

President's Message

It has been a busy month for everyone. The weather has been beautiful. Some of us have spent time with family and friends. Many participated in activities at the Clubhouse such as the Super club's dinner, pickleball, bocci, bingo.... What a difference from the last couple of years where we were shut down because of COVID. It is so good to see smiles and hear laughter.

The Meet and Greet Your Board was successful and informative. We thank you for sharing your recommendations and concerns. But mostly for many of our residents volunteering to assist in projects and improvement of our community. Several projects are in the works such as beautification of our entrance with landscape lighting (lights we already have), and volunteers planting flowers. As discussed in the meeting, there are operating and maintenance issues that are being researched as pool repairs, landscape and upcoming insurance.

This is our home, and we need to work together not only for the appearance but to save money where we can. For example, reminding our guest not to park on the grass. Parking on the grass is widely accepted in Florida. One of the reasons parking on the grass is an issue in our neighborhood is the damage to our sprinkler system. I am sure we all can find a better use for the money spent on our sprinkler repairs.

We are blessed, but as you know there are many that need our assistance. I am so proud of our Social Club with coming up with a plan to assist those in Ukraine! Be on the lookout for the announcement of a Fundraiser event.

TENTATIVE Plans:

Fundraiser, proceeds will go to assist those in Ukraine

April 23rd, 2022, at the Clubhouse

4 pm to 7pm

Respectively,

Betty 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, MARCH 15, 2022 (Zoom)
DRAFT-MINUTES TO BE APPROVED

Meeting called to order @ 7:02pm by President Betty Rowland, Quorum established
Attendees present: Pres. B. Rowland, V.P. M. Arnone, Sec. L. Scrivano, Treas. D. Allen, Dir. T. West, Dir. B. Freedman, Dir. K. Long
Proof of Notice of Meeting emailed March 11, 2022
Motion made by Secretary Lisa Scrivano to waive reading of the minutes of February 15, 2022
2nd by Bob Freedman, motion passed

FINANCIAL REPORT – Treasurer, Dave Allen

Operating accounts: \$62,879
Petty Cash: \$400
Total Operating Account: \$63,279
Reserves consisting of 4 CD's totaling \$532,981
Side note made by Dave Allen, February income was \$60,767, checks paid out \$61,306...depleting of \$1400.
Motion made by Treasurer Dave Allen to accept as read
2nd by Terry West
Motion passed

ARCHITECTURAL – Tony Scrivano, Chair

12211 FG Installation of 3 hurricane shutters, 2 impact windows and impact entry door. – all docs received
12101 CG, Installation of new Impact Windows – all docs received
Motion made to approve made by Terry West, all in favor

LANDSCAPE – Terry West, Chair

12191 FG, remove dead hedges in rear to be replaced with matching patio pavers
12155 CG. Plant 6 or 8 Foxtail Ferns, Asian Snow, and mulch
12100 CG, Replace old Ixora with new ones
12094 CG, Removal only of old Ixora
Motion made to approve by Pres Betty Rowland, all in favor

LANDSCAPE ISSUES - Terry West stated she had a meeting with CPM our current Landscape company last week. It has been determined that much of our lawns here at CG are in dire need of treatment, repair and/or replacement. She is waiting for additional info and proposals to see how we can move forward with a plan to begin improvement of our lawns in the best cost-effective way. When received, will discuss with Board. Tabled for now.

Pres Betty Rowland reminded everyone to please fill out Landscape and/or Architectural Forms for any projects being planned. There are blank forms in the White Mailbox at the mailboxes or forms can be printed from our website. MYCOUNTRYGREENS.COM – under "Forms"

NEWSLETTER – Barbara Puchalski (not present)

Terry West stated she needs 53 copies to be distributed to residents who are without access to email.

COBWRA: Terry West

Zoom meetings to be continued and will have more information for next month's meeting

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

POOL – Pres Betty Rowland, Chair

There are several serious issues regarding the pool, and they are as follows:

Pool leak, black algae, ladder steps, and additional numerous misc. repairs

partial approval by Board are as follows:

Proposal #16986 – Leak Inspection \$1125

Proposal #16982 – Black Algae \$276

Proposal #16984 – Misc. repairs \$1179.61

Replace plunger valve gaskets, filter grids, hose bib, etc....

Motion to approve the above made by Dave Allen, 2nd Karen Long – all in favor

Proposal #16983- Separation Tank Hayward and Ladder repair issues – on Hold

President Betty Rowland reminded everyone to please not park on any grassy areas within the community due to ongoing landscape and sprinkler issues.

