



THE CG GAZETTE

Barbara Puchalski - Editor

Terry West—Distribution

The following are the agenda items that would have been covered at the June 15th Board of Directors Meeting.

CORRESPONDENCE - NONE

PRESIDENTS REPORT CONDENSED:

1. Obtained a majority Board vote to Close Pool due to Covid-19. An e-blast was sent to inform the community as well as posts on each bulletin board which included documents pursuant to CDC & Florida state guidelines.
2. Due to some of the residents breaking pool rules, the locks at pool & clubhouse were changed to prevent entry.
3. Continue to meet with pool company 3 days per week and Josiah 5 days per week to allow entrance for work.
4. Reopened pool with written guidelines both CDC and State guidelines. Assigned Bob Freedman to manage and assign appropriate monitors for each hour pool was open. A sign-in sheet is provided in order to maintain the maximum limit of a total 10 people at any one time. NO EXCEPTIONS.
5. Worked with Kris at Campbell Property Management to finish procedural aspects of Tenant Evaluation Program and how it would be administered. In Jeanne Grimaldi's absence, Nancy Rochon is temporarily appointed to chair this committee. Marjorie Schlien will also assist in this project. At the present time the interviews are done via phone due to the Covid-19 virus.
6. Worked with Damien McFadden, our insurance agent from USI, on the renewal of our community Homeowners insurance renewal.
7. Investigated and discovered that our community owns the community mailboxes not the US Post Office. Ron Petersdorf is kind enough to, immediately, start restoring them.

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

8. The Mulch & Annual planting in the community were provided by Mignano Land- Scaping FREE OF CHARGE. The Board did authorize \$222. 00 for the Installation of additional mulch in front of the Club-House hedge and down the hedge line North toward Jeanne Grimaldi's residence.
9. The Board purchased two new sign for the community. A one-way sign was installed in the cul de sac on Country Greens. A wrong-way sign on Shady & Forest Greens.
10. Helped Terry West with a Stucco problem at the Aubin residence at 12106 CG.
11. On an average day I receive between 3 - 7 resident or business phone calls per day.
12. Handled a call and sighting of an alligator in our lake. Took pictures and was ready to have it removed and it crossed over to the other lake by itself!
13. Worked with Mr. Cairo on Two issues he had at his residence taking a month to resolve.
14. Worked with Kris Elliot to establish a new checklist to be utilized with the ARB form . This will make the process much easier and timelier process. This form is needed by purchasers to close on their new homes.
15. Resolved a resident complaint regarding milfoil FG lake. Made a few calls to identify grassy rolling weeds known as milfoil . Called Campbell Property who then contacted the Westchester Association Property manager who had ALL CGHOA lakes spayed for milfoil.



16. Three calls to the PBSO. Condensed version -

- A. The first, I personally called the PBSO regarding fisherman in CG lake. When ask to leave, the fisherman threatened me. He was escorted from the property.
- B. The second, was a call to PBSO was when I asked 2 teenagers leave and that there was no fishing in the lake. Next day they brought painted shells with glitter and very nasty words written on them. They were for me but were delivered to my 84 yr old neighbor who thought she was being stalked. She thought a pervert was stalking her and wanted to file a police report so PBSO was called. I tried to explain it to her that it was meant for me, but she was so nervous it just wouldn't register. I have an idea of whose visitors these are and if I catch them there will be fines Imposed. I can identify them with no problem.
- C. The third Incident was a young man, a nonresident with his 100lb. pit bull, walked into the community uninvited. I asked him to kindly leave as he was unmasked, and we were an adult community. He grunted at me and just kept walking. I walked to a squad car that happened to be on CG and asked them to assist me. The PBSO removed him from the community. Same day later in the afternoon the same guy with the same dog comes walking in. Again, I ran over to the fence and told him to leave or I was calling PBSO again. He kept walking. This time I asked for 3 cars and told them I wanted him arrested. PBSO had sheriffs all over this community looking for this guy.



COMMITTEE REPPORTS

ARCHITECTURAL - New Temporary chair appointment is VP, Lisa Degnan in Jeanne Grimaldi’s absence.

LANDSCAPE - All Applications for both committees have been APPROVED and will be published in the next minutes of the meeting.

Mignano/Petersdorf report is TABLED

POOL - A Special thanks to Doris Prosser for her many years of services as our Pool Chair she has certainly been an asset to our Community. Please welcome the NEW Pool chairman, Mr. Chuck Plotnick who has volunteered his time and talent to this position.

PROPERTY MANAGEMENT - letter writing and resolution of lake matter

SOCIAL ACTIVITIES - Special Prayers for Jeanne Grimaldi during her absence from both the Social Committee and ARB committee, Wishing you a speedy recovery Jeannie.

