



THE CG GAZETTE

Barbara Puchalski - Editor

President's Message

This year is going by sooo fast! The 4th of July is here. Wishing all a healthy, happy Holiday. Enjoy, but take a moment to honor those that sacrificed and the reason we celebrate, the Birth of America's Independence.

I do not have to say, Rainy season and Hurricane season is here. To assist in preparation, Palm Beach County offers an excellent on-line Hurricane Guide. The guide provides multiple checklists to assist in preparing for the storm, actions to take during, and after a storm. Below is the link to the guide. If it does not open, search Palm Beach Hurricane Guide.

<https://www.bing.com/ck/a?!&&p=1e695ecd0af79caeJmltdHM9MTY4ODE2OTYwMCZpZ3VpZD0xMDc2MDA3Mi0zZDUzLTZhMzgtM2NiNC0xMTU3M2NjMzZiZDgmaW5zaWQ9NTlwNg&ptn=3&hsh=3&fclid=10760072-3d53-6a38-3cb4-11573cc36bd8&psq=palm+beach+county+hurricane+guide&u=a1aHR0cHM6Ly9kaXNjb3Zlci5wYmNnb3Yub3JnL3B1YmxpY3NhZmV0eS9QREYvSHVycmljYW5lUd1aWRILUFEQS5wZGY&ntb=1>

Everyone should have received a mailing from Campbell Property Management with coupons and instructions on how to pay the assessment covering the Insurance Premium deficit. The total assessment amount is \$1230.00. As indicated in the letter, the assessment can be paid in full or in 3 payment installments of \$410.00. The instalments due dates are July 1st, September 1st, and November 1st, 2023. If you have not received the mailing, please contact our Property Management.

You do not need the coupons if you select to make the payment through the Homeowner Portal. The Portal is located at mycountrygreens.com home page.

If you need to obtain access to the Homeowner Portal, the instructions are below and in the letter from Campbell. If you need assistance the **Portal Hotline Number is 954-545-7723**.

To access the Homeowner Portal:

- Go to: 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



Typically, some of the Board Meetings were suspended during the Summer. Zoom provides the Board of Directors an opportunity to continue having Board meetings. Invitations to the Zoom meetings are sent from Campbell Property Management. Looking forward to seeing you at the meetings!

Respectfully,

Betty Rowland, CGHOA President

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



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
IS 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.



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 MONTHLY BOARD MEETING
TUESDAY, JUNE 27, 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. Carter, Dir. J. Goodwin, and Dir. K. Long, absent.

Proof of Notice of meeting posted on 6-23-2023 and emailed on 6-26-2023.

Motion made by Secretary Lisa Scrivano to waive the reading of the minutes for May 23rd, 2023. Pat Carta 2nd. motioned... All in favor.

FINANCIAL:

As per Treas, Dave Allen:

Petty Cash: \$400.00

Capital Contribution Account: \$8788.

Operating Account: \$123,648

Total Operating Account: \$132,836

Reserves: \$1,557,137

Valley National Reserves: \$116,661

TOTAL RESERVES: \$1,673,798

Mike Arnone motioned for financials to be accepted as read.

Lisa Scrivano 2nd. – All in favor

ARCHITECTURAL:

As per Tony Scrivano, Chair:

12207 FG - Replace storm/screen door - all paperwork rec'd.

As per Betty Rowland:

12287 FG - Replace windows and sliding doors – all paperwork rec'd.

Pat Carta motioned for Board approval for the above

Lisa Scrivano 2nd All in favor

LANDSCAPE:

As per George Fortunato, Chair:

12130 CG – remove dead palm tree – CPM proposal to remove \$125.00.

12306 FG – removal of palm tree and bottle brush tree at owner's expense

Removal of down branches on Shady Green – CPM proposal \$305.00.

Removal of Arboricola bushes at poolside – CPM proposal \$445.00.

In preparation for hurricane season, tree trimming, and storm drain maintenance will begin this July.

Pat Carta motioned to approve all of the above

Lisa Scrivano 2nd all in favor

NEWSLETTER:

All submissions for the Gazette are to be submitted to Barbara Puchalski, barbaracountrygreens@gmail.com, by the Sunday after the monthly Board meeting.

Hard copies of the Gazette are in the binder at the Clubhouse.

