



# THE CG GAZETTE



Barbara Puchalski - Editor

Terry West—Distribution



## PRESIDENT'S MESSAGE

As October comes to an end, we reflect upon the impact COVID-19 has had on our lives, social lives, and our community.

In trying to think of something positive that has come out of the COVID-19 crises I have seen a lot of people exercising, walking, and riding bicycles.

In addition, many people have found new ways to interact, for instance, online using Facebook, FaceTime and even Zoom. Speaking of Zoom, which is usually used for meetings, I have seen such things on zoom as drive by funerals, birthday parties, and virtual weddings.

Also, telephones have never been used as much as they have been in these times and working from home has become a phenomenon. Let's hope we can all learn something from this and move forward in a positive direction with our lives. "Let us be THANKFUL for what we have and have NOT." Let us be thankful for our health, family, friends, the important things in life, NOT the materialistic things.

LOVE your neighbor, LIFE is short and fragile.

Joanne Slocum, President  
jc371@comcast.net



### 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



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



Dogs 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.**  
**BOARD MEETING BY ZOOM**  
**TUESDAY, OCTOBER 20, 2020 @7 PM**

Meeting called to order by President Slocum @7:05 PM.

Directors Present: President Slocum, V-P Lisa Degnan, Secretary-Treas. Terry West, Director Bob Freedman  
Quorum established.

Absent: Directors Jeanne Grimaldi, Ron Petersdorf, Joe Rana

Present: Kris Elliott, Property Mgr. (Campbell Property Management)

B. Freedman made motion to approve minutes of September meeting; 2<sup>nd</sup> by Pres. Slocum; Motion passed.

**PRESIDENTS REPORT:**

President Slocum started her report that several issues not being reported; she asked members to write an issue they see, put in an envelope & place in HOA mailbox at bulletin board. The issue not reported was "rats" in a 6 plex on Forest Greens Dr. with an absentee owner. All owners should check the outside of their home & seal any & all openings to prevent "critters" making your home their home!!

She gave an update from 5 Star Adjustors (Jim Ceparano) with reference to roof damage from Hurricane "Irma" in 2017; the inspections have been ongoing for several months; insurance company has acknowledged damage; he has submitted claim for \$7 million dollars. It is his opinion that we litigate our claim; he has recommended Daniels & Daniels Law firm (West Palm Beach); documents have to be signed & we move forward approx. 6-12 months for a settlement. She also would like to bring to your attention our WEB site for all current HOA documents; refer to phone directory for WEB site. She also stated pool rules will remain the same as posted.

**FINANCIALS as of September 30, 2020:**

Petty cash \$400; Centerstate Operating: \$71,993.92; Centerstate MM \$81,652.79 Total \$154,046.71  
Reserves: Power CU CD \$104,099.77; Beal Bank CD (2) 105,224.75 ea.; Valley National \$235,506.98 Total \$550,056.25

**Financials continued:**

Power Credit Union CD has matured as of October 19, 2020; interest rate just about nil these days; still making phone calls to locate a bank to move this money.

**ARCHITECTURAL: Requests as read by Lisa Degnan (Chair)**

12127 FG-gutter replacement

12127 FG-replace windows with hurricane impact

12173 CG-replace front gutter

12184 CG-install front door & re-install all windows

12202 FG: replace all windows

T. West made motion to approve all requests as read; 2<sup>nd</sup> by President Slocum & passed.

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

LANDSCAPE: Requests as read by Terry West (Chair)

12211 FG: replace topiary

12184 CG: remove existing old pavers & replace with sod

12139 FG: plant 4 Asian sallow plants in front of window

12223 FG: replace sod in front yard behind fence

12163 FG: plant 9 vinca plants in front of existing fence

T. West made motion to approve requests as read; 2<sup>nd</sup> by B. Freedman & passed.

NEWSLETTER:

Barbara Puchalski, Editor asked that all articles be submitted by Sunday, October 25, 2020. Her email is:

[barbaracountrygreens@gmail.com](mailto:barbaracountrygreens@gmail.com)

COWBRA: Delegate Terry West reported no live meetings; highlights she receives are included in Gazette newsletter

POOL: Betty Rowland, Chair reported new pool heater installed. Thanked Doris Prosser for her many years of service keeping pool clean & healthy. Thanks for sign in log. Also, if any suggestions etc. let her know.

