

# THE CG GAZETTE



Barbara Puchalski - Editor

## President's Message

April, I cannot believe how fast the year is going! Our Social committee has been working overtime on all the activities, past and still to come. Be sure and check our bulletin boards and your emails for upcoming events!

For you to receive mail or emails, our property management needs to have accurate contact information. You can update changes in your address, email, and or phone numbers on the Homeowner Portal website created by Campbell Property Management. Below are instructions on creating your Homeowner Portal. **If you need assistance the Portal Hotline Number is 954-545-7723.** There also is a *You Tube Video* that demonstrates the process of creating or signing into the Portal.

To access the Homeowner Portal:

- Go to: [campbellportal.com](http://campbellportal.com)
- Log In If you **have** an account **OR**
- Sign Up If you need to **create** an account
  - Fill out all information requested
  - When asked for registration key
    - Select: I Don't Have Portal Key Or Account Number
  - A registration key will be emailed to you within a day.

The Homeowner Portal, as well as our Documents, Rules and Regulations, and Landscape /Architectural Applications can be found at the [mycountrygreens.com](http://mycountrygreens.com) website.

Respectively,

Betty Rowland, CGHOA President



### 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



**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, APRIL 18<sup>th</sup>, 2023**  
**DRAFT MINUTES TO BE APPROVED**

Meeting called to order @ 7:00pm by Betty Rowland, President. Quorum established.

Attendees: Pres. B. Rowland, VP M. Arnone, Sec. L. Scrivano, Treas. D. Allen, Dir. P. Carta, Dir. J. Goodwin, Dir Karen Long not present.

Proof of Notice of meeting posted on 04-13-2023 and emailed on 04-17-2023.

CORRESPONDANCE: N/A

Motion made by Secretary Lisa Scrivano to waive the reading of the minutes for March 21, 2023

Pat Carta 2<sup>nd</sup> – all in favor

FINANCIAL:

As per Treasurer, Dave Allen:

Petty Cash                    \$400

South State Cap Contr.    \$2020.

Fidelity Investment Res:   \$1,548,073

Valley National Res:        \$102,333

Total Reserve Cash        \$1,650.407

Dave motioned to approve the above. Pat Carta 2<sup>nd</sup>. All in favor

Note: Dave also stated that an actual Financial Audit has been completed. The HOA has filed a tax return and no taxes are due.

INSURANCE UPDATE:

As per Dave Allen, the new Ins. policy premium notice was received and will be \$528,689.

Last year's premium was \$283,000.

We are budgeted for \$344,000. The previous assessment collected is covering up to \$344K.

He reiterated to all that we are fully insured.

ARCHITECTURAL:

Tony Scrivano, Chair, stated the following:

12221 CG – damaged soffit – contractor will fix

12207 FG – siding damage – contractor will fix

12223 FG – resident to stain fence

12227 FG –resident to stain fence

12195 FG – permit received

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

ARCHITECTURAL CONTINUED:

Tony requested that anyone wishing to submit an architectural request, please do so no later than 48 to 72 hours prior to the next monthly Board meeting.

Dave motioned to approve the above landscaping. Janie 2<sup>nd</sup>. all in favor

LANDSCAPE:

George Fortunato, Chair stated the following:

12137 CG – request to add new plantings.

Tree Trimming Bid from CPM \$10,795

5 additional bids were received at a higher cost.

Betty motioned to approve 12137 CG for new plantings. Dave 2<sup>nd</sup>. All in favor

Pat Carta motioned to approve CPM for annual tree trimming. Dave 2<sup>nd</sup>. All in favor

NEWSLETTER: As per Barbara Puchalski, the deadline for Gazette submissions is the Saturday after each monthly board meeting,

COBWRA: N/A

POOL: Janie Goodwin, Chair stated new steps for the deep end ladder is on order.

PROPERTY MGR: Kris Elliott stated we have three new homeowners in our community as of last month. Also, the homes with hardwood trees in close proximity must keep their gutters free from debris to avoid gutter issues.

MASTER ASSOC. (WMA)

Betty attended the meeting.

