

GAZETTE NEWS

PRESIDENT'S MESSAGE:

The 22nd of September marks the first day of Fall, which sadly ends our summer season. However, it also marks the return of our seasonal resident and the beginning of activities in our Community. Social events will again begin in our newly renovated clubhouse along with Supper Club and Bingo.

October brings to us Black History month, Grand-parents Day, Cat Day, Poetry Day, Yom Kippur and of course Halloween. I am sure you will take pleasure in some of these wonderful Days.

On a more informative note, a lot has transpired, financially, in the community this past year concerning general maintenance issues and the insurance deficit. The Board will be conducting a special Budget Workshop by Zoom on October 12th at 12:30 PM to discuss the upcoming Budget. This meeting should be a concern to all and it is my suggestion you attend if possible. I look forward to seeing you there.
Have a HAPPY OCTOBER.

President Joanne Slocum

PROPERTY MANAGER
Kris Elliott 561-432-2703
Email: kris@campbellproperty.com

Accts. Receivables
954-427-8770 (Deerfield Beach)
Email: ar@campbellproperty.com

Campbell Property Management
Office Lake Worth 561-432-2703



COUNTRY GREENS @WESTCHESTER HOA, INC.
BOARD MEETING BY ZOOM
TUESDAY, SEPTEMBER 21, 2021
DRAFT-MINUTES TO BE APPROVED

DIRECTORS PRESENT: President Joanne Slocum, VPresident Betty Rowland, Sec./Treas. Terry West; Directors Bob Freedman, Mark Rappa & Joe Rana.
Quorum established. Meeting called to order @7:07 PM.

CORRESPONDENCE:

S/T West read 30-day termination letter from TSM Landscape with notice of final date of service October 3, 2021.

APPROVE MINUTES: Motion made by Sec. West to approve minutes of June 15, 2021 Board meeting; Bob Freedman 2nd. Motion passed.

Sec. West made Motion to correct MAY minutes regarding the pool temperature per letter submitted by Doris Prosser. This issue was discussed with a Motion made by VP Rowland to set temp to 88 degrees which Mark Rappa 2nd & motion passing. This discussion & motion was not included when writing the minutes per Sec. West. Motion in correcting the MAY minutes was 2nd by Bob Freedman. Motion passed.

PRESIDENTS REPORT:

President Slocum stated renovation of clubhouse is taking most of her time; hopefully should be completed in two weeks; she also stated Dan Moss, engineer in community to finish inspecting 16 homes/villas roofs as a result of 2017 Hurricane Irma damage.

FINANCIAL REPORT as of August 31, 2021:

Petty Cash \$400; Southstate Operating \$12,762.33; Southstate Money Market: \$81,782.89;
TOTAL CURRENT \$94,945.22

RESERVES: Beal Bank CD \$104,245.65; Beal Bank-2 CD \$106,482.75, Valley National \$178,751.81 **TOTAL RESERVES \$495,962.96**

ARCHITECTURAL-VP Betty Rowland, Chair

12094 CG replace gutters; replace front dbl window

12124 CG replace windows/doors

12275 FG replace windows/doors; replace garage door

12223 FG replace windows/doors

12203-12209 replace gutters/down spouts

12166 CG replace screen door

12100 CG replace sidelight @front door w/hurricane glass plus front door

12088 CG painting rear screen patio

12076 CG replace screen door

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12230 FG replace windows/doors

These applications were approved by Board in July/August emails.

12133 CG replace o/sidelight

12163 FG enclose existing rear patio (white aluminum framing, new door & windows

12088 CG grab bar installed at side front door

12173 CG enclose existing rear patio w/acrylic sliding panels, screen door bronze

MOTION made by Sec. West to approve these 4 applications as read; 2nd by President Slocum; Motion passed.

LANDSCAPE:

12287 CG replant front garden area with list attached from Nocera Landscaping

12135 FG remove queen palm tree by front window-owner expense

12130 CG remove ficus tree

These applications approved by Board in July/August emails.

12191 FG remove old/dead front & rear shrubbery; replace with flowers in front & nothing in rear

12135 FG remove 2 front shrubbery at walkway; replace in pots plus mulch

MOTION made by Sec. West to approve applications as read; 2nd by President Slocum; Motion passed.

NEWSLETTER:

Editor Barbara Puchalski out of town; Sec. West will publish brief version.