POSSIBLE SOCIAL COMMITTEE EVENTS. 2020

-OCT. 9TH.	5:30 PM.	FALL OPENING	FRI
-OCT 31ST.	5:30 PM.	HALLOWEEN PARTY.	SAT
-NOV 11TH.	5:30 PM.	VETERANS DAY.	WED
-DEC. 9TH.	6:00 PM.	XMAS PARTY.	WED

DATES & TIMES ARE SUBJECT TO CHANGE

2021 FORTHCOMING



*During Jeanne’ Grimaldi’s absence, Delores Crupi has been appointed to Chair this Committee.

SUPER CLUB - DATES REQUESTED:

NOV. 14

JAN. 16T

FEB. 27

MARCH 17

SUBMITTED-6/8/2020 Mike A.



MASTER ASSOCIATION REPORT – Mark Rappa has reported that the memorial site will be upgraded with some new landscaping and a new landscape Company is on the horizon. This will certainly improve the appearance to our Pipers Glen entryway.

I also have some news that I believe is very beneficial to our community . I have arranged thru the Master Association to have FREE COVID 19 TESTING in CGHOA. United Clinical Laboratories will be doing the testing. They will be setting up a tent in our community and administering the tests which takes approximately 5 minutes. Residents will be contacted by E-mail Blast and posters when this EVENT happens.

OLD BUSINESS

- AWNING UPDATE- This has been tabled for this year
- FRONT ENTRANCE- Will proceed
- ROOF CLEANING- In bidding process

ITEMS OF IMPORTANCE

All ARCHITECTURAL and LANDSCAPING REQUESTS are to be picked and dropped of in the WHITE MAILBOX behind the bulletin board by the mail boxes. These requests are NOT to be dropped off to a BOARD member's HOME. They are to be put back in the WHITE BOX where they are distributed accordingly. There is a reason it is done this way. Be advised that these are reviewed as soon as possible with NO priority given to one over another.

I would like to give JOSIAH a very SPECIAL thanks for all his Hard work and dedication to our community. He has gone above and beyond his call of duty, during this coronavirus. He has also helped Ron Petersdorf straighten and paint community signs and mailboxes. During Covid-19 he has also power washed the entire tennis court, painted the perimeter of the bocce court and sanitized everything in sight. Thank you.

A special thanks to Bob McFarland for all his hard work and dedication to the community during his stay with us. Have a good Summer Bob & Barb

****Remember ANY CHANGE TO THE EXTERIOR OF YOUR HOME Requires an ARCHITECTURAL Form to be completed and approved by the Board BEFORE you can make the change.

****LANDSCAPING requires a Landscaping FORM.....



Your Board of Directors works endlessly for the community. Kindly do not call them after 5 PM weekdays and especially DO NOT call on WEEK-ENDS unless it is an EXTREME EMERGENCY.

Thank you!

THE WESTCHESTER COMMUNITIES MASTER ASSOCIATION (WMA)

The Westchester Communities Master Association (WMA) was created in 1983, when the Developers first started building communities between the E-3 Canal (which is between El Claire Ranch Road and Military Trail) and Jog Road. Palm Beach County government, having a responsibility and obligation to comply with the State's and the County's planning and maintenance of flood control measures in the area, required the Developers to create and maintain several " Lakes " (which are actually water retention basins) as part of that flood control plan. Included in all of that flood and drainage control plan were Weirs (miniature Dams), some of which are adjustable, which control the water levels in, and over-flow from the lakes by regulating the water flow from the lakes into the State's canal system. Palm Beach County, knowing that these lakes would be a part of several communities in which they were located, did not want to have to work with the ultimate separate ten communities in which the lakes were located, to see that the lakes were being properly maintained. Therefore, Palm Beach County, to make sure that it only had to work with a single community, required the establishment of a single Master Association, which would include all ten communities, and the County made sure that the Master Association was responsible for all of that maintenance of all of the lakes and weirs.

The WMA was therefore created in 1983 with the beginning of the development of the several communities. The Master Association now includes all 10 Sub-Associations (Country Greens, North Pointe, Starlight Cove, Lakeridge, Enclave, Pipers Glen Estates, Lakeridge Greens, Lakeridge Falls, San Marco and Lakes of Westchester), which includes 1,783 homes. Also, included within the Master Association is the commercial center at the North-East corner of Jog Road and Pipers Glen Boulevard. The Master Association, as do each of the Sub-Associations, has its own Board of Directors, Declaration, Articles of Incorporation and By-Laws. All of the Homeowners in all ten of the Sub-Associations are members of the Master Association. They are all bound by, and obligated and responsible to comply with all of the Restrictions, Covenants, Rules and regulations of the WMA Documents as they are also responsible for their individual Sub-Association's Documents.

