



THE CG GAZETTE

Barbara Puchalski - Editor

President's Message

Happy First Day of Fall! Where did the summer go?? Thank you to those who joined the ZOOM Meeting!

Reminders: Gazette and Hurricane Preparedness

The Gazettes are:

1. Emailed
2. A copy is placed in a binder kept at the clubhouse
3. On line at <http://mycountrygreens.com/> You can also search for Country Greens at Westchester.

It is Hurricane season! We have been fortunate. As we are hearing on the News, the Tropics have become very active. Many of us have experienced hurricanes or been deployed to assist in areas that have been hard hit. The Key is early planning and preparation. There are multiple resources found on the internet. The address for Palm Beach County Guide is, <https://discover.pbcgov.org/publicsafety/PDF/Hurricane-Guide.pdf>. Consider keeping your car gas tanks full. Gas lines before and after the storms are long. On occasion, stations have exhausted their gas supply, and the loss of electrical power has been an issue. If you and your family are evacuating, please leave your contact information with your Hurricane Captain or one of the Board Members. Safety is a priority! Prepare for the worse and hope for the best.

In the meeting, we requested for residents interested in volunteering their time and expertise to please speak with one of your Board Members. I am pleased that a couple of our residents have volunteered to assist in the Rules and Regulation review and Roof project! I /we Thank You.

If anyone has any recommendations for the good of our com-
gestions for future agendas, please bring it to the attention of
your Board.

Wishing Everyone Health and Happiness,

Betty Rowland, CGHOA President
bettycountrygreens@gmail.com



munity or sug-

What's in bloom this
time of year?

Turk's Cap Mallow

[Turk's Cap Mallow -
University of Florida,
Institute of Food and
Agricultural Sciences
\(ufl.edu\)](https://www.ufl.edu/institute/foodandagricultural-sciences/)

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!

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, SEPTEMBER 20, 2022
DRAFT MINUTES TO BE APPROVED

Meeting called to order @7:05pm 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

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

Motion made by Secretary Lisa Scrivano to waive the reading of the minutes of June 21, 2022.

Mike Arnone 2nd motion

Motion made by Secretary Lisa Scrivano to approve the June 21, 2022 minutes as distributed.

Mike Arnone 2nd. All in Favor

FINANCIAL REPORT:

As per Dave Allen, Treasurer: as of 08/31/2022:

Operating Account \$123,086.34 with an increase of \$26,954.

Reserves, \$1,585,702 with an increase of \$7,721

We are currently over budget for water & sewer, pool supplies, licensing & maintenance fees.

Noted for new proposed budget preparation: Insurance is our largest expense followed by Landscaping.

Hotwire, Management Fees, and Pool fees are increasing for the new year as well.

Special Assessment implemented - 95-97% of the community has paid in full.

ARCHITECTUAL:

As per Terry West: (covering for Tony Scrivano. Arch Chair)

12131 FG – driveway extension – all paperwork completed & received

12211 FG – shutters & windows replacement – all required documentation received

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

12251 FG – replacement of windows – pending

12160 CG – replace front screen door

12251 FG – installation of new garage door

12257 CG – replacement of rotted wood fence with new fence

12263 CG – replacement of wood fence where it meets together with 12257 neighboring fence.

All required documentation rec'd using Bulldog Fencing.

12095 CG – replacement of sliding glass doors completed 7/21/22

12233 CG – architectural modification – approved

12191 FG – paint screen door – approved

Terry West motioned to approve all the above. Lisa Scrivano 2nd. All in favor

COUNTRY GREENS @WESTCHESTER HOA, INC.
BOARD MEETING BY ZOOM CONTINUED
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LANDSCAPING:

As per Terry West, landscape Chair:

12119 CG – adding pea pebble rock to border crotons.

12094 CG – install edging – approved

12095 CG – landscape change – approved

12112 CG – landscape change – approved

12119 CG – landscape change – approved

12221 CG – install edging – approved

12251 CG – landscape modification – pending

12199 FG – landscape modification tree – pending

12323 FG - landscape modification

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

NOTE: Terry West announced she will be resigning as Landscaping Chair and has recommended George Fortunato to replace her.

Dave Allen nominated George Fortunato for Landscape Chair. Mike Arnone 2nd. All in favor.

NEWSLETTER: Barbara Puchalski not present

COBWRA:

Terry West cannot attend live meetings, however, will pass on to Board of any information and/or paper-work she receives.

Pool:

Betty Rowland gave brief summary of what transpired previously regarding pool issues.

Vulcan Pest Control has been contracted to maintain ants and pests around pool decking and clubhouse.

Also, met with new maintenance person John Paladino to discuss job responsibilities.

Pool Furniture and awning – committee will be selected to do research into cost for replacement.

PROPERTY MANAGER:

Kris Elliott stated John Paladino hours at Country Greens are as follows:

Mon, Wed, Fri 7am to 11am. Tues & Thurs 11:30am to 3:30pm

Golf Cart needs repair – will investigate this

Budget is being worked on now for next month.

MASTER ASSOC. (WMA):

Mark Rappa has previously resigned. In need of volunteer to replace him.

COUNTRY GREENS @WESTCHESTER HOA, INC.
BOARD MEETING BY ZOOM CONTINUED
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ACTIVITIES:

As per Lisa Scrivano, activities will resume this fall. She spoke with Jeff Giocondo, he said a calendar of events will be created. A “Meet & Greet” event for all residents will be first on the agenda.

