

THE CG GAZETTE

Barbara Puchalski - Editor

President's Message

Time is going by so quickly. Many of our residents have either left or preparing to return to their homes up North. We wish you safe travel and a happy, healthy summer!

Many of you know that I lost Roma (English Toy Spaniel) in December. Recently I bought a puppy, Jazzie (Morkie), a bundle of puppy energy and mischief. As a reminder to all of us who are pet owners, there are regulations. Please refer to our Governing Documents and Rules and Regulations regarding registration and restrictions for our beloved pets. Being a Pet Friendly (humans and to other pets) was one of the main reasons I selected Country Greens as my Home.

For the last couple of months our Board Meetings have been offered as Hybrid. Hybrid meetings have given us a choice of attending the live meeting at the Clubhouse or participate virtually by Zoom. Many of our residents are traveling or returned to their Northern homes. Please be advised, our summer meetings maybe offered by Zoom only. It is important we have your correct email to send the invitations for the Board Meetings as well as to keep you informed of special events.

A couple of housekeeping issues:

- Parking on the grass. Be sure to remind your guest and/or Vendors not to park on the grass. We want to protect our sprinklers
- Pool:
 - ◇ Please straighten up the furniture when you leave.
 - ◇ The leak inspection indicated we do have leaks. If it is posted the pool is closed, please respect the closing. It will only be posted as closed if NEEDED for the repair to be effective. The dates will be announced and posted when we are notified.

Happy Memorial Day!!!

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

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
ZOOM-HYBRID SPECIAL ASSESSMENT BOARD MEETING

TUESDAY, MAY 10, 2022

DRAFT MINUTES TO BE APPROVED

Meeting called to order @ 7:01pm 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 25, 2022

Dave Allen, Treasurer stated the following regarding the New Insurance Premium increase for Country Greens:

2021-22 Insurance Premium was \$213K. New 2022-23 Insurance Premium is \$283K. There is a shortfall of \$70K.

Last year's budget was not allotted for the anticipation of an Insurance Premium increase for this new upcoming year. Currently there is zero money in the CG Operating Reserves account due to past expenditures.

Discussion was opened to floor for suggestions and questions.

Dave Allen, Treasurer motioned for a special assessment of \$500 per Unit effective July 1, 2022 to be paid in full or in two installments. If anyone is unable to comply, they should contact Kris Elliott at Campbell Management and make other arrangements.

Bob Freedman, Director 2nd motion.

All in favor

Meeting Adjourned 7:23pm

Respectfully submitted,
Lisa Scrivano, Secretary

DRAFT MINUTES TO BE APPROVED

Recently the Board found it necessary to approve a special assessment. The purpose was to pay for a large increase in our insurance policy. Unfortunately it doesn't appear that the Florida legislature is doing anything to reduce these increases. We should all be aware that next year there is probably going to be another insurance premium increase as well as other contractual increases.

Your Board is committed to maintaining the current level of services that are currently provided, but at the same time want to make you aware the cost pressures that will be forthcoming.

Attached is a link from Campbell Property Management that alerts to you a scenario of increased monthly assessments next year.

<http://www.campbellpropertymanagement.com/blog/2022/05/04/is-your-community-association-prepared-to-raise-dues-10-15-or-more-in-2023/>

Submitted by David Allen, Treasurer

COUNTRY GREENS @ WESTCHESTER HOA, INC
ZOOM-HYBRID BOARD MEETING

TUESDAY, MAY 10, 2022

DRAFT MINUTES TO BE APPROVED

Meeting called to order @7:25pm by Betty Rowland, President

Quorum established

Attendees: President B. Rowland, VP M. Arnone, Sec. L. Scrivano, Treas. D. Allen,
Dir. T. West, Dir. B. Freedman, Dir. K. Long

Proof of Notice of meeting emailed and posted April 25, 2022

Motion made by Secretary Lisa Scrivano to waive the reading of the minutes of April 19, 2022.

Dave Allen 2nd motion

Motion made by Secretary Lisa Scrivano to approve the April 19, 2022, minutes as distributed.

Dave Allen 2nd motion

All in Favor

FINANCIAL REPORT:

Dave Allen, Treasurer stated as of 04/30/2022:

Total current assets: \$84,460.60

Total reserves: \$546,399.85

ARCHITECTURAL:

Tony Scrivano, Chair, stated the following:

12311 FG – new hurricane impact entry door and screen door to be installed.

Documentation complete

Mike Arnone motioned to approve

Lisa Scrivano 2nd

All in favor

LANDSCAPE:

Terry West, Chair, stated the following:

12151 FG – sewer line to be repaired, pavers removed and replaced and all landscaping to be replaced as was originally. Documentation completed

Lisa Scrivano motioned to approve

Karen Long 2nd.

