

# THE CG GAZETTE

Barbara Puchalski - Editor

Terry West—Distribution

## PRESIDENT’S MESSAGE

“If you see something, say something.” We have all heard this at some point and maybe even said it yourself. It usually means that you have seen something negative. How about the good? It becomes so easy to point out what we object to and all too easy to not to recognize what we appreciate. Here are a few things I find that I love about our community:

- ⊗ The beautiful landscaping in our neighborhood. I just love to see all our beautiful trees and flowers.
- ⊗ I never miss the opportunity to tell neighbors how wonderful their gardens look after they spend hour planting and manicuring.
- ⊗ Meeting new residents.
- ⊗ Walking with neighbors while out with my dog and greeting their little ones.

Our residents are what make Country Greens Special. A select group of volunteers’ head committees and they work tirelessly to keep our hidden gem beautiful, and I cannot thank them enough. They should be applauded for their timeless efforts!

Your President,

Joanne Slocum, [jc371@comcast.net](mailto:jc371@comcast.net)

## The Pool is Reopened!



**Please be Responsible and Considerate,**  
**COVID is Still a Real Threat**

Respectively,  
Your CGHOA Board of Directors

### Pool Rules prior to COVID are to be followed

Hours are from dawn to dusk

**In addition**, the following COVID Guidelines will remain in place:

- ◆ Social distancing shall be respected
- ◆ If unable to social distance, wear a mask
- ◆ Continue to disinfect chairs, lounges, and tables after use
- ◆ Limited access to the clubhouse, i.e. storage of radio used for water aerobics, or access to pool stereo
- ◆ Sign in Log: Date, Name, Time in and Time out for contact tracing if needed

### Property Manager

Kris Elliott 561-432-2703

[Kris@campbellproperty.com](mailto: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](mailto: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 WILL BE HERE SOON! GET 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



Dogs 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, APRIL 20, 2021 (Zoom)**  
**DRAFT-MINUTES TO BE APPROVED**

Directors Present: President Slocum, V-President Lisa Degnan, Secretary-Treas. Terry West, Bob Freedman, Mark Rappa, Joe Rana. Quorum established.

Absent: Betty Rowland

Kris Elliott, Property Mgr. in attendance

Lisa Degnan, V-President has submitted her resignation effective April 30, 2021; she & Tom moving to west coast to be closer to family. She will be missed.

Correspondence: letter received from 12245 Country Greens asking for Board options regarding the afternoon sun in villa; homeowner asked if tent, large umbrella or pull-out awning allowed; refer to Article VIII, Sec 2 pg18 in HOA documents that a tent is not allowed, large umbrella would have to be removed if hurricane enters the picture; an application from vendor for pull out awning would have to be submitted etc. Board suggested homeowner contact vendor for a "sun setter" & submit application.

S/T West made motion to approve minutes of previous meeting; 2<sup>nd</sup> by M. Rappa; Motion passed.

Presidents Report:

President Slocum read letter from 7 members using pool for early water aerobics that temperature @85 too cold & would like a warmer temperature; stated that Richard (Perfectly Pure Pools vendor) told her 84-86; suggested the group come at later hour (9-9:30A). She is working on irrigation & pool bulbs plus pots donated by Lisa Scrivano for shrubbery. Stated Gov. not lifting emergency orders for pool opening or social activities. The Board voted to open the community pool to posted capacity with COVID protocol & Social Activities as decided by the new Chairman Jeff Giocondo with preferred outside activity.

Financial report as read by Sec/Treas. West:

Petty Cash \$400; Centerstate Bank Operating \$76,805.97; Centerstate MM \$81,729.43 Total \$152,246.23  
Reserves: Beal Bank CD 5/20/21 mature-2 CDs \$105,224.75; Beal Bank CD 10/26/21 mature-1 CD \$104,245.65; Valley National Bank \$184,873.89,  
Due Reserve from Operating \$6,689.17 Total \$506,258.21

Architectural Apps:

12275 FG-replace front door, all windows, back sliders w/impact door

12179 FG-Tuf-Top "cement driveway

12323 FG-replace windows/doors w/impact windows

12323 FG-replace front screen door to white

12303 FG-replace windows/doors w/impact windows

12173 CG-replace front screen door-white

12327 FG-repaint front screen door

12231 FG-Tuf-Top drive & walk

12235 FG-Tuf-Top drive & walk

12239 FG-Tuf-Top drive & walk

12263 CG-install "rumble stone square pavers (light tan)8 ftx8ft3"

12263 CG [-replace 2 front & 1 rear windows

12251 FG-replace windows w/bronze impact

12155 CG-replace outside fixtures (front door & garage)

12283 FG-replace concrete driveway & leaking water pipe

Motion made by West to approve as read; 2<sup>nd</sup> by B. Freedman; motion passed.