As per Mike Arnone first Supper Club event will be a Chicken Parm Dinner on Nov. 12th.

Following events will be Jan, Feb, and March. Exact dates will be announced.

OLD BUSINESS:

As per Mike Arnone, a roof Committee will be selected to do research for upcoming replacement.

As per Terry West, replacement of sod in community will be tabled indefinitely due to budget finances. Lisa Scrivano 2nd. All in favor

CAPITAL CONTRIBUTION: Mike Arnone motioned for Board approval to begin the legal process for community to vote. Lisa Scrivano 2nd. Motion. All in favor.

NEW BUSINESS:

As per Kris Elliott, Prop Mgr., new software is being implemented by Campbell Property Management. - additional information will follow

Clubhouse Rental - Board discussed for a “no fee” required for Memorial or Celebration of Life Services for deceased residents. Lisa Scrivano motioned to approve. Mike Arnone 2nd.

Bob Freedman stated waiving of fees may not be in compliance with our present R & R's. Lisa Scrivano and Mike Arnone retracted motions to approve. This will be tabled. All in favor.

Rules and Regulations need to be updated and revised: Bob Freedman wishes to be on the committee. Request will be made to community for additional volunteers.

Dave Allen suggested a timeframe be established for recommendations to be reviewed and submitted collectively.

Dave Allen motioned to adjourn meeting. Mike Arnone 2nd. All in favor.

Meeting adjourned at 8:15pm.

Betty Rowland opened discussion to the floor.

Respectfully submitted,

Lisa Scrivano, Secretary

DRAFT MINUTES TO BE APPROVED



ATTENTION COUNTRY GREENS RESIDENTS!!

SOUTH FLORIDA HAS BEEN FORTUNATE IN THE LAST FIVE YEARS IN AVOIDING HURRICANES...

WE ARE NOW IN THE PATH OF HURRICANE IAN!

WE MUST ONCE AGAIN PREPARE OUR HOMES AND PROPERTY FOR THE EXPECTED HIGH WINDS AND HEAVY RAINS.

THOSE OF US WHO HAVE LIVED THROUGH SEVERAL HURRICANES ARE FAMILIAR WITH THE FOLLOWING RECOMMENDATIONS PROVIDED BY HURRICANE PREPAREDNESS EXPERTS. THOSE WHO ARE NEW TO SOUTH FLORIDA NEED TO READ THE INFORMATION AND IMPLEMENT THE PROCEDURES AS DESCRIBED:

1. YOU MUST KEEP CONSTANTLY INFORMED THROUGH SMART PHONES, RADIO, OR TV. LOCAL WEATHER SOURCES WILL NOT ONLY GIVE YOU THE LARGER PICTURE...THEY WILL INFORM YOU OF VERY LOCAL TORNADOS, FLOODS AND HEAVY WINDS.

2. IT IS ESSENTIAL THAT YOU BRING ALL OF YOUR OUTSIDE ORNAMENTS, MOVEABLE PLANTS AND LIGHTWEIGHT OUTDOOR FURNITURE INTO YOUR GARAGE OR PORCH. SUCH OBJECTS CAN BECOME DANGEROUS MISSILES IN HIGH WIND GUSTS! THEY CAN DESTROY PROPERTY AND HARM RESIDENTS!!

3. IN ORDER TO BE PROTECTED FROM HIGH WINDS OR HURRICANE TORNADO ACTIVITY, IT IS STRONGLY URGED THAT YOU SET UP A SAFE ROOM WITH NO WINDOWS WHERE YOU CAN REMAIN WHEN THE HURRICANE'S STRONGEST WINDS PASS.

4. COUNTRY GREENS PROPERTY HAS BEEN DESIGNED SO THAT THE STREETS AND LAWN AREAS ARE FLOOD PLAINS. THEY ARE EXPECTED TO RETAIN THE WATER SO THAT IT DOES NOT GET INTO THE HOUSES. SUCH FLOODING IS EXPECTED TO BE DISCHARGED WITHIN 72 HOURS.

We have dedicated Hurricane Preparedness Captains who will walk around their assigned areas before the Hurricane hits us to ensure that the units in their area are ready. They are available to answer your questions.

We have prevailed in previous Hurricane Emergencies...as we will with Hurricane Ian.

In order to ensure the wellbeing of all our residents, we ask you all to follow the procedures that will keep us all safe.

Thank you for your cooperation.

Lillian Baumann, Hurricane Preparedness Director



A very special thank you to Terry West as she has retired as Chair of the Landscape Committee. Because of her dedication, monumental efforts and countless, tireless hours throughout the years, Country Greens has remained a gem. She will remain on the committee which is now Chaired by George Fortunato who also deserves a huge thanks for taking on this enormous task. The landscape committee is always looking for volunteers to help keep our community beautiful. Feel free to contact George!

fortunatogeorge1853@gmail.com

(631) 759-6447

PLEASE REMEMBER THAT THE SPEED LIMIT IN OUR COMMUNITY IS 20 MPH

We have dog walkers, walkers, runners, and bike riders enjoying our community at all hours of the day and night. May you be on foot or on wheels, with motors or without, we all need to be conscious of each other and the surroundings.

BE SAFE AND CONSIDER THE SAFETY OF OTHERS!



HAVE SOMETHING TO SHARE?

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

IN WRITING OR EMAIL PLEASE

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