

THE CG GAZETTE



Barbara Puchalski - Editor

President's Message

We are living in paradise! We have had beautiful weather, and so many activities offered to our residents it is hard to keep up. The activities are posted on our bulletin board by the main mailbox and at the clubhouse. Many thanks to our Social Club, Supper Club, bocci, pickleball, bingo and all others!

Country Greens has been referred to as a hidden jewel. This is not only in regard to our community, it also refers to our residents. Our residents bring with them a wealth of knowledge and expertise. Help us make our community even better. Speak up. Share your ideas and talents with any of the Board Members.

Our 2023 Country Greens Directory is here! It is beautiful! An email blast was sent with a PDF attachment of the Directory, and the hard copies are being delivered. We thank Barbara Coulter Puchalski for all her hard work in making the Directory. Thank you to Terry West for keeping all the resident information current, and Lisa Scrivano for facilitating the printing and delivery of the Directory. If you did not receive the email, please verify your contact information is correct.

There are two (White and Black) community mailboxes at our entrance. The White mailbox is for completed Architectural and Landscape applications. The applications are located on our website. Go to mycountrygreens.com. As suggested, by one of our residents, the application can now be filled out online. The completed application can be printed and placed in the White mailbox or mailed to Campbell Property Management. This website also has our Documents, Rules and Regulations, and "Homeowner Portal". The Homeowner Portal has specific information to the homeowner, Architectural/Landscape applications, and you can verify or update your contact information. The Black Mailbox is locked and should be used for information you want to share with the Board. The Black mailbox is also used for ballots when we vote.

Security is a priority. A vendor's truck was entered in the middle of the day, and articles were stolen. Luckily, one of our residents captured the car and license plate. Reminder to all, keep your vehicles locked at all times.

Thank you,

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.
BOARD MEETING, TUESDAY, MAR 21, 2023
DRAFT MINUTES TO BE APPROVED

Meeting called to order @ 7:02pm by Betty Rowland, President. Quorum established. Attendees: Pres. B. Rowland, VP M. Arnone, Sec. L. Scrivano, Treas. D. Allen, Dir. K. Long, Dir. P. Carter, Dir. J. Goodwin
Proof of Notice of meeting posted on 3-15-2023 and emailed on 3-17-2023.

Guest Speaker Damian McFadden from USI Insurance was present. He gave an update on the status of the Insurance. Final quotes are still pending. Increases are anticipated.

Motion made by Secretary Lisa Scrivano to waive the reading of the minutes for Feb 21, 2023 with the following amendments:

- The annual meeting was posted on 02/03/23, not 02/18.
- Roofs: as per Mike Arnone, we are not obligated to take the lowest bid. Pat Carta 2nd. motioned to accept with amendments. All in favor.

FINANCIAL:

As per Treas Dave Allen:

Capital Contribution Account: \$1,464 Operating Account: \$122,473 Reserves: \$1,541,303

Valley National Reserves: \$95,203 TOTAL RESERVES: \$1,636,507

Dave Allen motioned for financials to be accepted as read. Lisa Scrivano 2nd. – All in favor

ARCHITECTURAL:

As per Tony Scrivano, Chair:

12160 CG Patio in rear to be installed – all paperwork rec'd

12323 CG H/O installed patio pavers in front of property. All paperwork rec'd

12221 CG Exterior Soffit in front of home needs repair Board will investigate

12207 FG Siding to be repaired in front of villa Board will investigate

Pat Carta motioned for 12160 & 12323 CG for approval Lisa Scrivano 2nd All in favor

LANDSCAPE:

As per George Fortunato, Chair:

12095 CG Remove dead Podocarpus bush Pat Carta motioned to approve

Mike Arnone 2nd. All in favor

NEWSLETTER:

All submissions for Gazette to be submitted to Barbara Puchalski
prior to the Sunday after each monthly Board meeting.

Hard copies of Phone Directories will be delivered to the Community within the next week

POOL:

As per Janie Goodwin, Chair:

Replacement cap on water flow return outlet in pool to be replaced.