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

Landscape Apps:

12275 FG- remove existing "OLD" pavers, stones in front of villa; replace with new pavers & potted plants  
12076 CG-install 6-3 gal arborical @General generator  
12125 CG-remove & replace front landscaping (ixora, red hibiscus, caladiums, roebelium, add soil & mulch  
12226 CG-replacing pavers  
12208 CG-remove & replace landscape w/ixora, croton, sod & mulch  
12220 CG-remove old landscape (front) replace with mixture yellow lantana, jatropha, gardenia, arbutus, clusia rosa & viburnum  
Motion made by West to approve as read; 2<sup>nd</sup> by Pres. Slocum; motion passed

S/T West & President Slocum had meeting with Duffy's Tree Service (Howard Green Certified arborist) @12244 CG where queen palm found with Ganoderma; 12311 CG oak tree roots lifting sidewalk & headed to villa foundation. Removal recommended-Motion made by President Slocum to hire Duffy's Tree Service in the amount of \$1,900 total; 2<sup>nd</sup> by West; motion passed.

Newsletter: Deadline for articles Sunday April 25, 2021.

COBWRA: All meetings held by teleconference call due to Covid.

Pool: no report

Property Management: no report

Westchester Master Assoc.

Mark Rappa (CG Rep.) read minutes of March 23, 2021 meeting, will post copy in Gazette.

Hurricane-Be Prepared

Lillian Baumann, Chair will write article for Gazette; she needs Captains (volunteers) to help with community issues if we have a hurricane.

Old Business:

Painting 2021 update: Hartzell Painting will be approx. 2-3 weeks to complete their contract; Complete walk thru will be taken at that time; clubhouse painted; front entrance wall pressure cleaned ready for painting.

Camera @Clubhouse/Pool: Still in discussion stage

Gate Lock: Board discussion; President Slocum made motion to have locksmith change the 2 pool gates back to the same key unlocks gates to enter & leave pool patio; 2<sup>nd</sup> by M. Rappa; Motion passed.

New Business:

HOA Insurance yearly renewal-USI Insurance Services  
April 18, 2021- 2022 Premium \$199,121.95

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

12130 country Greens-Ficus tree:

Emails from homeowner read & discussed; HO wants tree removed & submitted letter from Sutton Consulting arborist recommending removal; HOA landscape committee held meeting with Duffy's Tree Service arborist Howard Green who submitted letter tree should not be removed. Agreement made with homeowner to wait until painting community completed & tree trimming completed.

Meeting adjourned @8:35 pm.

Respectfully submitted,  
Terry West, Secretary-Treas.

**WESTCHESTER COMMUNITY MASTER ASSOCIATION  
ANNUAL MEETING  
March 23, 2010**

Meeting called to order 10 am. Chair Tracey Ingram.

Present:

\*For the Board: Cheryl Edwards, Barbara Fish, Joan Milowe, Ralph Nathan, Jane Newmark, Mark Rappa, Kristina Simms

\*For Management: Tracey Ingram, Laurie Manoff

\*Voting Representatives: Lakeridge (Ron Boyd), Lakeridge Falls (Al Silberlicht), Lakeridge Greens (Ralph Nathan), Lakes of Westchester (Fred Perry), Pipers Glen Estates (Susan Barbosa), San Marco (Joan Milowe), Starlight Cove (Beth Bohon)

(1813 members with 1132 reps present)

Proof of Due Notice by Ms. Ingram

Reading of Minutes of past meeting waived

Determination of number of director seats open: 5

Election of Directors:

Cheryl Edwards

Barbara Fish

Ralph Nathan

Mark Rappa

Charles Ross

No Committee, Officer or Director reports

No Unfinished Business

No new business

Meeting Adjourned 11:10 am (motion Ms. Newmark, Second Mr. Nathan...all agreed.