PROPERTY MANAGER – Kris Elliott

Asked all to please send in their current Homeowner Insurance Declaration pages. A letter will be forthcoming from Campbell Mgmt. to remind everyone to do so.

MASTER ASSOCIATION –

Betty announced that Mark Rappa will be stepping down and asked if someone will volunteer to take his place and to attend monthly meetings.

ACTIVITIES:

SOCIAL CLUB – Jeff Giocondo, Chair – stated the breakfast held last week was a huge success, everyone enjoyed. Next event is the Dog Races are to be held at the pool with a tentative date of April 9, 2022. Will confirm date shortly.

SUPPER CLUB – Mike Arnone and Dave Allen, next event is St. Patrick's Day dinner on March 17th with a rain date of Friday March 18th.

Bingo – as per Jesse Stanton – twice per month, next Bingo is March 27th, all are welcome

Bocci – Mike Arnone stated Bocci dinner planned for April 2, 2022.

Pickleball – Tony Simonetti Chair, - every Monday and Saturday mornings at 10am. All welcome

OLD BUSINESS,

Landscape lighting at main entrance, Tony Scrivano offered to install white lights on palm trees.

Betty motioned to approve, Mike Arnone 2nd.

SECURITY – Chuck Plotnick to investigate options for drive thru security for community. Waiting for details. -

AD-HOC –Director Bob Freedman, Chair -

Bob will research amending Rules and Regulations – he welcomes any and all email suggestions.

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

LOCKS AND KEYS: -President Betty Rowland made motion for all Board Members to have access to keys for closets at clubhouse. 2nd by Karen Long - motion approved

Discussed putting new lock on pool gate to eliminate using keys to exit the pool. Mike Arnone and Dave Allen are currently gathering information to accomplish this. This matter is tabled until next meeting.

HYBRID MEETINGS – Campbell Mgmt. as per Kris Elliott will purchase and install Zoom system at clubhouse. Board approved cost not to exceed \$400.

Dave Allen motioned to begin this process.

Karen Long 2nd.

Terry West – Opposed

GOLF CART REPAIR ISSUES – Kristine Elliott is trying to have it switched out with another since there have been ongoing issues with the one, we have. Dave Allen motioned to table for next month. Mike Arnone 2nd motion.

INSURANCE PREMIUM - Dave Allen spoke about attending An HOA Trade Show recently. Spoke to numerous Insurance companies there and we are anticipating our insurance premium to increase anywhere from 15% to 30%. Premiums are based on age and condition of our community. He is being proactive in setting up appointments for Appraisal companies to come out to inspect our community so we can be better prepared for any upcoming increases.

Pending Lawsuit from previous hurricane damage - Mike Arnone made a motion for Dave Allen, as Treasurer, to sign any lawsuit documents necessary. Betty 2nd motion – all in favor

Pres. B. Rowland. motioned to adjourn meeting at 8:30pm. Motion passed - All in favor.

Betty Rowland then proceeded to open the floor up to the community for anyone who has questions or suggestions.

Respectfully submitted,
Lisa Scrivano/Secretary

Draft – to be approved

OUR 2022 COUNTRY GREENS HOA BOARD

DAVID ALLEN	TREASURER
LISA SCRIVANO	SECRETARY
MICHAEL ARNONE	VICE PRESIDENT
BETTY ROWLAND	PRESIDENT
KAREN LONG	DIRECTOR
ROBERT FREEDMAN	DIRECTOR
TERRY WEST (ABSENT)	DIRECTOR



ROOF LEAK REPORTING PROCEDURE

CONTACT TERRY WEST @WESTCOUNTRY 5153@GMAIL.COM PHONE 561-369-8614
OR KRIS ELLIOTT, PROPERTY MGR. (KRIS@CAMPBELLPROPERTY.COM)

I NEED YOUR NAME, ADDRESS, PHONE NUMBER & LOCATION OF LEAK PLUS YOUR EMAIL ADDRESS

THIS INFO IS GIVEN TO OUR VENDOR (GUSTAFSON ROOFING-GI INDUSTRIES)

THEY WILL CALL YOU TO MAKE AN APPOINTMENT TO INSPECT THE LEAK

THEY WILL EMAIL THE INSPECTION REPORT & PROPOSAL.
AN IMMEDIATE EMAIL TO PROCEED WITH REPAIR IS SENT THEM

GUSTAFSON ROOFING (GI INDUSTRIES) WILL SCHEDULE ASAP

THANK YOU FOR YOUR PATIENCE.
[Country Greens @Westchester HOA, Inc.](#)
[January 2022](#)



**As you look around our beautiful community, we all can
see that our lawns are suffering.**

There are many reasons for the deterioration. Mother Nature is our main enemy. She has bombarded South Florida with weather, weeds, insects, and disease. Things that over the years could no longer be fended off. Our cars are next worst enemy of our grasses. The multiple issues are created by driving on it as well as breaking sprinkler heads. No water, no green grass and many more weeds.