COBWRA:

Sec. West, Delegate for COBWRA stated all meetings held by Zoom; highlights of meetings will be included in Gazette.

POOL:

Discussion held regarding temperature; issue tabled until spring.

PROPERTY MANAGEMENT:

Kris Elliott, Property Mgr. stated she is working on 2022 Budget; Board will hold Oct. 12th Zoom meeting @12:30PM to start discussions.

WMA-WESTCHESTER MASTER ASSOC.

Per Mark Rappa, WMA representative for Country Greens a new Property Mgr. was hired- Scott Thibodeau, LCAM with Association Specialty Group, Boca Raton. New plants have been planted at monument area (Military Trail & Pipers Glen Blvd.); trees trimmed. Also, Future Horizons has been treating all lakes.

HURRICANE-BE PREPARED

Lillian Baumann stated she is still looking for 4 Captains (community volunteers). If interested call her @561-732-2721 for further information.

SOCIAL CLUB/ACTIVITIES:

See Item 3 under New Business

OLD BUSINESS:

2022 Budget workshop meeting will be held October 12, 2021 @12:30 pm BY ZOOM.

NEW BUSINESS:

1. LANDSCAPE COMPANY REPLACEMENT:

Sec. West (Landscape Chair) gave each Board member a letter outlining meetings with 2 Landscape companies to discuss & vote on replacement for TSM. Both companies given the same Scope of Work to quote.

Palm Beach Broward quoted \$101,232 which includes 2 ficus white fly applications. Complete Property Maintenance quoted \$95,524 for a 2 yr. contract & 2 ficus white fly applications. Both companies included company profiles, references, licenses & certificate of insurance. Both very professional & enjoyed working with both.

MOTION made by Sec. West to hire Complete Property Maintenance (CPM); 2nd by President Slocum. Motion passed.

2. HOA Attorney Scott Wortman correspondence:

LETTER DATED SEPT. 2021 RE TREE ROOTS ATTACHED TO MINUTES

3. Social Committee Issues @Clubhouse

President Slocum removed all Club & Pool pictures from clubhouse walls, she wants them placed on the TV Web site for all to enjoy. Motion made & passed.

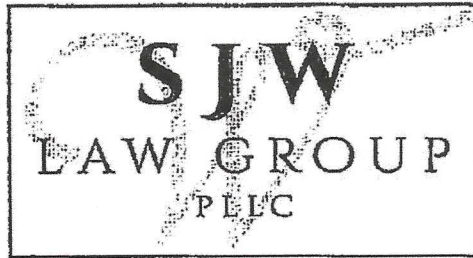
Also looking for a volunteer to manage our TV Web site; kindly contact President Slocum if interested.

Discussion held on bar @clubhouse & purchase of a new one by the Social Club. This issue was tabled until next meeting.

Meeting adjourned @8:50 PM. Open to floor.

Respectfully submitted,

Terry West, Secretary/Treasurer



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September, 2021

Country Greens at Westchester Homeowners Association, Inc.
c/o All Owners/Residents

Re: Maintenance Obligation as involving Tree Roots

Dear Owners/Residents:

This office serves as general counsel for Country Greens at Westchester Homeowners Association, Inc. ("Country Greens"). There have been questions raised as involving which party may be responsible for cutting, removing, pruning, and otherwise addressing tree root related matters within the community. Please let this letter serve as clarification as to that issue.

The tree roots as involving a tree located on the property of an Owner is the maintenance responsibility of that Owner. Pursuant to the Declaration of Covenants, Restrictions and Easements, as amended (the "Declaration") of Country Greens, the Association is only responsible for trees and their roots that sit on and are located in the Common Area of the Association. Upon reviewing the parcel lot line designations of various properties within the Country Greens community on the Palm Beach County Property Appraiser's website, each Owner owns their townhouse (obviously) as well as that certain patch of grassy area next to and surrounding their Unit. The Association's Declaration states that each Owner is responsible for the maintenance of their Unit. Importantly, the definition of "Unit" in the Declaration specifically "includes all of

Country Greens at Westchester Homeowners Association, Inc.

