

Barbara Puchalski - Editor

President's Message

Time is going by so fast. Many of our Winter residents are getting ready or have already left for the Summer. We wish them a safe trip and looking forward to their return.

COVID has affected our lives in so many ways, including communication. Prior to COVID, our Board meetings were only accessible to those who could attend live meetings at the Clubhouse. In business and personal interactions, in many instances, the new normal for meetings changed to Virtual. For the respect of our Residents requesting meetings be live, those who have left for the season, and to protect our residents from exposure to COVID, our board meetings are now offered as Hybrid. With Hybrid meetings, you will be able to attend the meetings from your home by ZOOM, or attend the meeting at Clubhouse. If you are ill, or been exposed to COVID, please attend the ZOOM meeting. We have had two Hybrid meetings, April 4th and April 19th. There is a learning curve with the change. Thank you for your patients.

When entering our Community from Pipers Glenn, take a moment to notice the landscape lighting and flowers! A special Thank You to George Fortunato and Tony Scrivano for volunteering their time and their hard work in the beautification of our community.

Reminder to all. If you plan on Landscape modification or Architectural modification, an application is required. Hard copies of the applications are located in the white mailbox, located at the main bulletin board, by the community mailboxes. Or on our Website, <http://mycountrygreens.com/> (See Directory pg 2)

There is a multitude of information in our Directory. Besides listing of our residents, it has emergency contacts such as the Sheriff's Office, Water Department and Solid Waste contact information. It also has paint color information and committee member's names.

Save the Date! Board Meetings, May 10th at 7:00 pm. Offered as Hybrid meeting. There will be two meetings that night, Special Assessment Meeting, and the Monthly Board Meeting. Please note the meeting is on the second Tuesday, not the third Tuesday.

Respectively,

Betty Rowland, President CGHOA



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

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
ZOOM-HYBRID BOARD MEETING
TUESDAY, APRIL 19, 2022

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 & posted April 16, 2022

Motion made by Secretary Lisa Scrivano to waive reading of the minutes of March 15, 2022
2nd by Mike Arnone, motion passed.....Minutes approved as distributed

Motion made by Secretary Lisa Scrivano to waive reading of the minutes of Special Insurance Meeting held on April 4, 2022. Minutes approved as distributed.
2nd by Mike Arnone, motion passed – all in favor

President Betty Rowland informed all that there was a lawsuit settlement in favor for our Community. The monies awarded will be designated for new roofs.
Homeowners have the right to know there was a settlement. As common with settlements, it has a confidentiality provision stating it is not to be made public such as posting on social media.

FINANCIAL REPORT:

Operating Account as of 3/31/22..... \$65,353.79

Reserves as of 3/31/22..... \$539,691.22

Dave Allen, Treasurer stated we have 2 CD's that are coming due. He motioned that he obtain authorization to move this money to another banking institution.

Bob Freedman 2nd motion.....All in favor – motion passed

Dave Allen also mentioned that our electric bill has significantly increased and is a matter that should be looked in to.

ARCHITECTURAL:

Tony Scrivano, Architectural Chair stated the following:

12275 FG – install leaf guard protection in front and rear of home – all paperwork complete

12323 FG – extend rear drain spout with PVC 60 feet towards lake due to water accumulation – all paperwork complete

12233 CG – install 2 accordion shutters on 2 sliders in white. – all paperwork complete

Dave Allen motioned to approve. Bob Freedman 2nd.....All in favor – motion passed on all of the above.

LANDSCAPE:

Terry West Landscape Chair stated the following:

12151 FG - Terry West motioned to table this job at the Homeowner's request due to missing paperwork.

Betty Rowland motioned to approve to table.

Lisa Scrivano 2nd. – all in favor

NEWSLETTER:

Barbara Puchalski stated deadline is April 23 for any submissions to be published in the Gazette.

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

DRAFT MINUTES TO BE APPROVED

COBWRA:

Terry West, Chair stated all meetings are still being held on Zoom. They plan on having live meetings starting next month. Terry will keep us posted.

POOL:

Betty Rowland, President stated that the pool filter has been replaced along with gaskets, etc... The leak inspection has been done and some leaks were found. Some areas of the pool under coping have been regouted. Evaluation and repairs are still in progress.