The WMA has a Board of Directors with nine (9) Board members. The Directors are Homeowners who are members of the WMA and who live in the ten Sub-Association communities. They are elected at the WMA's annual meeting which is held in March of each year. Three Director's terms expire each year, and the term of office is three years. Each Sub-Associations cumulative vote for Directors, (which is based on the number of homes in that Sub-Association), are cast by a voting representative who is chosen by that Sub-Association's Board of Directors.

The WMA, in addition to its obligations and responsibility for the Lakes and Weirs, is responsible for the Monument site at the corner of Military and Pipers Glen Boulevard. It is also responsible for that section of Pipers Glen Boulevard between Jog Road and Hagen Ranch Road. The portion of Pipers Glen Boulevard between Military Road and Jog Road is a Palm Beach County road, and is fully the maintenance and control responsibility of Palm Beach County,

The WMA's obligation and responsibility for the west end of Pipers Glen Boulevard (between Jog Road and Hagen Ranch Road) was also the requirement of Palm Beach County. The West side

THE WESTCHESTER COMMUNITIES MASTER ASSOCIATION (WMA) ~ CONTINUED

communities were the last to be developed. They were started in the late 1980's. Palm Beach County, experienced a bad golf cart/vehicle accident at the golf cart crossing located at the intersection of El Claire Ranch Road and Pipers Glen Boulevard in the mid 1980's. The County did not want to take ownership of any more roads with those surface golf cart crossings. The County, therefore told the Developers to either install golf cart bridges or tunnels, or the County would not take that piece of the road as a public road. Since the Developers refused to build bridges or tunnels, the County required that piece of road to be a private road, and it became the WMA's road and responsibility to operate and maintain it as a private road. Included in that Private Road requirement was the obligation and responsibility to assure that only residents were able to gain access through the resident gate. The four west side Sub-Association communities are fully responsible for the cost of the operation, management, maintenance of that private road.

The WMA has its own budget, and each Homeowner in the ten Sub-Association communities pays his/her share of that budget. The Sub-Associations include the Master Association's common charge within the Sub-Association's budget, and forwards the WMA's funds to the WMA.

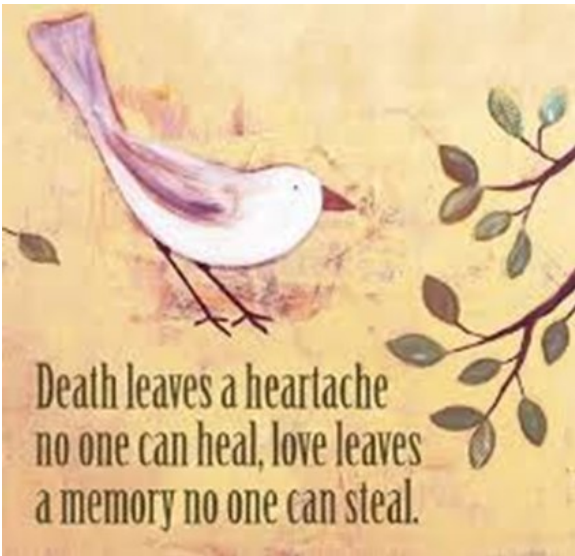
The meetings of the WMA Board of Directors are open for all of the Homeowner/Members of the Association to attend. The meetings are usually on a Tuesday late in each month and are held at several of the Sub-Association Clubhouses. Notice of those meetings are sent to the Sub-Associations for them to post for their members information.

Each Homeowner/Member should have a copy of the WMA's Documents. When all of the Documents were Renewed and Restated in June, 2013, copies were provided on a computer disc to each Sub-association for distribution to all of the Sub-Association's Homeowner/Members.

**June Birthdays**

Delores Crupi
 Lisa Feldman
 Hedy Jurow
 Mark Rappa
 Pearl Steiman





Remember our dear neighbors

Caren Bassoff

Dr. Marvin Schiff



Dare to be the best you can

- When a new day begins, dare to be grateful.
- Where there is darkness, dare to be the first to shine a light.
- Where there is injustice, be the first to condemn it.
- When something seems difficult, dare to do it anyway
- When life seems to beat you down, dare to fight back.
- Where there seems to be no hope, dare to find love
- When you're tired, Are to keep going
- When times are tough, dare to be tougher
- When love hurts you, dare to love again
- When someone's hurting, dare to help them heal.
- When another is lost, dare to help them find a way.
- When a friend falls, dare to be the first to extend a hand.
- When you cross paths with another, be the first to make them smile
- When you feel great, dare to help someone feel great too.
- When the day has ended, dare to feel you've done your best

At All Times Dare To Be You



Who ever you are!