



THE CG GAZETTE

Barbara Puchalski - Editor

President's Message

The Board of Directors want to thank everyone for their correspondence, participation, comments, and show of hands at the meeting. The shortfall in our budget for Insurance Premium was a difficult topic to discuss but a decision that had to be made. Following discussions, it was decided the shortfall in the Insurance premium will be covered as a special assessment. Your portion of the total assessment is \$1230. Options for payment are: it can be paid in full, or in three instalments. If paid in instalments, the installments are due July, September, and November. You will be receiving a letter and coupons from Campbell Property Management with specific instructions. Please ensure Campbell has your correct contact information.

As many of you know, hurricane season starts June 1st, this week! I want to give a Special Thanks to our Hurricane Coordinator, Lillian Baumann, and her dedicated Hurricane Captains for all their hard work. Please see the important information and resources Lillian has shared in this Gazette. Remember it is each homeowner's responsibility to follow the guidelines and prepare their homes for storms and potential damage if our homes are not made hurricane ready.

Many of our residents have or will be going to their summer homes. To all a safe trip, healthy, and happy summer! You will be missed and looking forward to your return!

For our new residents, we WELCOME you to our, now your, hidden jewel!!

Respectfully,

Betty Rowland, CGHOA President



Property Manager

Kris Elliott 561-432-2703

Kris@campbellproperty.com

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Campbell Property Management

Serving South Florida Since 1953

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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
ALMOST HERE!
BE 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.

**CAUTION
SPEED
LIMIT
20**

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 BOARD MEETING
AND MONTHLY BOARD MEETING
TUESDAY, MAY 23, 2023
DRAFT MINUTES TO BE APPROVED

SPECIAL INSURANCE PREMIUM MEETING:

Called to order at 7:00 PM by B. Rowland
Quorum established, all board members present
Fourteen-day notification of special Meeting verified

CORRESPONDANCE:

Per President, three letters received from residents in favor of assessment

INSURANCE PREMIUM OPTIONS:

Board members discussed the pros and cons of the two options to cover insurance. Modification of budget or special assessment

Discussion opened to the residents

Requested residents to have a show of hands for options. Majority of residents in favor of special assessment

Motion made by D. Allen to modify budget, 2nd by M. Arnone. 3 in favor, 4 opposed

D. Allen motioned to modify motion - a special assessment of \$400, and remaining amount paid by modifying budget. 2nd by M Arnone. Motion withdrawn by D Allen and M Arnone.

Motion made by B Rowland to cover shortfall of \$1,230 by special assessment.

2nd by L Scrivano 4 in favor, 3 opposed.

Motion made by K Long to divide the assessment into three payment installments.

Seconded by L Scrivano, All in favor

Payments due in July, September, and November Residents can choose to pay in full.

Per Kris Elliott Letter and coupon booklet will be mailed to residents.

Motion made by M Arnone at 7:50 to Adjourn the meeting. D Allen 2nd All in favor

REGULAR BOARD MEETING:

Meeting called to order @7:51pm by Betty Rowland, President.

APPROVE BOARD MEETING MINUTES FOR 04/18/23:

Motion made by Lisa Scrivano, Treasure to accept the revised draft of the April 18th Board meeting minutes stipulating that the Board accepted and approved the new Insurance Policy for the new fiscal year. Lisa also motioned to waive the reading of the minutes of the April 18th Board Meeting.

Dave Allen 2nd. All in favor

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

FINANCIAL:

As per Dave Allen Treasurer:

Petty Cash: \$400

Capital Contribution \$7320

Operating Account: \$150,060

Reserves: \$1,552,113

Valley National: \$109,457

Total Reserves: \$1,661,571

ARCHITECTURAL:

As per Tony Scrivano, Chair

12119 CG – Replace fence with white vinyl.

12113 CG – neighbor of 12119 – replace fence with white vinyl.

12295 FG – Paint fence on their side

Janie motioned to approve the above architectural. Lisa 2nd. All in favor

As per Betty on Architectural

12199 FG – extend patio with pavers.

Karen Long motioned to approve – Janie Goodwin 2nd. – All in favor.

LANDSCAPE:

As per George Fortunato, Chair

12137 CG – plant flowers

Karen Long motioned to approve – Janie Goodwin 2nd. All in favor.

ROOF:

Mike Arnone, Chair

Roofing Committee met with Roofing Consultant Company. 10 requests for bids went out to various roofing companies. 5 responded. Quotes expected by the end of the month.

NEWSLETTER:

All correspondence to Barbara Puchalski for Gazette to be submitted by the Sunday following monthly Board Meeting. Please pay close attention to Hurricane information in this upcoming Gazette.

