMA, 2/26: The buyers for the property at the corner of Military and Pipers Glen backed out of the sale. This property is still listed for sale.

Respectively,

Betty Rowland, CGHOA President



DATES FOR YOUR CALENDAR

Silverball Retro Pinball Arcade– Fri, Mar 8th, 1:00pm

Barbeque – Sat, Mar 9th, 6 pm

Supper Club, Corned Beef and Cabbage – Sun, Mar 17th, 6 pm

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

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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 6:00 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!

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.
ANNUAL, ORGANIZATIONAL & REGULAR BOARD MEETING
TUESDAY, FEBRUARY 20, 2024
DRAFT MINUTES TO BE APPROVED

ANNUAL MEETING:

Meeting called to order @ 6:15pm by Betty Rowland, President. Quorum established.

Attendees: President B. Rowland, VP M. Arnone, Secretary L. Scrivano, Treasurer D. Allen, Director P. Carta Director K, Long

Proof of Notice of meeting mailed on 02/01/2024 and posted 02/15/2024.

Kristine Elliott read the last Annual HOA Board Meeting Minutes that were held on February 21, 2023.

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

Lisa Scrivano, Secretary motioned to adjourn meeting at 6:22pm., Mike Arnone 2nd. All in favor.

ORGANIZATIONAL MEETING:

Meeting called to order at 6:23pm by Betty Rowland - Quorum established.

Attendees: President B. Rowland, VP M. Arnone, Secretary L. Scrivano, Treasurer, D. Allen, Director P. Carta Director K. Long

Karen Long Director resigned from this Board for the upcoming new year.

Dave Allen motioned for Betty Rowland to remain as President. Betty has accepted. All in favor.

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

Pat Carta, Director motioned for Mike Arnone to remain as Vice President. Mike has accepted. All in favor.

Betty Rowland, President motioned for Lisa Scrivano to remain as Secretary. Lisa has accepted. All in favor.

Betty Rowland stated that this year’s Board will consist of five Board members for 2024 as there were no additional intent to run applications received. Residents are encouraged to run for the Board for our next election in 2025 giving the opportunity for CG’s HOA Board to consist of seven members.

Betty Rowland motioned to adjourn the meeting at 6:25pm. Dave Allen 2nd. All in favor.

REGULAR BOARD MEETING:

Betty Rowland called the meeting to order at 6:26pm. Quorum established.

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

Lisa Scrivano, Secretary motioned to waive the reading of the HOA Board meeting minutes held on 01/16/2024. Pat Carta 2nd. All in favor.

CORRESPONDANCE: N/A

FINANCIAL REPORT:

As per Treasurer, Dave Allen:

Petty Cash \$400.00

Southstate Capital Contr \$25,463

Southstate Operating \$177,965

Debit from Oper Acct \$59,650

Total Operating Acct \$263,478

Fidelity Investment \$7,687

Valley Nat’l Reserve \$92,890

Owed to Oper Acct (-\$59,650)

Total Reserve Account \$40,927

Lisa Scrivano motioned to accept financials as read. Pat Carta 2nd. All in favor.

ARCHITECTURAL: As per Mary Carol Parrish, Chair:

12199 FG - paint driveway with approved paint – by owner

12195 FG - paint driveway with approved paint – by owner

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

12271 FG – install hurricane impact window throughout home – Home Depot – all docs provided.
12131 FG – Patio pavers to be installed in back yard – 9.8ft x 21ft – Deck & Drive – all docs provided.
12131 FG – Paint driveway with approved paint – by owner
12135 FG – Paint driveway with approved paint – by owner
12101 CG – new screen door to be installed – Sunshine Aluminum – all docs provided.
12137 CG – paint driveway with approved paint – John Pantano – approved CG vendor
Lisa Scrivano motioned to accept and approve all the above as read. Pat Carta 2nd. All in favor.
12179 FG – magnetic garage windows and handle décor –owner requesting to remain.
Dave Allen motioned to not approve 12179 FG with magnetic décor.
Pat Carta 2nd. Motion – all in favor

LANDSCAPE: As per George Fortunato, Chair:

12220 CG – replacing old shrubs with HOA approved plants and flowers – Victor Asencio to do job.
12121 CG – removal of bird of paradise - replace with perennials.
12094 CG – replace cassia tree with robellini.
12255 FG – remove infested bottle brush tree in front of unit.
Dave Allen motioned to approve all the above except for 12255 FG stipulating if the bottle brush tree will be replaced. Will table until further notice from homeowner.
Patty Carta 2nd motion – all in favor

MASTERS ASSOC. (WMA)

Betty Rowland attended the past meeting and reported that the land on Pipers Glen & Military is currently under contract for sale. Zoning at this time is for 7 homes to be built.