Email: [countrygreensbjr@outlook.com](mailto:countrygreensbjr@outlook.com)

PROPERTY MANAGEMENT:

Kris, Property Manager reported HOA will hold a Budget workshop by ZOOM, Tuesday, October 27 @12:30P. Zoom ID & Passcode will be sent by email blast & posted on agenda at bulletin board. The Budget will be voted on November 17, 2020 for approval by Board of Directors.

SOCIAL/ACTIVITIES:

President Slocum reported a "Halloween Walk" is planned for Saturday, October 31, 2020 @6:30 with a RAIN date of Sunday, November 1<sup>st</sup>. Please call Hedy, Jeffery, Delores or Jeanne if you will be attending. See Page 8 in September Gazette.

Westchester Master Assoc.(WMA) no report

OLD BUSINESS:

Prune Palm Trees: Discussion held for Duffy's Tree Care to trim 120 non-self-shedding palm trees for \$2,769.

T. West made motion to hire Duffy's; 2<sup>nd</sup> by President Slocum; motion passed.

Cleaning Roofs: T. West presented update from June 2020 where 4 bids were submitted in cleaning the roofs; meeting not held due to COVID; same info introduced with Fiddler Roof Cleaning bid of \$14,870 with a 36-month warranty.

West made motion to accept Fiddler's bid; 2<sup>nd</sup> by President Slocum; motion passed.

NEW BUSINESS:

Budget 2021: Zoom workshop scheduled for Tuesday, October 27, 2020 @12:30P

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

**PAINTING 2021:**

Lisa Degnan, Chair & Terry West Co-Chair for painting of 31 houses, 119 villas, 1 cabana-clubhouse & perimeter front entrance wall; Scope of Work per 2014 contract-Terry West made motion to get bids; 2<sup>nd</sup> by Lisa Degnan & passed. It was discussed that we want this project completed on or before May 31, 2021 so that all homeowners are in the community to take care of their house/villa.

**12281 CG UPDATE-FORECLOSURE**

Unit sold at auction with Clerk of Court issuing certificate of sale & title to Eufemia Lesmes; new owner application has been made & orientation has to be scheduled. The past due HOA maintenance is in process to be distributed by the Clerk of Palm Beach.

Meeting adjourned @8:20 PM

Respectfully submitted,  
Terry West, Secretary-Treasurer

DRAFT TO BE APPROVED



**NOT RECEIVING INVITATIONS TO THE COUNTRY GREENS ZOOM MEETING?**

Please be sure that Barbara Puchalski, [barbaracountrygreens@gmail.com](mailto:barbaracountrygreens@gmail.com), has your correct email address. As always, either email it or write it down for her.

These are important meetings that cover topics that affect us all.

E-Blasts are also periodically sent out that may require your attention.

**DON'T MISS OUT**

**Get in the "KNOW" and receive all Country Greens communications.**

**DON'T FORGET TO SIGN UP FOR PRESSURE CLEANING**

1. PHONE 561.369.8614 (TERRY) TO SCHEDULE
2. PAYMENT: CHECK PAYABLE TO PRESSURE IN PARADISE OR CASH
3. PLACE PAYMENT IN WHITE HOA MAILBOX @BBD
4. DROP OFF BOX @12094 COUNTRY GREEN
5. PAY VENDOR DIRECT

**THEY WILL BE IN OUR COMMUNITY SOON!**





# COBWRA

## COALITION OF BOYNTON WEST RESIDENTIAL ASSOCIATIONS

### DELEGATES MEETING HIGHLIGHTS • OCTOBER 21, 2020 • VIA TELECONFERENCE CALL

#### ELECTED OFFICIALS' REPORTS

##### **SENATOR LORI BERMAN**

- Take precautions, as COVID-19 is increasing.
- She is preparing for the upcoming legislative session.
- Submit ideas for potential legislation to her office.
- Remember to vote.
- If help is needed, call her office at 561-292-6014.