COBWRA: N/A

RULES & REGULATIONS:

Betty Rowland asked if the Board is ready to send newly revised CG's Rules and Regulations to the Attorney for review.

Lisa Scrivano 2nd motioned to approve to send them... Janie Goodwin 2nd.... All in favor.

POOL:

Janie Goodwin stated she contacted Pool Company regarding discoloration or mold on sides of pool. Spoke with Jammer and they are coming to inspect.

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

PROPERTY MGR:

Kris Elliott, Prop Mgr. stated special Assessment Coupons will be sent out to Community. Also, if ACH is used to make payments, a separate ACH payment for Assessment must be made.

DO NOT INCLUDE ASSESSMENT IN REGULAR HOA MONTHLY PAYMENT

MASTER ASSOCIATION (WMA): N/A**ACTIVITIES:**

Social Club: as per Lisa Scrivano, Chair.

The past 5 months of activities held were a great success with awesome turnouts. There are two more upcoming events:

Saturday - May 27TH – Meatball sandwiches and Sausage & Sausage & Peppers subs at poolside 6pm.

Wednesday – May 31st. – Ladies Luncheon at First Watch Restaurant Boynton Beach 12:30pm.

OLD BUSINESS: N/A**NEW BUSINESS: N/A**

Betty Rowland, President motioned to adjourn meeting at 8:20pm.

Karen Long , All in favor.

Discussion opened to 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 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 they do not want their shrubs trimmed.

COBWRA

COALITION OF BOYNTON WEST
RESIDENTIAL ASSOCIATIONS

DELEGATES MEETING HIGHLIGHTS • MAY 17, 2023 • VALENCIA COVE

HOST COMMUNITY WELCOME – VALENCIA COVE

- Lainey Brooks, Valencia Cove Delegate and COBWRA Director, and President David Haft welcomed all. David thanked COBWRA for local efforts including the new Canyon Park, Library and upcoming Fire Station.

BREAKFAST SPONSORS

- Kevin Crossman, Director of Sales, Community Relations for Bluestream Fiber, spoke about the company's services and ability to help community boards maneuver telecom discussions. Oscar Flores, Sales Development Representative, was also in attendance to answer questions.

ELECTED OFFICIALS' REPORTS

SCHOOL BOARD VICE CHAIR KAREN BRILL

- Announced – It's Graduation Time! – during which she will shake over 2000 hands. Ceremonies are available to be viewed live or recorded on YouTube, the District's website and Xfinity.

COMMISSIONER MICHAEL BARNETT

- Thanked law enforcement for all they do; this is National Police Week.

STEVE WALLACE FOR COMMISSIONER MARCI WOODWARD

- Thanked everyone for their letters of appreciation on her vote against the "Land Swap".
- There is a "Live Local" BCC workshop being held on Tuesday, May 23, 9:30 AM in the County Commission Chamber. It will be live on YouTube or Channel 20.

VICE MAYOR MARIA SACHS

- Will continue to fight for "smart development", a phrase she attributed to COBWRA. The "Land Swap" is not over yet. She said we have work to do before the issue comes back to the BCC. She thanked COBWRA for its support of the Ag Reserve.

STATE ATTORNEY DAVE ARONBERG

- Public safety is their top priority.
- The strong relationship between the State Attorney's Office and PBSO has developed into them being leaders in the fight against the opioid and fentanyl epidemic. PBC has had a decrease in fentanyl deaths. A program that was initially at JFK Hospital in WPB addressing opioid overdoses is being used across the State.

FIRST RESPONDERS' REPORTS

PBSO MAJOR CHRISTOPHER KEANE

- Spoke of the risk of scams and financial crimes. The Volunteers Against Scams Team (VAST) is available to visit communities for the purpose of educating residents on how to avoid becoming a victim.
- Encouraged COBWRA communities to have a representative attend the very informative COBWRA Safety & Security meetings.
- Appreciates the strong working relationship with the State Attorney's Office in putting criminals behind bars.

SUPERINTENDENT OF SCHOOLS – STEVE WALLACE ON BEHALF OF MICHAEL J. BURKE

- The Boynton Beach City Commission approved an \$848,500 grant to the School District to increase the academic performance of all students currently attending schools in Boynton.
- For the 7th year, the District earned the prestigious Best Communities for Music Education designation from the National Association of Music Merchants Foundation.
- On May 1, outstanding PBC educators were honored at the Kravis Center for the 39th annual William T. Dwyer Awards for Excellence in Education.
- Supt. Mike Burke received the Champion of Children award at the annual Best Foot Forward Foundation Bash.

WELCOME NEW MEMBER – STEVE WALLACE

- COBWRA Delegates voted unanimously by acclamation to accept Valencia Sound as a member.
- Joel Miller, delegate, Bill Lazarus, president and several board members, accepted the COBWRA notebook.