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

ROOFS:

As per Mike Arnone, Chair: currently in the process of getting information from 4 roofing companies that have submitted bids.

The roofing committee met with two of the Roofing Companies on June 27th and answered all of our questions and concerns. An additional meeting is scheduled for June 29th with the remaining two roofing companies that have also submitted bids. More information will follow.

COBWRA:

Betty Rowland attended the meeting relative to COBWRA. Encourages anyone else who would like to attend future meetings.

RULES & REGULATIONS:

As per Kris Elliott, Property Mgr., they are being submitted to the Attorney for review.

POOL:

As per Janie Goodwin, Chair:

Deep end ladder straps have been replaced.

Shallow end also needs to be replaced. The pool will be scheduled to be acid washed possibly in November. It will need to be closed for approximately one week during this maintenance.

PROPERTY MANAGER:

As per Kris Elliott, Campbell Prop Mgt:

A new tennis court net has been installed.

New payment coupon books were mailed to all residents for the insurance assessment.

For anyone using a credit card there is a fee of \$4.95

For anyone who prefers an automatic withdrawal there is a \$2.95 fee.

MASTER ASSOC. (WMA): N/A

OLD BUSINESS: N/A

NEW BUSINESS: N/A

Betty Rowland, President motioned to adjourn meeting at 7:34 pm

Pat Carta, 2nd. all in favor

Discussion opened to floor.

Respectfully Submitted,
Lisa Scrivano, Secretary



COBWRA

COALITION OF BOYNTON WEST
RESIDENTIAL ASSOCIATIONS

DELEGATES MEETING HIGHLIGHTS • JUNE 21, 2023 • VALENCIA POINTE

HOST COMMUNITY WELCOME – VALENCIA POINTE

- Linda Levine, Valencia Pointe Delegate, and HOA Treasurer and COBWRA 1st Alternate Steve Wolfberg welcomed all.

BREAKFAST SPONSORS

- Millie Ventura, Business Development Manager, Castle Group, spoke about their long history of property management in Palm Beach County. Ryan Johnson, Regional VP, was also in attendance to answer questions.

ELECTED OFFICIALS' REPORTS

SCHOOL BOARD VICE CHAIR KAREN BRILL

- Spoke of several major changes to District staff, including Dr. Peter Licata becoming the Broward County Superintendent of Schools.
- Poor third-grade reading scores in PBC are being monitored and investigated as to the cause.
- A PBC resident filed a complaint requesting that the Bible be banned. The District does not ban books but will have them available based on age appropriateness.

VICE MAYOR MARIA SACHS

- Reminded everyone that hurricane season is upon us, and her office staff is available to help.
- A Traffic Workshop is being held this afternoon at 1 PM at the South County Civic Center to address the issue of increasing traffic. The panelists include staff from State and County Agencies, along with COBWRA President Steve Wallace and other community leaders.

FIRST RESPONDERS' REPORTS

PBSO CAPTAIN SHAWN EASTMAN

- Reported that the June 2nd PBSO Shredding Event processed 17 thousand pounds of paper.
- Reminded everyone that school is out for the summer, and with kids having more free time, be sure to keep your cars locked.
- PBSO is working with kids' summer camps - combining fun and developing positive relationships with law enforcement.
- They are cracking down on the street racers, and other traffic issues, including "drifting" aka "donuts".

PBC FIRE RESCUE DISTRICT CHIEF BILL STANSBURY

- Explained that the new temporary station on Flavor Pict & Lyons Roads will have one rescue vehicle. The permanent station is anticipated to open in two years.
- Commended Valencia Bay for having AEDs available, resulting in their recently saving the lives of 2 people in distress while playing pickleball.

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

- The District is offering the Summer Food Service Program providing free meals to children aged 18 and younger, between May 30, and July 28.
- Teacher Fest is being held on August 2, for new teachers to engage in a day of professional learning, helping them thrive during the first 60 days in the classroom.
- 18 District students received \$2,500 National Merit Scholarship grants.
- The inSIGHT Through Education organization donated \$200,000 in grants to The District to support Holocaust education and reducing prejudice of any kind.

GROWTH MANAGEMENT – DAGMAR BRAHS

Four projects were presented for consideration.

