



President's Message

Ok it is officially hot. But it is Florida in July and I still feel blessed. It is hot everywhere. I recently called my sister in Oklahoma and asked if she wanted to come to Florida to cool off.

And it is officially hurricane season. It cannot be said enough, you need to be prepared. If you need to be reminded, take a road trip to the Gulf Coast. There are still areas of devastation, and many people are still not able to return to their homes. Palm Beach County has a wealth of information and checklists online. One of the many resources is <https://www.wpb.org/our-city/neighborhood-resources/hurricane-readiness-guide> If you are not able to access the information, please ask. We are here for each other.

A goal of the Presidential Message is to be educational. For example, in the June 2023 Gazette, instructions were provided on how to access the Homeowner Portal as well as where to find information on Hurricane Preparedness. Our website is located at [Country Greens - Home \(mycountrygreens.com\)](http://Country Greens - Home (mycountrygreens.com)). The website has our Governing Documents, Amendments, Rules and Regulations, Architectural Applications, Homeowners Portal, and much more.

The revision of our Rules and Regulations is almost completed. We want to thank the Rules and Regulation Committee, led by Margie Schlein, for their dedication and hard work. Soon you will be receiving a copy of the R&R for review. Then the final approval process will occur.

According to our mailman, we are responsible for our individual mailbox and the postal service is responsible for the maintenance of the larger mailboxes. If you have an issue opening one of the larger mailboxes, please write a note to the board, indicate the letter and number of the mailbox. This information will be passed on to the postal service for maintenance. This has been reported previously but will do it again. PLEASE place the note in an envelope and place in the white mailbox behind the bulletin board. When you put anything in the white mailbox, raise the flag.

Reminder on the Special Assessment needed to cover the insurance increase. The payment can be either the total amount of \$1230 or in 3 installments of \$410. The first installment was due on July 1st, following due dates are September 1st, and November 1st. You should have received coupons with instructions from Campbell Property Management. Another choice is to make them through the Homeowner Portal.

To keep informed, attend the Board Meetings. The Board Meetings are on the 3rd Tuesday of the month, 7:00 pm, through Zoom. Campbell Property Management sends an email invite with the Zoom link the week prior to the meetings. If you do not receive the email, go to the Homeowners Portal, and verify the correct contact information is on file. Or contact Campbell.

Thoughts and Prayers to the family and friends of Doris Prosser who recently passed. Doris took pride and ownership in our community, especially the Clubhouse and pool. When she took over as Chair of the Pool Committee, the pool was in disrepair. Under her leadership, it became an area the community was proud of. You are missed Doris.

Respectfully, Betty Rowland, CGHOA President

Property Manager

Kris Elliott 561-432-2703

Kris@campbellproperty.com



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 6:00 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, JULY 18, 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

Proof of Notice of meeting posted on 7-14-2023 and emailed on 7-16-2023.

Motion made by Secretary Lisa Scrivano to waive the reading of the minutes for June 27th, 2023.
Pat Carta 2nd. motioned... All in favor.

FINANCIAL:

As per Treas, Dave Allen:

Petty Cash: \$400.00

Capital Contribution Account: \$14,648

Operating Account: \$164,524

Total Operating Account: \$179,613

Reserves: \$1,573,374

Valley National Reserves: \$123,972

TOTAL RESERVES: \$1,697,346

Betty Rowland motioned for financials to be accepted as read.

Pat Carta 2nd. – All in favor

ARCHITECTURAL:

N/A

LANDSCAPE:

N/A

NOTE: All COMPLETED ARB FORMS (Architectural & Landscape) are to be submitted to the Board 48 hours in advance of the monthly Board meeting to be reviewed and approved at the time of meeting. ARB forms can be found in the white mailbox by the mailboxes, or is easily accessible online on our community website, MYCOUNTRYGREENS.COM under Documents.

COMMITTEES:

As per Lisa Scrivano, Social Club Chair, the Ladies Luncheon will continue monthly.

NEWSLETTER:

All submissions for the Gazette are to be submitted to Barbara Puchalski on the Friday prior to the Sunday after each monthly Board meeting. Hard copies of the Gazette are in the binder at the Clubhouse.