PROPERTY MANAGER:

As per Kris Elliott, Campbell Prop Mgt:

Golf cart replacement was received for Community

PDF copies of phone directories were emailed to Community with hard copies to follow.

MASTER ASSOC. (WMA)

As per Betty Rowland, she will attend zoom meeting call on Wed, March 22nd.

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

ACTIVITIES:

SOCIAL CLUB: as per Lisa Scrivano, Chair,

April 1st, Breakfast to be held poolside

April 3rd, Ladies Luncheon will be at Henry's in Delray

BUNCO game night – date and time to be determined.

April 16th, Ice Cream Sundae 2pm poolside

April 17th, Pinball Museum Games – off premise – details to be posted

April 23rd, morning Bagels and Coffee at Clubhouse

April 29th CG Barbeque

All of the above will be posted on bulletin boards and emailed.

SUPPER CLUB: as per Mike Arnone: 4 dinners were held over this past year with great success

BOCCE Dinner to be held on April 15th

BINGO – as per Jessie Stanton: March 26th, April 16th & April 30th 3pm

PICKLEBALL - As per Tony Scrivano, play every Monday night at 6pm. Looking for additional players to join in

OLD BUSINESS:

Roof – as per Mike Arnone waiting for Jack Brown Consultants scope of work proposal. Rules & Regulations – next workshop meeting for Board review to be held April 4th 7pm Pool awning and furniture, as per Mike Arnone: all has been ordered. Approx 12 weeks delivery.

Additional matching patio end tables were ordered on behalf of Donna and George Fortunato's contribution from tree removal cost to HOA Flagpole – as per Karen Long, CPM repaired it. Tennis net – will be replaced

NEW BUSINESS:

Mycountygreens.com website is being updated by Campbell Mgt. Homeowners are encouraged to navigate the website for community information, Gazette, landscape & architectural forms, documents, rules and regulations, etc... there is a portal for homeowners on it

MISC:

Security: a reminder for everyone to be mindful of always locking their cars as there has been an incident in our Community of possessions being stolen from inside a car.

Raccoon awareness: raccoons have been sighted in the community. A reminder for everyone to put their trash in secured closed trash cans and not leave any food or water sources outdoors.

Looking for talented homeowners with any type of skills or hobbies that would benefit our community and would like to help out. Please contact anyone on the Board.

Betty Rowland, Pres motioned to adjourn meeting at 7:52 pm. Dave 2nd motion. All in favor

Open to floor for additional questions or comments.

Respectfully Submitted,
Lisa Scrivano, Secretary

TO ALL OF OUR COUNTRY GREENS' RESIDENTS

PLEASE BE AWARE

Recently there have been raccoon sightings in our community in broad daylight and in the evening. Should anyone come upon one, please keep a safe distance and do not antagonize in an effort to rid of them. They are looking for food and water. Please do not leave any food or water sources outdoors around your property. All trash is to be contained in a trash can with the lid securely closed, and please do not leave any loose bags of trash on the curb for pickup. Also, be extra mindful while walking your dogs.



Don't forget to keep your garage doors closed

Garages can make for a cozy home for all sorts of critters.

Thank you,
Country Greens HOA Board

MARK YOUR CALENDAR

- Sat, April 1st Breakfast Poolside**
- Mon, April 3rd Ladies Luncheon at Henry's in Delray**
- Tues, April 4th HOA WORKSHOP - 7 pm**
- Tues, April 11th HOA WORKSHOP - 7 pm**
- Sat, April 15th Bocce Dinner**
- Sun, April 16th Ice Cream Sundae Poolside - 2 pm**
- Sun, April 16th Bingo - 3 pm**
- Mon, April 17th Pinball Museum Games - details to be posted**
- Tues, April 18th HOA BOARD MEETING, LIVE - 7 pm**
- Sun, April 23rd Morning Bagels & Coffee - 9:30 am**
- Sat, April 29th CG Barbeque**
- Sun, April 30th Bingo - 3:30 pm**

PICKLEBALL - every Monday night at 6pm

BUNCO game night – date and time to be determined.

The above will be posted on bulletin boards and emailed

Watch for additions, changes, and times!