POOL: as per Bob Freedman, pool seems to be in good shape

Betty Rowland stated that the Supervisor of the pool company (Jammer) suspects that there could be a possible leak. He will investigate further and advise.

PROPERTY MGR: as per Kris Elliott:

The solar light that is not operating at the end of Country Greens is being investigated to be repaired. Homeowner's assessment payment is to be paid separately. It is not an automatic payment as the regular monthly dues are.
Also encouraged all to visit the Country Greens portal website. All information is provided on the portal as well as the opportunity to update individual profile information.

SUPPER CLUB: as per Mike Arnone, the next Supper Club dinner is February 25th spaghetti & meatballs. March 17th, corned beef and cabbage dinner for St Patrick's Day will follow.

ACTIVITIES:

SOCIAL COMMITTEE: as per Lisa Scrivano, Chair

The Social Committee has purchased a new barbeque grill for community events only. It is not for private use.

Please note that the HOA did not pay for this item.

The next event is a barbeque on March 9th with other events to follow. Events & dates will be posted.

As per Jessie Stanton: next Bingo is 2/25 at 1pm.

A day of fun at The Silverball Retro Pinball Arcade/Museum on March 08th .at 1pm

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

OLD BUSINESS:

Roofs: As per Mike Arnone – close to completion, only 4 gutter issues to be resolved.

NEW BUSINESS:

Violation protocol (i.e., parking, non-approved architectural and landscaping, etc.

Example: parking violation:

- letter sent to homeowner to notify of violation
- 2nd letter sent if no response to the first letter
- 3rd letter will be sent as a reminder to rectify the issue
- a fine will be issued to homeowner if still in violation
- lastly vehicle will be towed at owner's expense

Community Beautification:

Lisa Scrivano has presented proposals to the Board for approval of having professional lighting installed at our front entrance and the flagpole area. Our CG resident, Anthony Collegio, has done all the research and arranged for numerous lighting companies to give us bids for the job. After reviewing bids, the company chosen is

Randy's Holiday Lighting as they were the most reasonable and come with excellent reviews.

The two monument walls and all the robellini palms in front of them will be lit up with warm LED lights as well as all the robellini palms in front of the flagpole area.

The total cost is \$1894. This work will be funded from our Capital Contribution Account.

Lisa Scrivano motioned to approve this enhancement for our community. Pat Carta 2nd. All in favor.

Power washing of drains and curbs:

Received two bids.

Dave Allen motioned for Dan Ryan's Pressure cleaning to do the work. The cost is \$1200.

Mike Arnone 2nd. – all in favor.

Resident suggestions were welcomed prior to the adjournment of the meeting.

Dave Allen motioned to adjourn the meeting at 7:25pm.

Pat Carta 2nd. All in favor.

Reminder: all information for the Newsletter to be submitted before Sunday after each Board meeting,

Floor was opened to residents for discussion and questions.

Respectfully submitted by
Lisa Scrivano, Secretary



COBWRA
 COALITION OF BOYNTON WEST
 RESIDENTIAL ASSOCIATIONS

DELEGATES MEETING HIGHLIGHTS • FEBRUARY 21, 2024 • CORAL LAKES

HOST COMMUNITY WELCOME & BREAKFAST SPONSOR – CORAL LAKES

- Bernie Dombrowsky, COBWRA Delegate, Coral Lakes President Jerry Roman, and Property Manager Laurel Kadouri, welcomed all to the community.

BREAKFAST SPONSOR

- President Wallace introduced William Campbell III, Partner at Campbell Property Management, who explained that the company manages 400 communities and has 1000 employees. He thanked the delegates for volunteering in the community. Ashley Dietz Gray, VP of Marketing and Hakari Ally were also in attendance to answer questions.

