



THE CG GAZETTE

Barbara Puchalski - Editor



President's Message

Summer is here. Maybe hotter but we live in Paradise. So much to be thankful for!

It was announced last month the Gazette will no longer be printed and delivered to the residents that do not receive it by email. The Gazette can be accessed in three different ways:

Email

A copy is placed in a binder kept at the clubhouse

On line at <http://mycountrygreens.com/> This Website offers:

Gazettes under "Newsletter", for the last 3 years

Documents, Governing Documents and Rules and Regulations

Architectural / Landscape forms. **YOU CAN NOW** complete electronically!! You will still need to print and submit the form to the Board for approval

Automatic Withdrawal form

Insurance Information

Summer months is also known as Hurricane Season. Many have experienced hurricanes. Preparedness is **Key**. We have a Hurricane Committee, THANK YOU Lillian Baumann and her dedicated team!! The committee is there for you, but that being said, we all have the responsibility to be prepared. There are multiple resources found on the internet when searching for hurricane preparedness. The address for Palm Beach County Guide is, <https://discover.pbcgov.org/publicsafety/PDF/Hurricane-Guide.pdf>. We should "prepare for the worse and hope for the best".

Wishing All Health and Happiness!

Betty Rowland

President, CGHOA



Property Manager

Kris Elliott 561-432-2703

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Campbell Property Management

Serving South Florida Since 1953

561-432-2703

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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



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 BOARD MEETING
TUESDAY, JUNE 21, 2022
DRAFT MINUTES TO BE APPROVED

Meeting called to order @7:01pm by Betty Rowland, President. Quorum established

Attendees: President B. Rowland, VP M. Arnone, Sec. L. Scrivano, Treas. D. Allen,
Dir. T. West, Dir. K. Long, Dir. Bob Freedman not present

Proof of Notice of meeting emailed and posted June 17, 2022

Motion made by Secretary Lisa Scrivano to waive the reading of the minutes of May 10th, 2022.

Karen Long 2nd motion

Motion made by Secretary Lisa Scrivano to approve the May 10th, 2022 minutes as distributed.

Karen Long 2nd motion All in Favor

FINANCIAL REPORT:

Dave Allen, Treasurer stated as of 05/31/2022:

Total current assets: \$73,694.09

Total reserves: \$1,566,143.00

Lawsuit settlement monies were received and deposited.

ARCHITECTURAL:

Betty Rowland stated the following:

12095 CG - replacing rear slider. Paperwork received – permit pending.

Betty motioned for Board approval contingent upon receiving permit. Karen Long 2nd. All in favor.

12303 FG – replacing sliding door – acrylic type – all paperwork completed

Betty motioned to approve. Mike Arnone 2nd. All in favor.

Terry West stated the following for Architectural:

12191 FG – Paint front screen door white to match windows

12263 CG – Replace fence with shadowbox type – all paperwork completed

12257 CG - Replace fence with shadowbox type – all paperwork completed

Terry motioned for all 3 above to be approved. Lisa Scrivano 2nd. All in favor.

LANDSCAPING:

Terry West, Chair, stated the following:

12179 CG – install sod and remove bush in front of property and in between driveway with neighbor
Different plants will be planted including a Desert Rose which is a poisonous type.

Terry West motioned to approve all with the exception of the Desert Rose. Lisa Scrivano 2nd. – All in favor

12147 FG – Homeowner requesting to remove large palm tree on front patio. Palm tree is healthy and no threat to harm. Terry West motioned to deny this request. Lisa Scrivano 2nd. All in favor

Common area property – Ligustrum tree is diseased as per Arborist and CPM. Tree needs to be removed.
CPM quote is \$250.00, however Terry will get a second quote.

Lisa Scrivano motioned to approve, however use vendor with lowest price. Dave Allen 2nd. All in favor

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

12119 CG – Plant 4 crotons in front of home. Terry motioned to approve. Dave Allen 2nd. All in favor

12095 CG – Plants in front of home and by neighbor's garage have been removed without Board consent. Job is completed. Paperwork completed after the fact.

12221 CG – Install black edging around Bird of Paradise in front of property.

Terry West motioned to approve. Dave Allen 2nd. All in favor.