- **Kolter Tropical World** - Senior living rental units, east side of Hagen Ranch Rd between Woolbright and Flavor Pict Roads. COBWRA recommends approval as presented.
- **Logan Residential** - Essential Housing rentals, south side of BB Blvd east of Acme Rd. COBWRA recommends approval with the condition that the maximum height of the buildings is 3-stories/38ft.
- **The District (BC Commerce Center)** – A Commerce designated project, north side of BB Blvd between Acme Dairy Road and the FL Turnpike. COBWRA recommends approval with the condition that there are no buildings higher than 38 ft.
- **Boynton Place MUPD** - A commercial project, north side of BB Blvd between Main Street at Boynton Shopping Center and Country Fair. COBWRA recommends denial of the project due to incompatible density.

PRESIDENTS' REMARKS – STEVE WALLACE

- Thanked the delegates for their continued efforts to make COBWRA a meaningful contributor to improving the lives of those within the COBWRA area.
- He introduced the two COBWRA \$1000 Scholarship recipients. Bethsaida Myrthil from Park Vista HS will be attending the University of Valley Forge and Abigail Diaz from Santaluces HS will be attending Palm Beach Atlantic University.

FEATURED PROGRAM – "PBSO THERAPY DOGS!"

Corporal William Feaman, Deputy Brian Cassie, Deputy Teresa Grimaldi, and Civilian Specialist Tania Heatherly, with their therapy dogs Daya, Bear, Milo, and Reggie, respectively, spoke about the selection and training of the dogs, as well as how they assist law enforcement by bringing comfort to victims or witnesses of crime.

**THANK YOU,
BREAKFAST SPONSOR!**



Unparalleled Property Services

Next Meeting: August 16, 2023 • 9:30 AM

In-person at The Grove

Note: No meeting in July

Highlights by Bruce Brodsky, Cheryl Dodes, and Debbie Murphy

****CERTIFICATES OF INSURANCE - CYBERSURE ****

Should a unit owner and/or lender request proof of insurance for the association, you can send us your requests for Certificates of Insurance via e-mail at miagcerts@usi.com. Within 24 hours of receipt of your request, you will receive an e-mail or fax directly from CyberSure. It will include the instructions on how to obtain the Certificate of Insurance along with the login information. This login information is unique to EACH association. Attached will be a copy for your records or to your unit owner or lender.



We may be hurricane ready but are we ready for South Florida heat? FEMA recommends these tips to keep cool this summer:

1. **Check the forecast**
2. **Never leave pets or people in a car**
3. **Drink water**
4. **Find air conditioning**
5. **Keep your house cool**
6. **Dress appropriately and wear sunscreen**
7. **Avoid strenuous activities**
8. **Check on your family and friends**

For **heat exhaustion**, you may experience heavy sweating, paleness, muscle cramps, weakness, dizziness or vomiting. You will want to go to an air-conditioned place and sip cool nonalcoholic beverages. Change into lightweight clothes or take a cool (not cold) bath.

For **heat stroke**, you may experience a high internal body temperature (above 103 degrees), rapid and strong pulse, red skin, dizziness or confusion. This is considered a medical emergency, so call 911 or seek medical attention as soon as possible. While waiting, attempt to cool your body in by moving to a shady area or indoors. Do not give anyone with suspected heat stroke any liquids. You can also get into a cool (not cold) bath or shower, or if outside spray yourself with a garden hose.

If you experience any of the symptoms of heat-related illness, you should also take sips of a cool sports drink, which helps you replenish vitamins lost when sweating.

For more information on how to be prepared for extreme heat, visit ready.gov/heat.





Lots of fun in June!





Happy Independence Day, America!

[Catherine Boeckmann](#)

June 29, 2023

Independence Day on the Fourth of July is an all-important American holiday. Take a moment to refresh your memory about the true history of this nation. How did the founders envision this holiday and what's special about America's celebration of freedom?

A Brief History of Independence Day

We think of July 4, 1776, as a day that represents the Declaration of Independence, America's revolutionary Charter of Freedom, and the document upon which the nation's founding principles were established. But July 4 wasn't the day that independence was declared. Nor the day that the Declaration was officially signed.

So what did happen on July 4, 1776?

What this holiday commemorates is the adoption of the Declaration of Independence on July 4, 1776, by delegates from the 13 colonies. On the 4th, the Continental Congress approved the final wording of the Declaration of Independence. This is the day we celebrate the birth of the United States of America.