PRESIDENTS' REMARKS – STEVE WALLACE

- Reminded Delegates to respond to the Directory Update email request, if not already done. The 2023-2024 Directory will be distributed to presidents, delegates & alternates at the June and August Delegates Meetings.
- Was honored to present a \$1000 scholarship to a graduating senior at Santaluces and Park Vista High Schools. The recipients have been invited to the June Delegates Meeting.
- The "Land Swap" was passed for transmittal to the State by a 5-2 BCC vote. There is still an opportunity to impact that decision when it returns to the BCC for final approval.
- COBWRA is working with Vice Mayor Sachs, and PBC Traffic and Engineering on the widening of Lyons Road.

FEATURED PROGRAM – "LEGISLATIVE UPDATE", presented by local State Legislators, and Steve Wallace, Moderator.

- Senators Lori Berman and Bobby Powell, along with Representatives Joe Casello, David Silvers, Kelly Skidmore and Katherine Waldron, responded to questions about the 2023 State Legislative Session and the bills that were passed.
- Topics included HB919: Homeowner's Associations; SB 102 - "Live Local"; SB 154 – Condo Safety; Education related bills; and the need for more homeowner's insurance attention from the Legislature.

**THANK YOU,
BREAKFAST SPONSOR!**



Next Meeting: June 21, 2023 • 9:30 AM

In-person at Valencia Pointe

Highlights by Cheryl Dodes and Debbie Murphy



AlertPBC is Palm Beach County's Emergency Notification System allowing you to opt in to receive notifications via phone calls, text messaging, email, and more based on locations you care about. You can choose to receive notifications about events that may affect your home, workplace, fami-

HOW AlertPBC WORKS

When we issue a notification about a potential safety hazard or concern, you will receive a message on the voice or text communication methods that you have registered. If requested for the notification, you can confirm that you have received the message and you will not be contacted by any subsequent methods regarding that particular notification. If you do not confirm, the system will continue to attempt to reach you at all of the contact paths that you have registered. All information provided will be kept strictly confidential.

AlertPBC offers two types of notifications: weather and county/city alerts.

WEATHER ALERTS

When we issue a notification about a potential safety hazard or concern, you will receive a message on the voice or text communication. Choose which weather hazards you would like to be alerted of. Only hazardous weather that is or will affect one of the addresses in your profile will be sent to you.

COUNTY / CITY ALERTS

Choose which cities you would like to receive public safety notifications from. You can choose as many cities as you would like. County public safety notifications will be received automatically.

Register at <http://www.alertpbc.com>





ATTENTION COUNTRY GREENS RESIDENTS!!
HURRICANE SEASON IS FAST APPROACHING!!
PLEASE REMEMBER THE PROCEDURES THAT WILL KEEP YOU
SAFE DURING A HURRICANE EMERGENCY!

1. YOU MUST KEEP CONSTANTLY INFORMED THROUGH SMART PHONES, RADIO, OR TV. LOCAL WEATHER SOURCES WILL NOT ONLY GIVE YOU THE LARGER PICTURE...THEY WILL INFORM YOU OF VERY LOCAL TORNADOS, FLOODS AND HEAVY WINDS.
THERE ARE MANY SITES ONLINE TO HELP. PALM BEACH COUNTY HAS AN ONLINE HURRICANE PLANNING GUIDE THAT COVERS JUST ABOUT EVERY QUESTIONS YOU MAY HAVE.
2. IT IS ESSENTIAL THAT YOU BRING ALL OF YOUR OUTSIDE ORNAMENTS, MOVEABLE PLANTS AND LIGHT-WEIGHT OUTDOOR FURNITURE INTO YOUR GARAGE OR INSIDE PORCH. SUCH OBJECTS CAN BECOME DANGEROUS MISSILES IN HIGH WIND GUSTS! THEY CAN DESTROY PROPERTY AND HARM YOUR FELLOW RESIDENTS!!
3. IN ORDER TO BE PROTECTED FROM HIGH WINDS OR HURRICANE TORNADO ACTIVITY, IT IS STRONGLY URGED THAT YOU SET UP A SAFE ROOM WITH NO WINDOWS WHERE YOU CAN REMAIN WHEN THE HURRICANE'S STRONGEST WINDS OR A SPINOFF TORNADO PASS. MASTER BEDROOM CLOSETS OR WINDOWLESS BATHROOMS THAT ARE NOT ON EXTERIOR WALLS ARE GOOD SITES.
4. COUNTRY GREENS PROPERTY HAS BEEN DESIGNED SO THAT THE STREETS AND LAWN AREAS ARE FLOOD PLAINS WHEN THERE ARE HEAVY RAINS. THEY ARE EXPECTED TO RETAIN THE WATER SO THAT IT DOES NOT GET INTO THE HOUSES. SUCH FLOODING IS EXPECTED TO BE DISCHARGED WITHIN 72 HOURS.