**ATTENTION COUNTRY GREENS RESIDENTS!**  
**THE 2021 HURRICANE SEASON IS FAST APPROACHING!**

**OUR LOYAL HURRICANE PREPAREDNESS CAPTAINS ARE READY TO MEET THE NEEDS OF OUR RESIDENTS...BUT OUR NUMBERS ARE DOWN...**

**WE NEED NEW RECRUITS...AND NOW THAT WE HAVE SO MANY NEW RESIDENTS...WE ARE IN GREAT HOPE THAT WE WILL ATTRACT NEW CAPTAINS TO OUR RANKS!!**

**YOUR RESPONSIBILITIES ARE SIMPLE YET VERY IMPORTANT TO THE WELLBEING OF OUR RESIDENTS AND OUR COMMUNITY.**

**PLEASE CALL LILLIAN BAUMANN AT 561- 732 -2721 OR TEXT ME AT 561-345-4623 or email me at [lilybaumann18@gmail.com](mailto:lilybaumann18@gmail.com) .**

**I AM PRESENTING YOU WITH A COMPLETE LISTING OF THE JOB. PLEASE CONTACT ME WITH ANY QUESTIONS YOU MAY HAVE...**

**Lillian Baumann**

**IF YOU HAVE BEEN FULLY VACCINATED AND FEEL COMFORTABLE IN MAKING LIMITED CONTACT WITH THE RESIDENTS IN YOUR UNIT, PLEASE PROCEED AS YOU WISH. OTHERWISE, CONTINUE TO PROCEED AS DIRECTED BELOW.**

***REVISION OF RECOMMENDED PROCEDURES FOR HURRICANE PREPAREDNESS CAPTAINS BEFORE, DURING AND AFTER A HURRICANE EMERGENCY AS A CONSEQUENCE OF THE CORONAVIRUS COVID-19 PANDEMIC (April 22<sup>nd</sup> , 2021)***

**BEFORE THE HURRICANE SEASON:**

**1. INTERVIEW NEW RESIDENTS AND NEW RENTERS IN YOUR AREA.**

**THIS YEAR, SURVEY AREA LISTS, SNOWBIRD LISTS, INSTRUCTIONAL PROCEDURES, RESIDENT NEEDS AND VOLUNTEERS LIST AND THE LIST OF INTERVIEWS NEEDED WILL BE DISTRIBUTED AS ATTACHMENTS TO EMAILS.**

**2. FOR THOSE CAPTAINS WHO HAVE NEW RESIDENTS or NEW RENTERS TO INTERVIEW, Lillian will deliver all Official Interview Forms and hurricane informational materials for distribution (HURRICANE PREPARATION GUIDE for SENIORS, VIAL OF LIFE FORM, HURRICANE PREPAREDNESS CHECK LIST and MOLLEDA HURRICANE LEVELS) in a plastic bag to your home...placing it on a door knob or on the windowsill. She will call before delivery.**



**3. ALL INTERVIEWS WILL BE HELD BY PHONE. .. If a Resident or Renter has SPECIAL NEEDS, such as physical limitations or specific medical needs, please include that information on the back of the Interview Form. If a Resident or Renter has a dog or cat, please state that information . Lillian will deliver to you Hurricane Preparedness materials appropriate for those with Special Needs and/or for Pet Owners.**

**4. RETURN THE OFFICIAL INTERVIEW FORM TO LILLIAN in an envelope , placed in her foyer on the windowsill at 12311 FOREST GREENS DRIVE. Text, email or phone to let her know it will be there. (TEXT:561-345-4623;PHONE:561-732-2721; EMAIL: [lilybaumann18@gmail.com](mailto:lilybaumann18@gmail.com))**

**5. DO NOT FORGET OUR CURRENT RESIDENTS. The physical status and medical status of our current residents change over time. Please call all the original residents in your AREA TO RE-EVALUATE THEIR NEEDS! If there are any changes , please contact Lillian immediately so she can revise the RESIDENT NEEDS LIST.**

***KEEPING THIS LIST UP TO DATE IS ESSENTIAL IF WE ARE TO PROVIDE HELP TO THOSE RESIDENTS WHO NEED IT DURING A HURRICANE EMERGENCY. IT IS THE HURRICANE PREPAREDNESS COMMITTEE CAPTAINS WHO ARE THE SOURCE OF INFORMATION ABOUT RESIDENTS IN THEIR AREA WHO MAY BE PARTICULARLY VULNERABLE IN THE EVENT OF A HURRICANE EMERGENCY.***