12094 CG – Install black edging in front of house and plant succulents and pentas. Terry West motioned to approve. Lisa Scrivano 2nd. All in favor.:

NEWSLETTER: Barbara Puchalski not present. NOTE: Newsletter/Gazette will not be distributed as hard copies to residents. They will be emailed, also a copy will be in the Clubhouse in the binder, as well as online on the Country Greens Website.

COBRWA: Terry West stated they are having live meetings. Mostly political agendas for local politicians, Terry will not be attending live meetings, however will stay abreast of agendas and information.

POOL: Betty Rowland stated that the pool leaks have been repaired. A second leak was discovered during repair work, therefore an additional \$300 was charged to repair it. The algae treatment was completed as well.

TENNIS COURT: Betty Rowland stated the tennis court is-in-need of maintenance and/or cleaning. Kris Elliott and Betty are doing research.

POOL FURNITURE: needs to be replaced in near future. Research will be done to see about cost and quality. Committee will be appointed when needed.

POOL TEMPERATURE: Betty Rowland motioned to adjust pool temperature as needed per season. Temperature will be monitored and adjusted accordingly. Will revisit this Sept/Oct. Mike Arnone 2nd. All in favor

PROPERTY MANAGER: Kris Elliott stated that due to the inflation of fuel cost, many communities have experienced increases in services rendered. Example: there have been anywhere from 3% to 12% surcharges on Landscaping and Pool company, etc... services.

NOTE: Dave Allen, Treasurer stated there is a possibility of imposing an increase in our fees next year, however this is yet to be determined.

MASTER ASSOCIATION (WMA): Mark Rappa not present. At our last meeting, he stated WMA is on hiatus for the summer. However there have been some meetings regarding planning and zoning.

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

OLD BUSINESS:

Landscaping: Terry West motioned to table the special treatments of lawns throughout community due to the cost at this time. However, suggested possibly replacing sod in areas where it is most needed. CPM cost is \$850.00 for 500 square feet. Dave motioned to table this until September. Mike Arnone 2nd. All in favor

ROOFS: Mike Arnone spoke with Jason (CG Resident, Lorraine Jaklitsch son-in-law) who is a Licensed Architect. He has offered to develop a scope of work that would need to be done regarding our roofs so we can present this to Roofing contractors and begin the process of getting quotes.

NEW BUSINESS:

Summer Board meetings will be on a need's basis. Executive workshop weekly meetings will continue throughout the summer months.

CAPITAL CONTRIBUTIONS:

Betty Rowland motioned for Kris Elliott to start the process of speaking to an attorney to amend our documents for all incoming new homeowners to pay ¼ of the yearly maintenance fee upfront and at time of closing. This is common practice among many communities.

Kris Elliott stated there must be a community vote which 66-2/3% or 100 votes is needed to be approved. Betty motioned to move forward with this process. Lisa Scrivano 2nd. All in favor

Dave Allen motioned to adjourn meeting at 8:11pm. Mike Arnone 2nd. All in favor.

