



# GAZETTE NEWS

## PRESIDENT'S MESSAGE

As March is here and St. Patrick's Day is upon us let us be thankful for the celebration of the day and what it represents. In a few short weeks we will celebrate Easter, one of my favorite holidays.

It seems it is a new time of celebration everywhere as people are getting vaccinated and the COVID-19 virus is becoming a bit more manageable. However, we cannot let our guard down yet, we still must mask and social distance. But soon I believe we will be back to small gatherings and some activities. Be advised that I am constantly in touch with all government, and state agencies to keep apprised of all decisions made in order to keep you all up-to-date.

I believe there is light at the end of the tunnel so stay positive as we will have lots to celebrate when that time comes. In the meantime, you will notice a big change in the community, namely painted buildings. Hartzell Painting has finished the painting of all the homes on Country Greens as well as the villas. They will begin Forest Greens and continue until the entire community is finished. In addition with all the roofs previously cleaned and buildings now painted we will be a renewed community. Be assured our hidden gem will always shine bright.....

**Joanne Slocum, President**

Property Manager

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**COUNTRY GREENS @WESTCHESTER HOA, INC. 2**  
**BOARD MEETING MINUTES; TUESDAY, MARCH 16, 2021 @7PM (ZOOM)**  
**AGENDA**

**Directors Present: President Slocum, V-P Lisa Degnan, Secretary/Treas. Terry West, Betty Rowland, Bob Freedman, Mark Rappa & Joe Rana. Quorum established.**

**Property Manager Kris Elliott in attendance.**

**Correspondence: None**

**Secretary/Treas. West made motion to approve minutes of previous meeting; seconded by M. Rappa.**

**Presidents Report:**

**President Slocum stated that Adam (Handyman) is licensed & insured & will be hired to repair & address issues in the community (mainly at pool). She has been in touch with Damian McFadden with USI Insurance Services (HOA insurance) for information on renewal policy coming due April 18, 2021. She stated that Betty Rowland fell on section of asphalt sidewalk which has been marked with "glow" paint; repair is being addressed. Barbara Coulter Puchalski, Editor of Gazette newsletter & several committees has notified the Association that she is resigning from these duties at this time. Joan Coulter, Barbara's mother passed away March 11, 2021 & Bob Coulter (Father) is on hospice care at home.**

**Financial Report as read by Secretary/Treas. West:**

**Petty cash \$400; Centerstate Bank Operating \$44,554.14; Centerstate MM \$81,719.02, \$14,870.00 Due from Reserves-TOTAL \$141,543.16**

**RESERVE ACCOUNT: Beal Bank (2) CD \$105,224.75 each; Beal Bank (1) CD- \$104,245.65; Valley Nat'l Bank \$269,065.26 TOTAL \$568,890.41.**

**Committee Reports:**

**Architectural: M. Rappa & B. Rowland inspected Forest Greens villas Feb. 20<sup>th</sup> Found many gutters, down spouts, flex hoses need replacement; they did 2<sup>nd</sup> round 3/14/21 Kris stated letters will be mailed March 17, 2021. With reference to vinyl siding repair this has been referred to Hartzell Construction.**

**Betty Rowland will be chair of Architectural committee with Mark Rappa & Joe Rana on committee.**

**Landscape applications:**

**3**

**12082 CG: plant 4 daisy yellow sun drop & 4 purple heather & mulch**

**12311 FG: remove front fence; new shrubbery green arbutus & perennial plants**

**12160 CG: replace 6 old plants & mulch**

**12094 CG: amend Sept. 29, 2020 request to replace red ixora & plant red ixora, curly crotans, arbutus on side of house.**

**Motion made by President Slocum to approve apps as read; 2<sup>nd</sup> by Sec./Treas. West & approved.**

**Newsletter:**

**Sect/Treas. West stated she will attempt a "slim" version of the Gazette newsletter. Send articles to her email: [westcountry5153@gmail.com](mailto:westcountry5153@gmail.com). Cut off date is Sunday, March 21, 2021.**

**COBWRA: All meetings held by Teleconference Call due to COVID.**

**Pool:**

**Betty Rowland stated pool issues (pavers etc. resolved); homeowners are diligent because of Covid restrictions & social distancing.**

**Property Management:**

**Kris Elliott (Property Mgr) stated letters will be mailed next week to all Homeowners that have not complied with a copy of their insurance declaration page per Article 12, Section 5 of our Declaration.**

**Westchester Master Assoc. (WMA):**

**M. Rappa (CG rep.) stated meeting is being held March 23<sup>rd</sup> (Tuesday). Mark has advised that this meeting has been cancelled.**

**Hurricane-Be Prepared**

**Lillian Baumann, Chair is asking to call her as she needs Captains (volunteers) to help with community issues if we have a hurricane. Phone number in directory.**

**OLD BUSINESS:**

**Painting 2021 Update:**

**Hartzell Painting (vendor) has completed the painting of the houses on Country Greens & working on the villas; will move to 12123 FG to pressure clean & patch before painting; the 2<sup>nd</sup> crew will work from 12299-83 FG; the VENDOR will post their notice with date on your garage/front door with all information for you to follow.**

President Slocum stated research still in stages; Bob Freedman stated he is working on bids; more research & discussion will follow.