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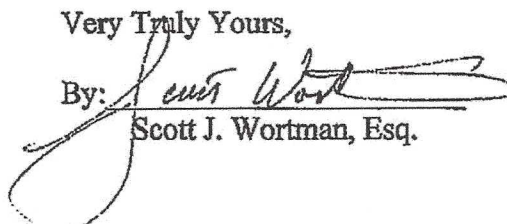
September, 2021

the land appurtenant to the Unit....” which clearly includes the immediately adjacent grassy area, trees, roots, vegetation, etc. This means the maintenance responsibility for trees, its roots, and vegetation within a Unit Owner’s property line are that of the Unit Owner and not the Association.

Hope that brings clarity to the issue for you all.

Very Truly Yours,

By:

A handwritten signature in dark ink, appearing to read "Scott J. Wortman", written over a horizontal line.

Scott J. Wortman, Esq.

NOTICE***ALL CGHOA MEMBERS**

**As of October 1, 2021, our new landscape vendor is
CPM (Complete Property Maintenance)**

I am listing a few highlights of their contract for your information.

LAWN SERVICES: November – April	2 cuts per month
May – October	4 cuts per month

WEEDING OF PLANT BEDS: 12 TIMES/YEAR

TRIMMING OF HEDGES: 12 TIMES/YEAR OR AS NEEDED

**EDGING & WEED EATING OF WALKWAYS, FLOWER BEDS, FENCE LINES, PERIMETERS OF
BUILDINGS & STREETS-12 TIMES/YEAR**

**NOTE: BEDS WITH CORRUGATED ALUMINUM, GLASS, PLASTIC SHEETING OR STONE
COVERED BEDS WITHOUT STEEL, CEMENT, OR BRICK BORDERS WILL NOT BE EDGED.**

**SHRUBBERY WITH RED REFLECTORS WILL NOT BE CUT; THIS SHURRBERY IS HOMEOWNERS
RESPONSIBILITY.**

**CLIPPINGS TO BE REMOVED FROM ALL PAVED & MULCHED SURFACES AFTER EACH
MOWING.**

**BROKEN & NUISANCE TREE LIMBS, BROWN PALM FRONDS, & FRONDS HITTING BUILDINGS
WILL BE REMOVED UP TO 16 FEET.**

**HOMEOWNER IS RESPONSIBLE FOR ALL SEATING, STATUARY, BARBEQUES, TOYS, HOSES,
TRAMPOLINES FOR ITEMS IN LAWN AREAS ON THE DAY OF MOWING.**

**FERTILIZATION OF LAWN, SHRUBS, ORNAMENTALS & PALM TREES WILL BE FEBRUARY, MAY,
AUGUST, NOVEMBER.**

**INTEGRATED PEST MANAGEMENT: COMPANY SPRAY TECH WILL VISIT PROPERTY & MAKE
THOROUGH INSPECTION OF ALL SERVICED AREAS & WILL APPLY NECESSARY PRODUCTS TO
CONTROL INSECTS & WEEDS. INSECTS NOT COVERED INCLUDE DIAMOND OR LAC SCALE,
ASIAN SCALE, WHITE FOOTED ANTS & NEWLY IDENTIFIED PESTS.**

IRRIGATION SERVICES MONTHLY (IN-HOUSE)

**ALL ISSUES MAY BE ADDRESSED BY PLACING NOTICE IN HOA WHITE/BLACK MAILBOX,
EMAIL/PHONE KRIS, PROPERTY MGR., EMAIL OR PHONE TERRY, LANDSCAPE CHAIR.
THANK YOU FOR YOUR COOPERATION.**

COUNTRY GREENS @WESTCHESTER HOA, INC.

TERRY WEST, LANDSCAPE CHAIR

OCTOBER 1, 2021

DELEGATES MEETING HIGHLIGHTS • August 18, 2021 • VIA ZOOM

ELECTED OFFICIALS' REPORTS

COMMISSIONER MARIA SACHS

- The BCC has declared a State of Emergency due to county hospital's intensive care units filling up as a result of COVID-19. Hospitals must now report ICU statistics to the County and State. If local hospitals need additional resources, they will be paid for by the State or Federal Government.
- Commissioner Sachs urged people to get vaccinated and addressed the issue of boosters. The CDC recommends that they be administered 8 months after the second shot. Check with your doctor, or pharmacy.
- She will be meeting with COBWRA on Ag Reserve issues.