Betty Rowland opened discussion to floor

Respectfully submitted,
Lisa Scrivano, Secretary

DRAFT MINUTES TO BE APPROVED



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

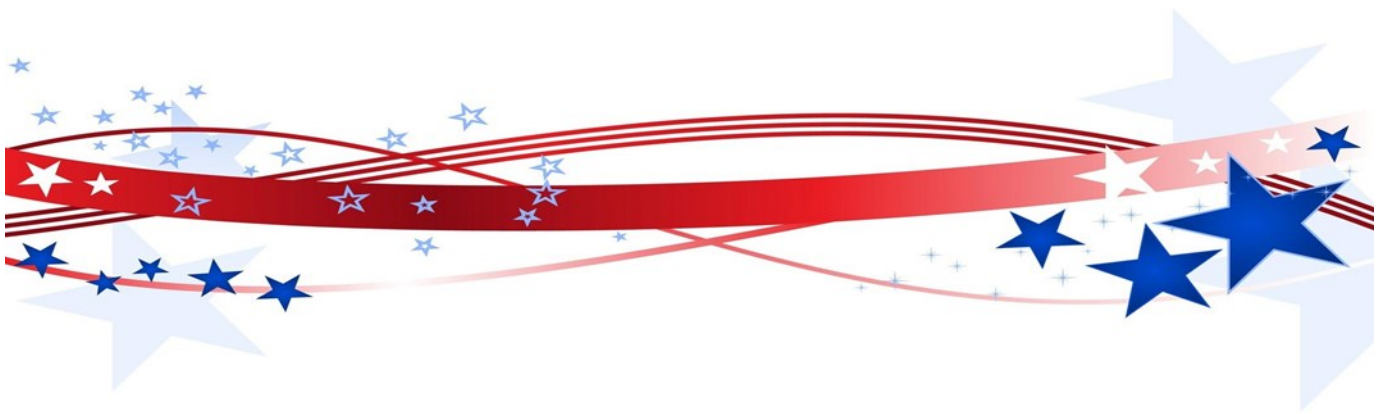
THE WESTCHESTER COMMUNITIES MASTER ASSOCIATION (WMA) CONTINUED

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.



Fondly remember our dear Country Greens friends

Jules Myers

And

Mollie Prokopetz





Neighborhood Drainage and Storm Response for RESIDENTS

Flood control does not equal flood proof. Heavy rainfall in a short period may result in flooding, even with a well-engineered and maintained system. Residents can prepare for potential flooding by storing items in waterproof containers 6 inches or more from the ground, moving cars from lower to higher ground if flooding is expected and keeping storm drains clear of trash and vegetative debris.

Water leaves your neighborhood through an interconnected 3-tiered system:

1. Neighborhood excess water drains into community ponds through street and yard drains. Stormwater then flows through underground pipes to the next link in the flood control chain - the Lake Worth Drainage District (LWDD) canals.
2. LWDD canals move excess water to a larger-capacity regional flood control system - the South Florida Water Management District (SFWMD).
3. The regional canal system channels excess water to storage areas or coastal discharge points.

When a neighborhood pond discharges water to LWDD, it does so through a discharge control structure. Whether the control structure is in the open or closed position, excess water will continue to drain from the pond until the proper water elevation is achieved.

LWDD is unique in that we are the only drainage district in the area authorized by the SFWMD to permit the emergency opening of discharge control structures by communities. This authorization is given before a weather event to increase capacity in a stormwater pond. Coordinating this operation with the community is an important part of flood control.

LWDD works closely with property managers and community boards to manage potential flooding. However, residents should note that some standing water in roads, sidewalks and yards is normal and required to keep flood water away from homes.

Residents should first report flooding issues to their property manager because the situation may have already been identified and addressed. Additionally, residents can provide storm damage reports and flooding issues online at lwdd.net/storm-response.



Resident's CHECKLIST

- ✓ Recognize that flood control is a shared responsibility.
- ✓ Understand the unique drainage system of your community.
- ✓ Identify the community representative authorized to operate your drainage system.
- ✓ Regularly check and clear debris from storm drains and report any issues.
- ✓ Accept that living in south Florida means flooding is always a possibility.

Learn more at
LWDD.net/managing-water



EXERCISE FOR PEOPLE OVER 60



Begin by standing on a comfortable surface where you have plenty of room on each side.

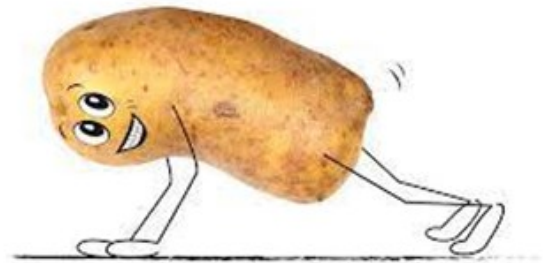
With a 5-lb potato bag in each hand, extend your arms straight out from your sides and hold them there as long as you can. Try to reach a full minute, and then relax.

Each day you'll find that you can hold this position for just a bit longer.

After a couple of weeks, move up to 10-lb potato bags. They try 20-lb potato bags and eventually try to get to where you can lift a 50-lb potato bag in each hand and hold your arms straight for more than a full minute. (I'm at this level).

After you feel confident at that level, put a potato in each bag!!!!!!!!!

*NOTE: I was able to reach my
Level in 13 days!
Terry West
June 23, 2022*



HAVE SOMETHING TO SHARE?

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

IN WRITING OR EMAIL PLEASE

Barbara Puchalski, Editor
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