All in favor

12199 FG – Mahogany Tree to be removed from front of the property

Terry West motioned to approve

Bob Freedman 2nd. Motion

All in favor

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

DRAFT MINUTES TO BE APPROVED

12251 CG – cutting bushes and removal of a yucca bush tree away from the rear of the home due to snake issue.

Terry West motioned to approve

Karen Long 2nd motion

All in favor

Terry West motioned to Approve and Sign CPM Contract for emergency post hurricane services. No up-front fees are necessary

Bob Freedman 2nd. Motion

All in favor

Terry West motioned for acceptance of proposal to the HOA for additional lawn treatment focusing on several common areas that are too far gone.

\$900 for 1 application and Sod replacement

Betty Rowland, tabled this motion

HURRICANE:

Lillian Baumann, Hurricane coordinator stated the following:

For CG Residents going home for the season, all outdoor objects are to be put away.

Arrangements need to be made to have shutters closed in their absence should a hurricane be approaching.

Hurricane Captains are needed to ensure the safety in the community

NEWSLETTER:

Barbara Puchalski not present

COBWRA:

Terry West stated they are doing Live and Zoom meetings. When she receives more particulars, she will submit info to the newsletter.

POOL:

Betty Rowland stated it has been determined that there are several pool leaks. The repair cost is \$1243.

Karen Long motioned to move forward with the repairs

Mike Arnone 2nd. Motion

All in favor

PROPERTY MANAGER:

Kris Elliott not present

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

DRAFT MINUTES TO BE APPROVED

MASTER ASSOCIATION (WMA)

Mark Rappa stated there is nothing to report at this time. WMA will be on hiatus for the summer.

ACTIVITIES:

Bingo – Jesse Stanton stated that the last Bingo of the year will be May 15th, 2:30 poolside.

OLD BUSINESS:

Minutes procedure posted as a “Draft to be approved” has been implemented

Hybrid Board meetings are being worked on to improve quality.

If necessary, there can be Monthly Board Zoom Meetings with all Board Members and Community over the summer.

NEW BUSINESS:

Drain covers throughout Community are broken and/or clogged and in need of repair. Terry West will investigate on what vendor we can call to do this.

Our Maintenance person, Nate... new hours are Monday, Wednesday, and Friday – 8am to 12pm

ADJOURNED MEETING @ 8:15PM

DISCUSSION OPENED TO FLOOR

Respectfully submitted,

Lisa Scrivano, Secretary

DRAFT MINUTES TO BE APPROVED

SPECIAL NOTICE-GAZETTE NEWSLETTER

For many years the HOA has published the Gazette Newsletter at no cost to the Residents. We were able to print the Gazette at Office Depot by using their Store Purchasing Card Program. This program is no longer available. Therefore, all residents that receive a PAPER COPY have 3 options for their copy:

1. Supply an email address to barbaracountrygreens@gmail.com
2. A copy will be in a binder at the Club House to read there —Please do not remove
3. It can also be viewed on our website at mycountrygreens.com

Thank you
May 2022

Thank you, County Greens!

Dear Lisa,

We want to express our sincere gratitude and appreciation to you and to the Country Greens of Westchester Community for your generous donations to the Ukraine Emergency Relief Fund. Your Community's commitment allows Federation and our partners to address the extraordinary needs of thousands of people, many of whom are frail elderly Holocaust survivors caught in the horrific conflict in Ukraine.

We are moved by your Community's efforts and compassionate contribution to help those injured, displaced, and experiencing painful loss during this tragic situation.

100 percent of the funds to the Emergency Relief Fund fuel emergency efforts that address the extraordinary needs created by this evolving conflict

- Maintaining critical welfare services – food, clothing, medicine
- Assisting internally displaced people in Ukraine and border areas throughout the region .
- Offering temporary housing to refugees in transit
- Securing schools and hospitals, and training staff to manage crisis needs
- Relocating refugees to safety in Israel and other locations

Please continue to spread the word to help fund ongoing relief efforts.

Thank you so much for supporting Federation during this crisis.