##### **REPRESENTATIVE JOSEPH CASELLO**

- Vote by Mail and Early Voting are up significantly.
- He is continuing to address the State Unemployment System issues.
- Significant state budget shortfalls will have to be addressed in the next legislative session.
- If help is needed call the office at 561-292-6015.

##### **STATE ATTORNEY DAVE ARONBERG**

- Emails telling people not to vote should be ignored. This is a form of voter suppression; report this to law enforcement.
- If voter intimidation occurs at the polls, tell poll workers and call PBSO. Deputies are not permitted to be routinely stationed at the polls but can address problems.

##### **SCHOOL BOARD REPRESENTATIVE KAREN BRILL**

- 500 speakers have already signed up to speak regarding the rehiring of Principal Latson at today's School Board meeting. The meeting may last several days to allow all comments to be heard.
- Comments can be submitted to the board by emailing [boardoffice@palmbeachschools.org](mailto:boardoffice@palmbeachschools.org). Re: Item # BRD2
- Distance learning may not be allowed in 2021 due to rules from the Governor and Commissioner of Education.
- The Superintendent, Dr. Fennoy, II will receive a board review for his performance through June 2020.

##### **TAX COLLECTOR ANNE GANNON**

- A new program of installing kiosks in various commercial establishments will make it easier to register vehicles.
- Driver license information can be stored on mobile devices, but it does not replace the need to carry the plastic state issued license.

#### FIRST RESPONDERS' REPORTS

##### **PBSO MAJOR CHRISTOPHER KEANE**

- PBSO conducted a commercial vehicle safety operation in south PBC resulting in vehicles being inspected, violations issued, and several being taken off the road.
- PBSO social media shows how community policing is benefiting the area.

##### **PBSO LIEUTENANT NICOLE ADDAZIO**

- Crime is down in all categories, but be cautious of scams when dealing with strangers online, by phone or in-person.
- Major arrests were made related to elder scams after a 4-year investigation including local and federal authorities.
- Be careful on Halloween. Extra patrols will be on the roads.

##### **PBC FIRE RESCUE BATTALION CHIEF ANTHONY TOZZI**

- It is anticipated that Station 41 will be responding to nearly 7,000 calls this year.
- COVID-19 cases are rising in the county and within Fire Rescue.
- A joint vaccine exercise was held with PBSO in preparation for providing COVID-19 shots for PBSO when available. It received high reviews by the State.
- There has been an uptick in commercial vehicle accidents on the Turnpike. Be cautious and check your tire pressure to help prevent hydroplaning.
- This hurricane season, the most active on record, is not over. Be prepared.

#### SUPERINTENDENT OF SCHOOLS REPORT

##### **BETH RAPPAPORT ON BEHALF OF DONALD E. FENNOY II, ED.D**

- Brick & mortar schools have been open for over a month.
- Parents were given the opportunity to lock in instructional choice which will begin November 4, 2020.
- Students and staff are required to wear face masks.
- The Virtual Showcase offering 300 choice programs has launched. To apply for the 2020-2021 school year, go to [mypbchoiceapp.com](http://mypbchoiceapp.com) beginning November 2, 2020.
- Subscribe to the district newsletter for updates, weekly recorded messages and Facebook Live Q&A events at [palmbeachschools.org/newsletters](http://palmbeachschools.org/newsletters).

#### NEW MEMBER COMMUNITY - 2<sup>nd</sup> VP STEVE WALLACE

- Following the announcement of the Delegate vote, SMITHBROOKE was accepted as the newest COBWRA member community.
- SMITHBROOKE Board Member Rob Gorman thanked the organization.

#### PRESIDENT'S REPORT – BETH RAPPAPORT

- Thank you to our Government Affairs Committee for hosting a very successful General Election Candidates Forum on October 1.
- Volunteers continue to work on the directory - a very labor-intensive project. Please respond promptly to requests for information so that the directory contains the most current and accurate information.
- Our COBWRA committees are active and working as ever to provide valuable information to members.