PROPERTY MANAGER: Kris Elliott from Campbell Mgmnt reminded everyone of the following:

Homeowners to maintain their own gutters

Homeowners are responsible to maintain that landscape areas where they have installed red reflectors

Workorders for CPM – Homeowners to please be patient for repairs to be addressed & completed.

There were some golf cart glitches, however now repaired

MASTER ASSOCIATION (WMA):

Mark Rappa stated new “No Fishing” signs are being installed on Pipers Glen. Monuments are being re-painted. Some of the pumps will be replaced because they are stalling.

SOCIAL CLUB:

Lisa Scrivano stated The Dog Races held for the Ukrainian Fundraiser was a success and Country Greens exceeded our goal by raising \$1310. All donations will be sent to the Jewish Federation of Palm Beach County. Donations are still being accepted until April 23rd. Checks are to be put in black mailbox. Also, the next Social Club event is May 1st for Ice Cream Sundaes at poolside.

SUPPER CLUB:

Mike Arnone informed us of next year’s schedule for the Supper Club dinners as follows:

November 12th – Chicken Parm Dinner

January 14th – Chicken and Ribs

February 25th – Spaghetti and Meatballs

March 17th – St. Patrick’s Day – Corned beef and Cabbage

OLD BUSINESS:

Tree trimming – was tabled at last meeting on 3/4/22 (see previous minutes)

Terry West motioned for CPM to start tree trimming for upcoming hurricane season starting on April 20, 2022.

Karen Long motioned to move the question.

Bob Freedman 2nd

Motion passed to trim all trees – all in favor

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

DRAFT MINUTES TO BE APPROVED

LOCKS:

Dave Allen motioned to change the pool gate locks to open without a key from inside of the pool area.
Mike Arnone 2nd
Terry West opposed this motion
6 approved
1 against
Motion passed

NEW BUSINESS:

CPM Proposal for lawns:
Terry West stated she would like to set up a meeting with Kyle, CPM Branch Mgr and the Board to discuss lawn repair proposal so a decision can be made.
Betty Rowland motion to table this for today.
Lisa Scrivano 2nd. Motion passed to table

INSURANCE – SPECIAL ASSESSMENT

Dave Allen, Treasurer stated our current premium is \$213K
He received a quote of \$283K for the new year..... Increase of \$70K
He recommends this insurance deficiency should be taken care of now rather than later.
Dave Allen motioned for our next regular Board meeting on May 17th be changed to May 10th so that all Board Members can be present. This Special Insurance Assessment meeting will be conducted within our regular Board Meeting.
NOTE: The community’s biggest financial burden is insurance, and so it was mentioned that possibly moving our fiscal year to April will help. Kris Elliott will investigate this when we purchase our new insurance. All to be discussed at next meeting.
Bob Freedman moves to vote on Insurance Special Assessment on May 10th.
Dave Allen, 2ndAll in favor.

MINUTES:

Dave Allen proposed that moving forward the minutes taken at Board Meetings are not published in the Gazette until they are approved. This would be a procedural change therefore a vote is not necessary.
Terry West opposed this change.

Karen Long motioned to adjourn meeting.....All in favor..... meeting adjourned at 8:05pm

ADJOURN – DISCUSSION WAS OPENED TO FLOOR

Respectfully submitted,
Lisa Scrivano, Secretary

******DRAFT – TO BE APPROVED******



CG SOCIAL CLUB INVITES YOU
TO HAVE A
SUNDAE ON SUNDAY!!
SUNDAY, MAY 1ST, 2022 – at 3PM
AT POOLSIDE

RAINDATE, Monday May 2nd – at 3pm

Chocolate and/or vanilla ice cream
served in ice cream waffle bowls!

Including all of your favorite toppings and of course to be topped off with whip cream & **A CHERRY ON TOP!!!**

Please come join us. We look forward to seeing you there!

Cost is \$5.00 per person payable on the day of



Mr. Cesar Fortunato Chilling While Watching Neighbors The Family Has Gotten So Big!



Anyone interested in playing Pickleball?

We are looking to play around 6:30pm since it's getting hot out now

Also looking to see if anyone is interested in playing Bocce?

Haven't decided on time yet

If you are interested, please call Janie 561-281-1018



HAVE SOMETHING TO SHARE?

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

IN WRITING OR EMAIL PLEASE

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