We have dedicated Hurricane Preparedness Captains who will walk around their assigned areas before the Hurricane hits us to ensure that the units in their area are ready. They are available to answer your questions.

In order to ensure the wellbeing of all our residents, we ask you all to follow the procedures that will keep us all safe.

Thank you for your cooperation.

Lillian Baumann, Hurricane Preparedness Director



ATTENTION COUNTRY GREENS RESIDENTS!

HURRICANE SEASON WILL ARRIVE ON JUNE 1ST AND CONTINUE UNTIL NOVEMBER.

WE HAVE HAD A SUCCESSFUL HURRICANE PREPAREDNESS PROGRAM FOR 20 + YEARS...OUR HURRICANE PREPAREDNESS CAPTAINS HAVE BEEN AVAILABLE EVERY SEASON TO DISTRIBUTE MATERIALS AND ENSURE THE SAFETY OF OUR PROPERTY.

HOWEVER, THE PROGRAM IS IN NEED OF NEW CAPTAINS IN ORDER TO SERVE THE NEEDS OF ALL OUR RESIDENTS! PLEASE CONSIDER JOINING THE RANKS OF THIS CONSCIENTIOUS GROUP. THE RESPONSIBILITIES ARE FEW BUT VERY ESSENTIAL:

1. Each Captain is assigned an area in Country Greens of 5-8 units. When New Residents move in ...the Captain goes over an Interview form with them and provides them with a packet of printed material covering important information about what to do during a Hurricane Emergency. The Captain then gives the Interview Form to Lillian Baumann who records any need for special help in a Hurricane Emergency expressed by the new resident. This list is provided for all Captains. (The interview can be in person or over the phone.)
2. Before the arrival of a Hurricane, all Captains survey outside of each property of the permanent residents and snowbirds in their areas to ensure that objects that may threaten Country Greens residents or property are put away.
3. After a Hurricane passes, Captains check the lists of residents needing help to determine who in their areas may need special attention. They then enlist the involvement of the Board and volunteers.

PLEASE CONSIDER BECOMING A HURRICANE CAPTAIN!

WE HAD ORIGINALLY TWENTY CAPTAINS!

WITH THE CHANGE OVER IN RESIDENTS...

ATTENTION SNOWBIRDS!!

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 WELL BEING OF OUR PERMANENT RESIDENTS ARE PLACED INSIDE YOUR PORCH OR GARAGE!

WE ARE ASKING YOU TO REMOVE POTENTIAL MISSILES SUCH AS PATIO CHAIRS AND TABLES AND SMALL PLANTERS AND DECORATIONS TO YOUR GARAGE OR YOUR BACK PORCHES.

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.

BECAUSE HURRICANE WINDS HAVE BEEN INCREASING IN INTENSITY AND HAVE CAUSED LOCALIZED TORNADOS, HURRICANE EXPERTS RECOMMEND THAT VERY LARGE HEAVY WEIGHTED PLANTERS THAT YOU CAN NOT REMOVE EASILY BE PLACED TOGETHER BEHIND YOUR FENCES OR CLOSE TO YOUR HOUSES.

PLEASE CONSIDER THE WELLBEING OF YOUR NEIGHBORS AND OF THE COUNTRY GREENS!!!

Lillian Baumann, Hurricane Director



A Note of Thanks!

Dear Country Greens' Residents,

On behalf of your Social Club Committee, we want to thank all who participated and supported our events. It makes it all worthwhile to see such great turnouts. Our goal is to bring our beautiful Community of Residents together, new and old, to enjoy each other's company. It was so good to see so much activity going on here again at Country Greens especially since Covid has taken so much away. It is so important to have good friends in our daily lives because good friends become like family. Social events help us do that here at Country Greens.

We want to wish everyone an enjoyable, healthy and safe summer, and we look forward to seeing all of you at our many fun-filled future events come this Fall.

*With Sincere Appreciation,
Country Greens' Social Club Committee*



BINGO!





Social Club Sandwich Dinner





**We sadly share the news
of the passing of our
friend and previous
neighbor
Ellen Seidler**

MARK YOUR CALENDAR

- | | |
|---------------------------------|--|
| Sat, May 27TH | Meatball sandwiches and Sausage & Sausage
& Peppers subs - poolside - 6pm |
| Wed, May 31st | Ladies Luncheon at First Watch Restaurant
Boynton Beach - 12:30pm |

**The above will be posted on bulletin boards and emailed
Watch for additions, changes, and times!**



Barbara Puchalski, Editor
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