SCHOOL BOARD VICE-CHAIR KAREN BRILL

- Mike Burke, former District CFO, is the new Superintendent. The State doesn't recognize an interim position, thus his title. He will have the opportunity to apply for the permanent position, if he so desires.
- She will be supporting school masks mandates, with a medical opt-out, until the Delta Variant is less prevalent.
- There has been a discussion of incentives for District employees to be vaccinated, once the vaccines are approved by the FDA.

FIRST RESPONDERS' REPORTS

PBSO LIEUTENANT NICHOLE ADDAZIO

- PBSO is focused on a Traffic Safety Initiative due to the opening of schools. They ask for patience from the community as they address educating parents about traffic issues.
- The District 6 Substation lobby remains open, with COVID-19 precautions.
- Thanked COBWRA and the community for support given to the District 6 deputy who was shot while on duty. He is recovering and doing well.

FIRE RESCUE BATTALION CHIEF PETE HUND

- The FR call volume has increased with the COVID uptick.
- Congratulated Chief Tony Tozzi on his promotion to Fire Rescue Division Chief of Emergency Management and noted there have been 9 new PBFR employees.
- There has been a significant increase in vehicular accidents and fatalities during the last month.

PROPERTY APPRAISER – DOROTHY JACKS

- 2021 Proposed Tax Notices will be mailed to over 700,000 PBC homeowners on Thursday, Aug. 19.
- The deadline to challenge property values is Sept. 13.
- Tax bills will be mailed in November. For information, go to pbcgov.org/papa.

SUPERINTENDENT OF SCHOOLS - BETH RAPPAPORT ON BEHALF OF MICHAEL J. BURKE

- The 2021-2022 school year started Tuesday, August 10.
- SDPBC outperformed the State in multiple grade levels in the areas of Math, Science & English Language Arts.
- Florida's B.E.S.T. Standards are being phased in this year for grades K-2.
- The District website COVID-19 Dashboard is updated with confirmed cases on District property.
- Behavioral and emotional support professionals are in place to support students.
- Free breakfast and lunch are offered to all students.
- Nurses from the PBC Healthcare District work in schools. They are performing rapid antigen COVID-19 tests on symptomatic students who have parental approval.

GROWTH MANAGEMENT – DAGMAR BRAHS

GL Homes – Whitworth Development Phase 1:

- 362.714 gross acres, of which 145.397 acres will be the development and 217.317 acres will be preserve area.
- Rezoning Request: Rezone from AGR to AGR-PUD - 145.397 acres as development area; 217.317 acres as the preserve portion, including 4 preserve parcels; creation of a Preliminary Master Plan, including 277 residential dwelling units (adult restricted).
- Of the 217.317 acres of preserve land, 3 of the parcels are contiguous to the development. The 4th is the "Hyder West Preserve Parcel" owned by G.L. Homes and is on the west side of State Rd. 7, south of Atlantic Ave.
- The PUD is consistent with surrounding communities; is 60/40 compliant; meets all requirements of the Comprehensive Plan for the Ag Reserve.
- Delegates voted 35-6 in favor.

PRESIDENT'S REMARKS – BETH RAPPAPORT

- The business of COBWRA continues with Zoom meetings. Upcoming committee meetings: Education – 8/24, 4 pm; Gov't Affairs – 8/25, 9:30 am ; Growth Management – 8/31, 7:30 pm; Transportation - 9/2, 10 am; Water & Wetlands – 9/13, 10 am; Communications – 9/14, 2pm.
- Mark your calendars for outdoor concerts which resume at Canyon Town Center with a 3-part miniseries "Feelin' Nostalgic" beginning on Oct. 16.

FEATURED PRESENTATION: FIGHT THE BITE! PREVENTING MOSQUITOES AROUND THE COMMUNITY - PRESENTED BY STEVEN FAZEKAS, PBC COUNTY DEPT. OF ERM, MOSQUITO CONTROL DIVISION

- Varieties of mosquitoes, their development and disease transmission, along with what attracts them and how to reduce their breeding was explained. For information or to report mosquito activity, go to:
<https://discover.pbcgov.org/erm/pages/mosquito-control.aspx>

Next Meeting: September 22, 2021 • 9:30 AM*

***Due to the Jewish Holidays, it is NOT the 3rd Wednesday**

Highlights by Cheryl Dodes and Debbie Murphy