#### FEATURED PRESENTATION

**RECONNECT WITH YOUR LIBRARY- An Update on the Palm Beach County Library System**, Doug Crane, Director, PBC Library System

- The PBC Library System was started by the legislature and opened its first branch in 1969.
- There are currently 17 locations and an Annex.
- The presentation included topics such as the impact of COVID-19, technology training, voting participation and the future Canyon Branch location.
- To view the presentation via the COBWRA website, go to: [cobwra.org/wp-content/uploads/2020/10/COBWRA-Oct-2020-Presentation.pdf](http://cobwra.org/wp-content/uploads/2020/10/COBWRA-Oct-2020-Presentation.pdf)

#### **Next Meeting:**

**November 18, 2020 • 9:30 AM • Via Teleconference**

*Highlights by Bruce Brodsky and Debbie Murphy*

**BE A GOOD NEIGHBOR & WATCH OUT FOR ONE ANOTHER!****AND BRING IT TO THE ATTENTION OF THE HOMEOWNERS OR A BOARD MEMBER**

Have you seen a stranger in the neighborhood cutting through the hedges, water accumulating in a yard or on the road in front of a home (& it hasn't rained), rats, a swarm of bees, an alligator in the lake, a stray dog running around? Something that just doesn't look right?

Whatever it is that you notice please report it.

**Good rule of thumb, if it were your home, would you like to know about it?**

This is especially important as we have many residents that work during the day, are either seasonal and/or take vacations.

If you are unsure who to report to or would like to remain anonymous, please write down the details and place it in the white HOA mailbox behind the bulletin board.

**POOL**

**10 RESIDENTS AT ANY ONE TIME**

**\*\*NO VISITORS OR GUESTS\*\***

**MORNING HOURS**

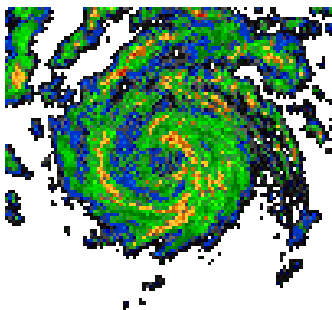
**8:30 AM- 9:30 AM MONDAY - FRIDAY**

**AFTERNOON HOURS**

**1 PM - 6 PM MONDAY - SUNDAY**



**JUST KEEP SWIMMING  
BUT  
NOT TOO CLOSE!**



Thankfully, we only have a few months left of hurricane season and so far, we have been fortunate and may I say, PREPARED.

Thank you, Lillian Baumann for your dedication to our community as Chairwoman of the Hurricane Committee. You are the reason we are always PREPARED. A special thanks also goes out to your many dedicated Captains for their continued support. Hopefully, we will get out of this season unscathed. JS



### YES, THERE HAVE BEEN RATS IN SOME CG HOMES

Preventative measures are the best way to save your home from the destruction and yuck factor of rats.

- ✓ Go around your home, look for any possible entry and fill it
- ✓ Have a professional evaluate and rat protect your home

### RATS AND SNAKES CAN COME IN VIA YOUR TOILETS!

It is unlikely, especially if you flush daily. To prevent entry, keep your lids closed. If you are away, even for a weekend, weigh the lid with something like an empty laundry detergent jug filled with water.

### HAVE YOU SEEN A RAT?

Tell a CG board member. There are rat traps that can be loaned out. We would rather not share our beautiful community with these little rascals!

### Flooding in the communities

The president of the Westchester Master Association was on the phone with the Lake Worth drainage system. There is extreme flooding throughout the entire area and the situation will take a few days to resolve. Please, do not attempt to drive because of road flooding. We were advised that in the last few days we've had close to 20 inches of rain and the ground is saturated and the lakes are over capacity. If there is an emergency, please call 911 as they have vehicles that can pass through the waters. Please refrain from calling the Lake Worth drainage department as they are flooded with calls.