ACTIVITIES:

Lisa Scrivano, Chair, stated the following:

April 20<sup>th</sup> – Bunco at clubhouse April 29<sup>th</sup> - BBQ for community to be held poolside 6pm

April 30<sup>th</sup> – Ice Cream Sundaes 2pm and Bingo 3pm - poolside

May 11<sup>th</sup> – Ladies Luncheon – Agliolio Restaurant – Boynton Beach 12:30pm

OTHER: Pickleball every Monday night at 6pm - all are welcome to play

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

OLD BUSINESS:

Roof update: as per Mike Arnone, Committee Chair:

Mike gave a progress outline of the re-roofing project to the Committee. Jack Brown & Associates Roofing Consultants has been hired and will formulate a re-roofing bid proposal.

Rules & Regs update. A Draft will be received soon and submitted to our attorney for review.

Pool Awning & furniture update – all on order. Awning to be installed by the end of April. Furniture on order and is approximately 1 to 2 months out.

ADJOURN:

Betty motioned to adjourn the meeting at 7:56pm. Pat Carta 2<sup>nd</sup>. All in favor.

Discussion opened to the floor.

Respectfully submitted by

Lisa Scrivano, Secretary

REMINDERS

You must submit a request, by means of an Architectural Review Form (ARB), to the HOA before making any changes to your landscape or exterior to of your home. The form can be found either in the white mailbox behind the bulletin board at the bank of mailboxes or on the website [mycountrygreens.com](http://mycountrygreens.com) under the Documents tab and Forms.



Note, the Architectural and Landscaping requests must be submitted 3 days prior to a Board meeting by placing them into the white mailbox. A decision will be made during the next Board meeting. If you are unable to attend the meeting, you will be contacted in a timely manner.

In Addition, reflector(s) should be placed where one doesn't want their shrubs trimmed.



**DELEGATES MEETING HIGHLIGHTS • APRIL 19, 2023 • VALENCIA SHORES**

**PRESENTATION OF COLORS – PBSO HONOR GUARD**

- The meeting began ceremoniously with the Presentation of Colors, by PBSO Honor Guard.

**HOST COMMUNITY WELCOME – VALENCIA SHORES**

- Joel Cohen, Valencia Shores Delegate, and General Manager Courtney Cady for President Larry Schleyer welcomed all.

**BREAKFAST SPONSORS**

- Danny Defreitas of Xtreme Landscaping, Marcy Kravit of Hotwire Communications, and Ivy Montero of FirstService Residential spoke about their companies’ local services and appreciation of COBWRA.

**ELECTED OFFICIALS’ REPORTS**

**SCHOOL BOARD VICE CHAIR KAREN BRILL**

- Informed the delegates about proposed statewide education legislation and state board approvals impacting The District.
- Spoke about anti-Semitism and ongoing litigation related to the principal who denied the Holocaust.

**PBC MAYOR GREGG WEISS**

- Explained BCC action taken to prohibit anti-Semitism and hate speech or images on someone else’s property.
- Expressed concern of the State “Live Local” bill on local control of development rights and affordable housing.

**COMMISSIONER MICHAEL BARNETT**

- Greeted COBWRA delegates and thanked PBSO and PBC Fire Rescue for their work in keeping county residents safe.

**COMMISSIONER MARCI WOODWARD**

- Assured everyone that the BCC is acting responsibly, and the County is financially doing well.

**COMMISSIONER SARA BAXTER**

- Explained her focus on the County infrastructure and her hopes for Palm Tran to better serve residents.
- The Sweet Corn Fiesta is being held at the South Florida Fairgrounds on April 30.

**FIRST RESPONDERS’ REPORTS**

**PBSO DISTRICT 6 CAPTAIN SHAWN EASTMAN**

- An upcoming shredding event is being planned.
- Traffic issues, and the rise in anti-Semitism are current PBSO focuses.

**V.A.S.T. CAPTAIN HERB REIN**

- The Volunteers Against Scams Team (V.A.S.T.) is offering a new presentation to interested communities. Contact them for more information - (561) 688-3970.

**PBC FIRE RESCUE DISTRICT CHIEF BILL STANSBURY**

- Spoke about the Active Shooter Training that Fire Rescue participated in with PBSO.
- Noted that the infrastructure for the Lyons and Flavor Pict Rds. Fire Rescue temporary trailer has begun.