COBWRA: As per Betty Rowland, next meeting is Aug.16, 2023.

RULES & REGULATIONS:

The board reviewed some final details of the Rules & Regs.

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

POOL:

As per Janie Goodwin, Chair:
Nothing to report at this time.

PROPERTY MANAGER:

As per Kris Elliott, Campbell Prop Mgt:
Following up with the Storm Drain Company to repair drains.
Sent out notes from Attorney regarding the Rules & Regs.
There are 17 delinquencies regarding insurance assessment.

MASTER ASSOC. (WMA): N/A

OLD BUSINESS:

ROOFS: As per Mike Arnone, we are currently negotiating some final details with several roofing companies. Final decision on selecting a vendor will be made at the next Board meeting held in August.
CPM has completed all the tree trimming in the Community in preparation for hurricane season.

NEW BUSINESS:

Posting of the Minutes. Officially approved minutes will be published in the Gazette as well as the Community Website. www.mycountrygreens.com

Dave Allen motioned to adjourn meeting at 8:01pm

Pat Carta, 2nd. all in favor

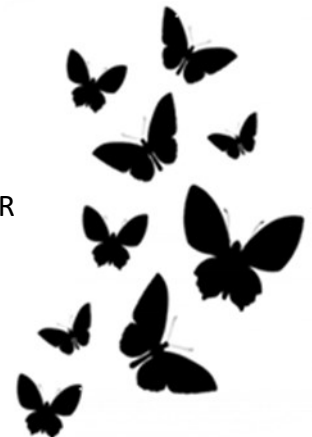
Discussion opened to floor.

Respectfully Submitted,

Lisa Scrivano, Secretary

WE HONOR THE MEMORY OF DORIS PROSSER

SERVICES FOR OUR FRIEND WILL BE ON
JULY 30, 2023 @1:00 PM
SON LIFE LUTHERAN CHURCH
9301 JOG ROAD, BOYNTON BEACH 33437



Ice Cream!



Lady's Lunch





Because I am a certified Master Gardener through Palm Beach County, I was asked to give my opinion of the recent tree trimming in preparation for hurricane season.

Looking throughout the community I believe our trees are hurricane prepared as well as they can be. CPM has followed Florida Landscape Management guidelines recommended through the IFAS (Institute of Food and Agriculture Sciences) Extension of the University of Florida. That was a mouth full!

This is what I was looking for in the hardwoods:

1. Only necessary trimming of a thick canopy, no more than 25-30% per year. Some of our trees do not need as much pruning every year or need to be pruned at all.
2. They avoided removing branches that are more than 2" in diameter when possible. The larger the pruning wound, is an avenue for disease and insect infestation.
3. Looked for "liontailing" which is the removal of smaller branches on large branches leaving the foliage only on the ends of branches. The limbs will look like a lion's tail. And, "Overlifting" which is the removing lower branches of trees. The common guide is that the lower half of the tree needs to have 2/3 of the foliage and branches.

If you know me, I am passionate about Palm tree pruning. **PALMS DO NOT NEED HURRICANE PRUNING!** Palms are adapted to windstorms. Less is better. What trees survive a hurricane, unpruned palms! Removing green fronds is detrimental to the palm. Even dying leaves benefit the health of the palm and should not be removed until completely brown. In fact, removing any green fronds can seriously shorten the palms' life with malnutrition and stress. Only coconuts and large palm seeds should be removed. *The golden rule is to only remove fronds that are completely brown and are below the 9 o'clock or 3 o'clock position.

You may wonder why certain trees were pruned more or less than others. An arborist and their team make a plan for each and every tree. Their goal is to:

- Remove dead, dying, diseased, damaged, and decayed branches
- Encourage good branch attachment angles
- Remove or subordinate co-dominant stems
- Encourage strong branch to trunk size ratios
- Remove rubbing branches

I invite everyone interested in Florida Friendly Landscaping to come and learn more about it. I'd be happy to share information. If enough are interested, we could start a FFL garden club to make Country Greens even more beautiful!

Barbara Puchalski