The University of Florida and IFAS recommend products and grasses that are now available to our landscapers to combat our issues. The CG Board of Directors are working with CPM Landscapers to develop a plan to renew our lawns.

STARTING NOW, EACH AND EVERY ONE OF US AS WELL AS OUR GUEST AND CONTRACTORS NEED TO FOLLOW THE RULES. Otherwise, our lawns will not see the benefits of the time and money that will be put into our community.

PLEASE,

- ⊗ DO NOT PARK OR DRIVE ON THE LAWN
- ⊗ DO NOT FERTILIZE OR USE PESTICIDES ON THE GRASS – whatever you use, will create more damaged when combined with the commercial products that will be applied.
- ⊗ IF YOU SEE SOMEONE PARKING ON THE GRASS, POLITELY ASK THEM TO MOVE!

**CG Board of Directors will keep you updated on the details
of the lawn revitalization project**



**COUNTRY GREENS IS PART OF THE
WESTCHESTER COMMUNITIES MASTER ASSOCIATION
WHAT IS IT?**

The WMA was created in 1983, when the developers first started building communities between the E3 Canal (which is between ElClair Ranch Rd & Military Trail & Jog Rd. Palm Beach County commissioner's having a responsibility & obligation to comply with the State's & the County's planning & maintenance of flood control measures in the area, required the developers to create & maintain several "Lakes"(which are water retention basins as part of that flood control plan. Included in all of that flood & drainage control plan were WEIRS (miniature Dams), some of which are adjustable which control the water levels in & over-flow from the lakes by regulating the water flow from the lakes into the State's canal system. Palm Beach County, knowing that these lakes would be part of several communities in which they were located did not want to have to work with the ultimate separate 10 communities in which the lakes were located, to see that the lakes were properly maintained. Therefore, Palm Beach County, to make sure that it only had to work with a single community, required the establishment of a single Master Association, which would include all ten communities & the County made sure that the Master Association was responsible for all of that maintenance of all of the lakes & weirs.

The WMA was therefore created in 1983 with the beginning of the development of the several communities. The Master Association now includes all 10 Sub-Associations (Country Greens, North Pointe, Starlight Cove, Lakeridge, Enclave, Pipers Glen Estates, Lakeridge Greens, Lakeridge Falls, San Marco, and Lakes of Westchester) which includes 1,783 homes. Also included within the Master Association is the commercial center at the North-East corner of Jog Rd & Pipers Glen Blvd. The Master Association, as do each of the Sub-Associations, has its own Board of Directors, Declaration, Articles of Incorporation & By-Laws. All of the Homeowners in all ten of the Sub-Associations are members of the Master Association. They are all bound by & obligated & responsible to comply with all the Restrictions, Covenants, Rules, and Regulations of the WMA Documents as they are also responsible for their individual Sub-Associations Documents.

The WMA has a Board of Directors with nine (9) Board members. The Directors are Homeowners who are members of the WMA and who live in the 10 Sub-Associations communities. They are elected at the WMA's annual meeting which is held in March of each year. Three Director's terms expire each year, and the term of office is 3 years. East Sub-Association cumulative vote for Directors, (which is based on the number of homes in that Sub-Association) are cast by a voting representative who is chosen by that Sub-Association's Board of Directors.

The WMA, in addition to its obligations & responsibility for the Lakes & Weirs, is responsible for the Monument site at the corner of Military Trail & Pipers Glen Blvd. It is also responsible for that section of Pipers Glen Blvd. between Jog Rd. & Hagen Ranch Road. The portion of Pipers Glen Blvd. between Military Rd & Jog Rd. is a Palm Beach County Road & is fully the maintenance & control responsibility of Palm Beach County.