**INSTALLATION OF 2023-2024 OFFICERS & DIRECTORS – PBC FIRE RESCUE DEPUTY CHIEF DOUG MCGLYNN, MASTER OF CEREMONY**

- In his opening comments, Deputy Chief McGlynn spoke of his long history, and friendships with COBWRA officers and delegates.
- Commissioner Michael Barnett thanked the 2022-2023 Officers & Directors and officially discharged them of their duties.
- Commissioner Marci Woodward installed Allen Appel (Villaggio) and Cheryl Dodes (Valencia Isles) as the 2023-2024 Treasurer and Secretary, respectively.
- Deputy Chief McGlynn swore in Debbie Murphy, 2<sup>nd</sup> Vice President (Pine Tree CC Estates) and Barbara Roth, 1<sup>st</sup> Vice President (Bellaggio).
- Mayor Gregg Weiss administered the oath of office to Steve Wallace, President (GreyStone).
- Directors, Lainey Brooks (Valencia Cove), Irwin Cohen (Valencia Bay), Joel Cohen (Valencia Shores), Jack Leicher (The Cascades), Myrna Rosoff (Aberdeen), and Steve Slade (Avalon Estates) were nominated by President Steve Wallace, approved by acclamation of the Delegates, and sworn in by Commissioner Sara Baxter.

**PRESIDENTS’ REMARKS – STEVE WALLACE**

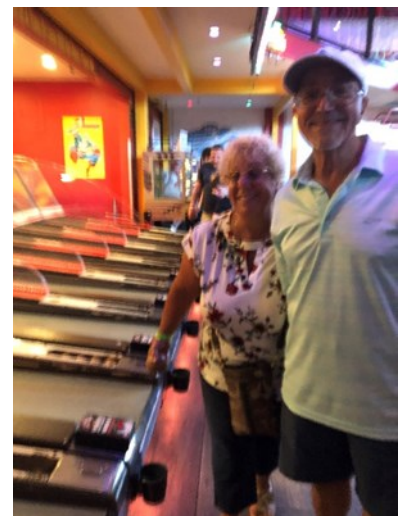
- Thanked the many volunteers and staff at Valencia Shores for the beautiful venue, and the 2023-2024 Officers, Directors and Immediate Past President, Beth Rappaport for their willingness to serve the COBWRA residents. He expressed his appreciation for being involved in COBWRA’s accomplishments during the past year, including the opening of the District Park, the groundbreaking of the Canyon Library, and his pride in presenting the COBWRA College Scholarship to local graduating high school seniors. He recognized Past President Myrna Rosoff for her role in his becoming active in the organization many years ago. He spoke of valuing the partnerships that COBWRA has with State Legislators, County Commissioners, and their staff, as well as PBSO and PBC Fire Rescue, in working for COBWRA residents.
- President Wallace presented outgoing Treasurer Robert Harding a token of appreciation for his contribution to the organization and wished him well in his upcoming move to Texas.

**THANK YOU, BREAKFAST SPONSORS!**






**Next Meeting: May 17, 2023 • 9:15 AM**  
**Please Note Earlier Meeting Time!**  
**In-person at Valencia Cove**  
*Highlights by Bruce Brodsky and Debbie Murphy*



**Silverball  
Pinball  
Museum  
Fun!**





It's That Time of Year Again That We Start Saying Goodbye to  
Some of Our Friends and Neighbors

May It Be by Car or Plane,

We Wish All Those Going North

A Safe, Healthy and Happy Summer

We Look Forward to Your Return



**BLAST FROM THE PAST**

**1989**

Original residents Eric and Vivian  
Nelson, Jo-Ann Dierks parents, and  
husband Peter Dierks

**MARK YOUR CALENDAR**

- Sat, April 29<sup>th</sup> CG Barbeque - Poolside - 6 pm**
- Sun, April 30<sup>th</sup> Ice Cream Sundaes - Poolside - 2pm**
- Sun, April 30<sup>th</sup> Bingo - 3:30 pm**
- Thurs, May 11<sup>th</sup> Ladies Luncheon - Agliolio Restaurant,  
Boynton Beach - 12:30pm**
- Tues, May 16<sup>th</sup> HOA BOARD MEETING, LIVE - 7 pm**

**The above will be posted on bulletin boards and emailed**

**Watch for additions, changes, and times!**