Here are more dates to remember:

- **April 19, 1775 was the start of the American Revolution.** During the Battles of Lexington and Concord (Mass.), the first shots were fired between colonists and British troops. After these first military conflicts, tension between Britain and her American colonists continued to mount.
- On **July 2, 1776**, the Second Continental Congress voted for independence from Britain.
- Two days later, on **July 4, 1776**, the Congress approved the final draft of the Declaration of Independence, which had been drafted by Thomas Jefferson (back in June) and edited by John Adams and Benjamin Franklin.
- On **July 8**, the first public reading of the Declaration took place at the Pennsylvania State House (now Independence Hall) in Philadelphia, Pennsylvania. Later that same day, other readings occurred in Trenton, New Jersey, and Easton, Pennsylvania. Printer John Dunlap made about 200 copies of the Declaration, with the date of July 4. Known as the "Dunlap Broadside," these were distributed throughout the 13 colonies.
- However, it wasn't until **August 2, 1776**, that the Declaration was officially signed. John Hancock, president of the Congress, was the first of 56 delegates who signed this enlarged version, writing in big, bold letters.



On **August 4, 1776**, after delegates of the Continental Congress had signed the document, the Declaration of Independence was made official.

How Did Our Founders Envision Independence Day Celebrations?

John Adams envisioned the celebration to be one filled with fun, games, and fireworks—not an occasion for displaying military strength (as one might expect)!

On July 3, 1776, he wrote these words to his wife Abigail, describing the way that he hoped future Americans would celebrate their independence.

“Yesterday the greatest Question was decided, which ever was debated in America, and a greater, perhaps, never was or will be decided among Men. A Resolution was passed without one dissenting Colony ‘that these united Colonies, are, and of right ought to be free and independent States, and as such, they have, and of Right ought to have full Power to make War, conclude Peace, establish Commerce, and to do all the other Acts and Things, which other States might rightfully do...’

The second day of July, 1776, will be the most memorable Epocha, in the History of America. I am apt to believe that it will be celebrated, by succeeding Generations, as the great anniversary Festival... It ought to be solemnized with Pomp and Parade, with Shews, Games, Sports, Guns, Bells, Bonfires and Illuminations from one End of this Continent to the other from this Time forward forever more.”

On July 18, 1777, an issue of the *Virginia Gazette* describes the July 4 celebration in Philadelphia:

“The evening was closed with the ringing of bells, and at night there was a grand exhibition of fireworks, which began and concluded with thirteen rockets on the commons, and the city was beautifully illuminated. Every thing was conducted with the greatest order and decorum, and the face of joy and gladness was universal.”

A number of years would pass until celebrations of the Fourth of July became more common. Interestingly, it was the death of John Adams (and Thomas Jefferson) that seemed to promote the idea of July 4 as an important date to be celebrated. And it was almost a century later (in 1870) that Congress declared July 4 a national holiday.

What’s really special about America’s celebration of freedom is it was quite different for its time, focusing on the joys of freedom. Many countries have emulated this spirit of celebration ever since.





Refresh Your Memory: The Declaration of Independence

The Declaration of Independence is one of the most important documents in the history of the United States. It was an official act taken by all 13 American colonies in declaring independence from British rule.

The document was originally written by Thomas Jefferson, but Benjamin Franklin and John Adams, along with Jefferson then worked together to make changes. The final draft of the Declaration of Independence was adopted on July 4, 1776, but the actual signing of the final document took place on August 2, 1776.

Here is an excerpt from the Declaration of Independence (U.S. 1776):

We hold these truths to be self-evident, that all men are created equal, that they are endowed by their Creator with certain unalienable Rights, that among these are Life, Liberty and the pursuit of Happiness. That to secure these rights, Governments are instituted among Men, deriving their just powers from the consent of the governed. That whenever any Form of Government becomes destructive of these ends, it is the Right of the People to alter or to abolish it, and to institute new Government, laying its foundation on such principles and organizing its powers in such form, as to them shall seem most likely to effect their Safety and Happiness.

We invite you to refresh your memory as an annual tradition. Read a transcription of the complete text of the Declaration at www.archives.gov.