FIRST RESPONDERS' REPORTS

PBSO MAJOR CHRIS KEANE

- PBSO'S "Operation Hot Wheels" has resulted in 30 arrests and 60 vehicles impounded during efforts to reign in drag racing on local streets.
- The Citizen's Police Academy is being held every Tuesday evening beginning March 12 and ending April 23, 2024, at the District 6 Substation. Attendance is limited to the first 30 people to apply. If you are interested, contact Deputy Jason Coker at 954-553-3589.

TONY KEELER – PBC FIRE RESCUE

- Reported that 3,500 calls were responded to last month in Battalion 4, which was the highest in the County. 2,200 calls were reported in the next highest battalion.
- New station #49 on Lyons and Flavor Pict Roads is still working off generators. They are working with FPL to have power hooked up. Station #40, on White Feather Trail is now fully functional.
- Thanked COBWRA delegates for supporting PBC Fire Rescue, which in turn has allowed them to have more trucks and other resources available to residents.

GROWTH MANAGEMENT COMMITTEE – BARBARA ROTH

- The Boynton Place MUPD, located on Boynton Beach Blvd, between the Main Street shopping center and the Country Fair community, was presented. It had been previously voted on by COBWRA in June 2023. Changes to the previous plan included reducing the zoning change from Commercial High to Commercial Low, reduced self-storage from 250,000 sq. ft. to 200,000 sq. ft., increased berm to 3.5 ft and 11.5 ft of opaque screening on the north/east sides. Delegates voted unanimously to recommend denial of the application based on density, compatibility, esthetics, traffic, noise and insufficient communication with the shopping center west of the site.

SCHOOL DISTRICT REPORT–STEVE WALLACE FOR SUPERINTENDENT MIKE BURKE

- The graduation rate for the School District leads the large urban school districts in Florida and exceeds the state average. The graduation rate increased from 92.8% to 94.1% for District-operated schools and 3.4% over five years.
- The "Here Comes the Bus" website and app are now available at all District schools. It allows parents and guardians to receive notifications on a smartphone, tablet, or personal computer when their student's bus is arriving.
- On Feb. 1, the District hosted a dedication ceremony for West Boynton Middle School. The event featured student performances and interactive presentations about the school's career programs and modern technology. One of the new innovative courses teaches students to invest in the stock market and erase debts and has a live stock market ticker in the classroom.

PRESIDENT'S REPORT – STEVE WALLACE

- Announced that due to business and personal events he will not seek a 3rd term as COBWRA president. He reflected with pride on the many COBWRA accomplishments during his two years in office. He will remain active as the Immediate Past President and Government Affairs Chair.

NOMINATING COMMITTEE – STEVE SLADE

- Steve Slade on behalf of Sharon Reuben, Nominating Committee Chair, explained the process of the Nominating Committee.
- He then presented the Nominating Committee's Slate of 2024-2025 Officers:
 - President: Barbara Roth (Bellaggio)
 - 1st Vice President: Debbie Murphy (Pine Tree CC Estates)
 - 2nd Vice President: Irwin Cohen (Valencia Bay)
 - Secretary: Cheryl Dodes (Valencia Isles)
 - Treasurer: Debbie Mindlin (Valencia Sound)
- As there were no nominations from the floor, the slate of officers will be elected by acclamation at the March Delegates meeting and installed at the April meeting.

FEATURED PROGRAM – "LAKE WORTH DRAINAGE DISTRICT", with TOMMY STROWD, EXECUTIVE DIRECTOR

- Mr. Strowd gave an overview of the structure, history and current mission of the Lake Worth Drainage District, which was created in 1915. The District operates and maintains 500 miles of canals and 1,000 miles of associated rights-of-way in the area.

Thank you
 Breakfast Sponsor!



Next Meeting: March 27, 2024 * • 9:30 AM

*Note: 4th Wed. of the month

In-person at Indian Spring

Highlights by Bruce Brodsky, Cheryl Dodes, and Debbie Murphy

Ladies luncheon



PLEASE
PUT ALL YOUR TRASH INTO
COVERED CANS FOR PICK UP!
TRASH GOES OUT
MONDAYS AND THURSDAYS
LATE AFTERNOON
FOR NEXT DAY PICKUP



HAVE SOMETHING TO SHARE?
 ALL SUBMISSIONS ARE DUE BEFORE THE SUNDAY
 AFTER THE HOA BOARD MEETING
 IN WRITING OR EMAIL PLEASE
 Barbara Puchalski, Editor
 bjpgcountrygreens@gmail.com