The WMA's obligation & responsibility for the west end of Pipers Glen Blvd. (between Jog Rd & Hagen Ranch Rd.) was also the requirement of Palm Beach County. The West side communities were the last to be developed. They were started in the late 1980's. Palm Beach County, experienced a bad golf cart/vehicle accident at the golf cart crossing located at the intersection of El Clair Ranch Rd. & Pipers Glen Blvd. in the mid 1980's. The County did not want to take ownership of any more roads with those surface golf cart crossings. The County, therefore told the developers to either install golf cart bridges or tunnels, or the

County would not take that piece of the road as a public road. Since the developers refused to build bridges or tunnels, the County required that piece of road to be a private road & it became the WMA's Road & responsibility to operate & maintain it as a private road. Included in that Private Road requirement was the obligation & responsibility to assure that only residents were able to gain access through the resident gate. The 4 west side Sub-Association communities are fully responsible for the cost of the operation, management & maintenance of that private road.

The WMA has its own budget, & each Homeowner in the 10 Sub-Associations communities pays his/her share of that budget. The Sub-Associations include the Master Association's common charge within the Sub-Association's budget & forwards the WMA's funds to the WMA.

The meetings of the WMA Board of Directors are open for all of the Homeowner/Members of the Association to attend. The meetings are usually on a Tuesday late in each month & are held at several of the Sub-Associations Clubhouses. Notice of those meetings are sent to the Sub-Associations for them to post for their members information.

Each Homeowner/Member should have a copy of the WMA's Documents. When all the Documents were renewed and restated in June 2013, copies were provided on a computer disc to each Sub-Association for distribution to all of the Homeowner/Members.

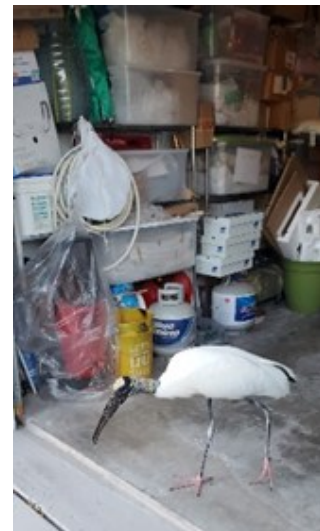
Please take the time to thank Bob Freedman who has recently agreed to represent Country Greens at the Westchester Master Association.

THERE IS AN INTRUDER IN COUNTRY GREENS WHO HAS BEEN SIGHTED FREELY ROAMING

CLOSE YOUR DOORS

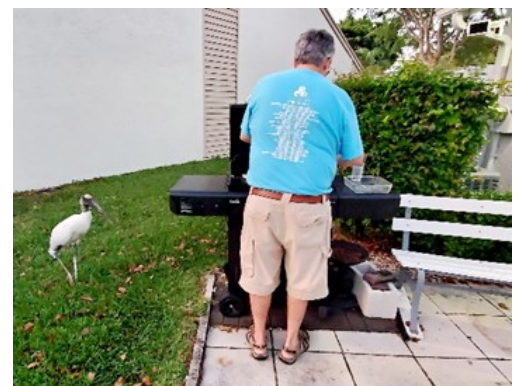


**WATCH
WHERE YOUR STEP!
(IF YOU KNOW WHAT I MEAN)**



**KEEP
GARAGES
SHUT**

**DON'T FEED ANY WILDLIFE!
THEY BECOME A NUISANCE, HUMAN FOOD CAN BE VERY
HARMFUL, EVEN WORST,
THEY BECOME DESTRUCTIVE THEN WILL NEED TO BE
REMOVED AND/OR DESTROYED**



March Fun In Country Greens

Meet and Greet with our new Board

Tail Gating

Supper Club

Breakfast

OBVIOUSLY, WE LOVE TO EAT AROUND HERE!





Bingo continues to be a big hit thanks to the community supporting this fun activity

Next Bingo will be
Sunday April 3
and
April 24 at 2:30

at the clubhouse by the pool

Come and have some fun
8 games for \$10.



A HUGE SHOUT OUT TO
DAVID AND MIKE
FOR A WONDERFUL SEASON OF
FOOD, FRIENDS AND FUN



WE LOOK FORWARD TO THE NEXT
SEASON'S SUPPER CLUB!



IF YOU HAVE ANY ISSUES WITH THE LANDSCAPERS, ROOFERS, POOL PEOPLE, OR ANY OTHER VENDER HIRED BY COUNTRY GREENS OR CAMPBELL MANAGEMENT, PLEASE DO NOT ADDRESS THE VENDOR DIRECTLY. ALL ISSUES NEED TO BE ADDRESSED TO THE BOARD OR APPROPRIATE COMMITTEE, WHO IN TURN WILL CONTACT THE VENDOR. YOU WILL RECEIVE A RESPONSE AS SOON AS POSSIBLE.

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