More Fourth of July History

- **July 4, 1776:** Thomas Jefferson noted in his “Weather Memorandum Book” that the weather was cloudy, the temperature 76°F.
- **July 4, 1826:** Both John Adams and Thomas Jefferson—signers of the Declaration of Independence who each later became president—died on the 50th anniversary of the adoption of the declaration.
- **July 4, 1884:** The Statue of Liberty was formally presented to the United States by the people of France.
- **July 4, 1911:** It was a hot Fourth of July in New England. All-time state records were set in Nashua, New Hampshire (106°F), and Vernon, Vermont (105°F).



4th of July Trivia

While we celebrate with fireworks, let's not forget the freedom that our founding fathers declared to the world over two centuries ago. Here are some fun facts you may not know about the holiday:



Q. Why is the name “John Hancock” synonymous with “your signature”?

A. Hancock's bold signature on the Declaration of Independence dwarfed the signatures of the other signers. Legend says that Hancock wanted the king of England to see the rebellious signature without having to wear his spectacles!

Q. When did America declare independence?

A. Congress ruled in favor of independence on July 2, 1776. Two days later, on July 4, Congress accepted Jefferson's declaration document. Nonetheless, John Adams thought July 2 should be Independence Day.

Q. How many people signed the Declaration of Independence on July 4?

A. Only two men signed the Declaration of Independence on July 4, 1776—John Hancock, president of the Congress, and Charles Thompson, secretary of the Congress.

Q. On what day did most people sign the Declaration of Independence?

A. August 2, 1776.

Q. When did Independence Day become a national holiday?

A. The Fourth of July was not declared a federal holiday until 1938!

Q. Is anything written on the back of the Declaration of Independence?

A. Yes, but not a treasure map like a certain favorite film suggests! The message “Original Declaration of Independence dated 4th July 1776” is written upside down on the back of the Declaration of Independence.

Q. Where is the Declaration of Independence document today?

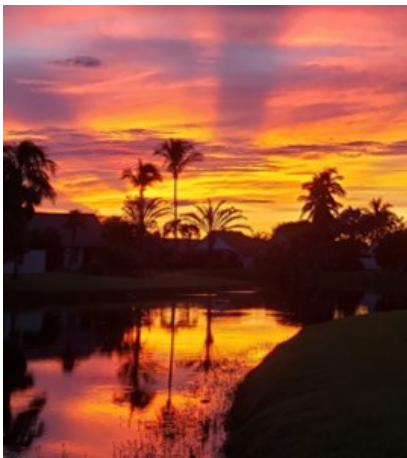
A. Thomas Jefferson's original draft was lost and the one eventually signed is the “engrossed” document. It is kept at the National Archives in Washington, D.C., for all to see. Of the 200 printed copies of the Declaration made by John Dunlap (the Dunlap Broad-sides), only 27 are accounted for. One of these was found in the back of a picture frame at a tag sale and sold at auction for \$8.14 million to television producer Norman Lear in 2000. It traveled the country on display to the public for ten years.

Q. Where was George Washington when the Declaration of Independence was written?

A. In July 1776, Washington was in New York with his troops. On July 9, he received his copy of the Declaration with a note from John Hancock telling Washington to share the news with his soldiers. The men were so excited that they rushed over to the Bowling Green and tore down the statue of King George III. Shortly after this, the British, as Washington expected, attacked the colonists, and the American Revolution was under way. The colonists fought eight long, hard years (1775–83) for independence from Britain.

After the war, George Washington hoped to retire and return to Mount Vernon, Virginia. Instead, in 1789, the electors unanimously voted him in as the first president of the United States. Because it was such an honor, and he felt a great duty to his country, he accepted. He departed Mount Vernon on April 16 and arrived in New York City on April 30 for his inauguration. As he took his oath, standing on the balcony of Federal Hall, the crowd broke into cheers. The members of his first Cabinet included Thomas Jefferson as secretary of state and Alexander Hamilton as secretary of the treasury.

So, in honor to our Country's indepenance, Raise the Flag: If you don't have a flagpole, consider a front-entry flag! Before you hang Old Glory, check the [American Flag Guidelines](#) so that you can proudly and properly display your flag.



**We sadly share the news
of the passing of
Robert Prokopetz
He and his mother, Mollie, were
long time residents who will be
greatly missed**

Barbara Puchalski, Editor
barbaracountrygreens@gmail.com