With deep gratitude,

Jeff Trynz

Senior Vice President, External Affairs
phone 561.242.6611 | mobile 561.843.7024
JEWISH FEDERATION OF PALM BEACH COUNTY
Jack, Joseph & Morton Mandel Building
1 Harvard Circle, Suite 100
West Palm Beach, FL 33409

jewishpalmbeach.org



ATTENTION SNOWBIRDS

PREPARE FOR THE HURRICANE SEASON BE FOR YOU GO



Before you close up your villa/house...PLEASE:

- ✓ Make sure that all objects outside that could become threats in high winds to the property or wellbeing of our permanent residents, are placed in your porch or garage!
- ✓ Remove potential missiles such as patio chairs and tables and small planters to your garage or your back porches.
- ✓ Because hurricane winds have been increasing in intensity, hurricane experts recommend that very large heavy weighted planters that you cannot remove easily be placed together behind your fences or close to your houses.

If you do not clear the outside of your property of these potential missiles, the hurricane preparedness committee will assume that you mean to discard these objects, and they will be placed on the curb outside your villa/house for trash collection.



Please be considerate of your neighbors!!!

Lillian Baumann, chairman

Hurricane preparedness committee...5/10/2022



JAZZIE ROWLAND

OUR NEWEST AND ONE OF THE CUTEST COUNTRY GREENS RESIDENTS



RESPECT THE FLAG

No disrespect should be shown to the flag of the United States of America. The flag should not be dipped to any person or thing.

The flag should never be displayed with the union down, except as a signal of dire distress in instances of extreme danger to life or property.

Never allow the flag to touch anything beneath it, such as the ground, the floor, water or merchandise.

The flag should never be used as clothing or drapery.

Never mark the flag with or place upon it any letter, word, design, picture or drawing of any nature.

The flag, when in such condition that it is no longer a fitting emblem for display, should be destroyed in a dignified way, preferably by burning.

The world is changing and seems to be getting smaller. We are much more aware of how others around the world are governed. Sadly, we see much suffering. Countless are fighting for the same freedoms that we enjoy every day.

Many of us remember simpler times. Times that may include the more openly demonstrated American pride and appreciation of our valued but very fragile freedoms and liberties. Ideals that our Countryman and women fought and paid for dearly throughout our great history.

Show your pride and gratitude for our brave heroes by flying our great American Flag during Memorial Day and Flag Day.



WHEN TO FLY THE U.S. FLAG

It is proper to fly the U.S. flag every day, but especially on the following holidays:

New Year's Day

January 1

Inauguration Day

January 20

Martin Luther King Day

(3rd Mon. in January)

President's Day

(3rd Mon. in February)

Mother's Day

(2nd Sun. in May)

Peace Officers Memorial Day

(May 15)

Armed Forces Day

(3rd Sat. in May)

Memorial Day

(half-staff until noon;
last Mon. in May)

Flag Day

June 14

Father's Day

(3rd Sun. in June)

Independence Day

July 4

Labor Day

(1st Mon. in September)

Patriot Day

September 11 (half-staff)

POW/MIA Recognition Day

(3rd Fri. in September)

Constitution Day

September 17

Columbus Day

(2nd Mon. in October)

Veterans Day

November 11

Thanksgiving Day

(4th Thursday in November)

Pearl Harbor Day

(December 7)

Christmas Day

December 25

State Holidays

Notice to Country Greens Owners 5/3/22

If you have any palm trees on your property kindly check to see if there is any Ganoderma fungi at the base of the palm. This fungus destroys the trees from the base and over time will kill them. There is no cure. By letting Terry West know we can limit the spread of this invasive fungus at CG. I included some photos below. Thanks for your attention to this issue.

Regards,

George Fortunato

Co-Chair/Landscaping



Other Forms of Ganoderma

7:54 7:56 PM Tue May 3 59%

Q ganoderma on palm trees

G Ganoderma root and ...
fc forestryimages.org

Ganoderma aka Butt Rot of P...
jimmysreeserviceinc.com

Ganoderma butt rot of palm (...
forestryimages.org

GANODERMA BUD ROT ...
pinterest.com

Q: Are king sags (cycas revoluta) subject to Ganoderma ...
blogs.ifas.ufl.edu



G Ganoderma butt rot of palm (Ganoderma zonatu...
ip images.org



Ganoderma helli - DL...
palmtalk.org



Ganoderma- the "Butt Rot" of Palms - ...
shroomery.org



Ganoderma root and butt rot, Ganoderma lu...
forestryimages.org



SOIL Energizer: Destructive infection of Ganoderma ...
soilenergizer.blogspot.com



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