**6. Remind ALL RESIDENTS and RENTERS to prepare their Safe Room for the Hurricane Season.**

**7. Inform ALL RESIDENTS and RENTERS THAT IT WILL BE NECESSARY TO HIRE SOMEONE TO PUT UP THEIR SHUTTERS.**

**WHAT TO DO WHEN A HURRICANE IS PREDICTED TO HIT US:**

**1. Consult the RESIDENT NEEDS AND VOLUNTEERS LIST for your AREA. Call those Residents and Renters who have asked for help and discuss their needs.**

**2. Consult the SNOWBIRD LIST TO LOCATE THE snowbirds in your AREA.**

**3. Walk around the FRONT AND BACK of the villas/houses in your AREA. CHECK THE HOMES OF THE SNOWBIRDS AND PERMANENT RESIDENTS AND RENTERS to determine whether there are any objects outside that could become DESTRUCTIVE TO THEIR PROPERTY AND THE PROPERTY OF THEIR NEIGHBORS IN HIGH WINDS. CALL THE PERMANENT RESIDENTS AND RENTERS AND TELL THEM TO SECURE ALL OBJECTS SO THEY WILL NOT BECOME DESTRUCTIVE TO THEIR PROPERTY AND THAT OF THEIR NEIGHBORS.**

**4. IF SNOWBIRDS HAVE LEFT OBJECTS OUT, FIRST DETERMINE WHETHER THEY CAN BE HANDLED BY HURRICANE PREPAREDNESS VOLUNTEERS; THEN DETERMINE WHETHER THEY NEED TO BE SECURED OR DISCARDED. WEARING LATEX GLOVES, PUT THE OBJECTS IN THE FOYER OF THE HOUSE OR VILLA OR PUT THEM OUT FOR THE NEXT TRASH COLLECTION.**

**IF ANY QUESTIONS ARISE PLEASE CALL LILLIAN IMMEDIATELY!!!( 561-732-2721)**

**5. Consult the RESIDENT NEEDS AND VOLUNTEERS LIST to locate volunteer to help you to secure any objects.**

**WHAT TO DO AFTER THE HURRICANE PASSES US:**

**1. Consult tv, radio, computer or smartphone for the latest reports. Weather experts will let you know when it is safe to walk around.**

**2. When you walk around your AREA, check to see what help is needed. Call upon the Volunteers from the RESIDENT NEEDS AND VOLUNTEERS LIST and together reevaluate what should be done. Wherever there is any question of SAFETY, contact the Country Greens Board of Directors and let them handle the situation.**

**3. Check the Residents and Renters in your area who have expressed specific needs and are listed on the RESIDENT NEEDS AND VOLUNTEERS LIST. Determine the nature of their needs and the means for meeting these needs:**

**Can you handle it?**

**Should it be discussed with Lillian?**

**Should we bring it to the Board of Directors?**

**4. Check to see whether any of the SNOWBIRDS' HOMES in your AREA have sustained any damage. If there is any damage, inform the Board immediately. Be ready to provide them with:**

**... the SNOWBIRD'S TELEPHONE NUMBER IN THE NORTH**

**...the NAME OF THE PERSON WHO IS HOLDING THEIR KEY**

**...the NAME OF THE LOCAL PERSON THEY WANT NOTIFIED IN THE EVENT OF ANY PROBLEMS WITH THEIR VILLA OR HOUSE.**





*The Coulter family cannot express enough their appreciation of our County Greens Community's many acts of friendship and prayers during the last couple of very difficult months.*



*Joan Coulter April 17, 1927- March 11, 2021*

*Robert Coulter December 12, 1925- April 9, 2021*

Many have asked where were their obituary's and services can be found:  
Syracuse.com or Tindallfuneralhome.com



Please remember that others in our community could use a hand, encouragement, even a quick hello. We may never know what others are going through. Reach out to your neighbor, it will lessen a struggle, brighten a day or make a great sadness bearable.



**HAVE SOMETHING TO SHARE?**

**ALL SUBMISSIONS ARE DUE BEFORE THE SUNDAY AFTER THE HOA BOARD MEETING**

**IN WRITING PLEASE**

**Barbara Puchalski, editor, barbaracountrygreens@gmail.com**