**NEW BUSINESS:**

None

Meeting adjourned @7:45PM

Respectfully submitted,

Terry West, Secretary-Treas.

Draft to be approved at next Board meeting.

**ATTENTION ALL HOMEOWNERS**

A recent inspection of Forest Greens Dr. resulted in letters mailed March 19, 2021 to certain homeowners regarding their gutters, down spouts & flex hose. You should check your gutters for leaves and debris. A back up of your gutters could cause deterioration to the fascia board. Your downspouts in the front and back need to be checked to make sure they are positioned so that the out flow of water is not directly pouring into your beds. Doing so causes erosion and flooding in the beds which can also cause damage to the foundation of your home. Be sure to position the downspouts so that they are draining in the correct direction away from the home and not into the beds. A flex hose should be placed on the down spout that is causing the water to pool.

Thank you for your prompt attention.



We are saddened to announce the passing of 5

**JOAN COULTER**

**March 11, 2021**

**Her Memorial will be at St. Joseph's Episcopal Church,  
3300 S. Seacrest Blvd., Boynton Beach  
Monday, March 22<sup>nd</sup> at 11:00 A.M.**



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**6 HABITS OF HIGHLY SUCCESSFUL BOARD MEMBERS**

Being on the Board of a HOA is no easy task. Here are some of the best habits we have seen in the most successful board members we have worked with:

1. **PUT COMMUNITY INTERESTS FIRST**-The Board has a fiduciary responsibility to look out for the best interests of the community. This means keeping up with the physical property & changing times to make sure the community appeals to new buyers, which will maintain the property values of the community.
2. **SEEK CONSENSUS**-The best board members are experts at rallying support and knowing how a vote is going to go long before the board meeting. Even when board members don't agree on priorities, they maintain a professional relationship & agree to support the consensus decision of the board.
3. **INVEST IN YOUR COMMUNITY**-Remember the board has a duty to maintain the property values of the community, which means investing in the common areas & making capital improvements.  
**RESERVE FUNDS ARE SAVED TO BE SPENT.**
4. **TRUST YOUR MANAGER**-Property managers are licensed professionals with years of experience in their field. Good managers don't want to be micromanaged. If you cannot trust your manager, the you have the wrong manager.
5. **OVER-COMMUNICATE** – The number one complaint we hear from frustrated owners that end up running for the board is **LACK OF TRANSPARENCY**. Communicate with residents via monthly newsletters, community email blasts.
6. **PLAY BY THE RULES**-Rules are not made to be broken. It's important to lead by example & not be accused of selective enforcement. The board must follow the same rules as everyone else.  
**BE A GOOD NEIGHBOR**-You are a board member, but you're also everyone's neighbor. Treat your neighbors the way you want to be treated.

## WEST'S BEST RUM CAKE

6

Butter Dried Fruit Nuts White Sugar

Lemon Juice Eggs Brown Sugar

1-2 Quarts of RUM

Before starting, sample the rum to check for quality. Good isn't it? Now proceed. Select large mixing bowl, measuring cups, etc. Check Rum again. It must be just right. To be sure rum is of proper quality, pour one level cup of rum into a glass and drink it as fast as you can. Repeat. With electric mixer, beat 1 cup of butter in a large fluffy bowl, and 1 teaspoon of thugar and beat again. Meanwhile, make sure rum is still all right. Try another, open second quart if necessary. Add legs, 2 cups of fried fruit and beat until high. If druit gets stuck in the beaters, pry loose with drewscriber. Sample rum again, checking for tonscisticity. Next sift 3 cups pepper or salt (it really doesn't matter). Sample rum again. Sift ½ pint lemon juices. Fold in chopped butter and strained nuts. Add 1 bablespoon of brown sugar-----or whatever color you can find. Wix mell, greade oven, turn cake pan to 350 degrees, pour mess into boven & ake. Check rum again and bo to bed!!



**HURRICANE CAPTAINS NEEDED:** Lillian Baumann, Chair- Hurricane-Be Prepared Committee needs hurricane Captains (resident volunteers) to prepare for the 2021 season which is just around the corner. The season is usually June 1<sup>st</sup> to November 30<sup>th</sup>; however, I have seen a new start date of May 15<sup>th</sup> in the Palm Beach Post. Please contact Lillian 561.732.2721 to join us in watching out for each other if a hurricane decides to head our way.

Terry West, Temporary Editor  
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Distribution-Captains:  
Candy, Hedy, Betty, Lorraine, Sue