Kristina Simms





**Need work done around the house?**  
**Need your gutters cleaned?**  
**Call your handyman Tony Crupi**  
**561-742-4281**





**Haircuts  
by  
Wendy**

**I come to you                      (561) 704-1205**

**If you have a service that you would like to advertise to your neighbors, please be sure to have the information to the editor in writing by the Sunday after the HOA Board meeting.**

**We will only be accepting ads from CG residents**

**CG DOES NOT INDORSE OR IS RESPONSIBLE FOR ANY  
SERVICES ADVERTISED**





## Wedding Bells are ringing in CGHOA

JOSIAH was wed on October 24<sup>th</sup> and on his honeymoon the week following.

Please leave the lovebirds alone and don't call him for any reason.

CONGRATULATIONS JOSIAH AND HIS BRIDE!



**Lisa Feldman's Adorable  
Granddaughter Cici  
With Grand Dog Lily**

**HAVE SOMETHING TO SHARE?**

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

IN WRITING PLEASE

THANK YOU, STAY SAFE AND HEALTHY

Barbara Puchalski, editor

barbaracountrygreens@gmail.com

### 12 Commandments for Seniors

1. It's okay to talk to yourself. There are times you need expert advice.
2. "In Style" are the clothes that still fit.
3. You don't need anger management. You need people to stop pissing you off.
4. Your people skills are just fine. It's your tolerance for idiots that needs work.
5. The biggest lie you tell yourself is, "I don't need to write that down. I'll remember it."
6. "On time" is when you get there.
7. Even duct tape can't fix stupid - but it sure does muffle the sound.
8. It would be wonderful if we could put ourselves in the dryer for ten minutes, then come out wrinkle-free and three sizes smaller?
9. Lately, You've noticed people your age are so much older than you.
10. Growing old should have taken longer.
11. Aging has slowed you down, but it hasn't shut you up.
12. You still haven't learned to act your age, and hope you never will.

And one more: "One for the road" means peeing before you leave the house.



Where's the  
nearest  
bathroom?!?



**Election Day**  
**Tuesday, November 3, 2020**

**Election Day Polling Location**  
**Coral Lakes Clubhouse**  
**12751 El Clair Ranch Rd**  
**Boynton Beach, FL 33437**

## Early Voting Deadlines, Locations, and Hours

**Monday, Oct. 19, 2020 - Sunday, Nov. 1, 2020**  
**Hours: 7:00 AM - 7:00 PM**

**DEADLINE TO REGISTER OR CHANGE PARTY: OCTOBER 5, 2020**

**EARLY VOTING: OCTOBER 19, 2020 - NOVEMBER 1, 2020 (7:00 AM - 7:00 PM)**

**ELECTION DAY: NOVEMBER 3, 2020 (7:00 AM - 7:00 PM)**

**ACREAGE BRANCH LIBRARY**  
15801 ORANGE BLVD.  
LOXAHATCHEE, FL 33470

**GREENACRES COMMUNITY CTR.**  
501 SWAIN BLVD.  
GREENACRES, FL 33463

**SPANISH RIVER BRANCH LIBRARY**  
1501 NW SPANISH RIVER BLVD  
BOCA RATON, FL 33431

**BELLE GLADE BRANCH LIBRARY**  
725 NW 4TH STREET  
BELLE GLADE, FL 33430

**HAGEN RANCH RD. BRANCH LIBRARY**  
14350 HAGEN RANCH ROAD  
DELRAY BEACH, FL 33446

**SUMMIT MAIN LIBRARY**  
3650 SUMMIT BLVD  
WEST PALM BEACH, FL 33406

**DELRAY BEACH COMMUNITY CTR.**  
50 NW 1ST AVE.  
DELRAY BEACH, FL 33444

**JUPITER COMMUNITY CTR.**  
200 MILITARY TRAIL  
JUPITER, FL 33458

**WELLINGTON BRANCH LIBRARY**  
1951 ROYAL FERN DRIVE  
WELLINGTON, FL 33414

**EZELL HESTER COMMUNITY CTR.**  
1901 N SEACREST BLVD.  
BOYNTON BEACH, FL 33435

**LANTANA BRANCH LIBRARY**  
4020 LANTANA ROAD  
LAKE WORTH, FL 33462

**WELLS REC. COMMUNITY CTR.**  
2409 AVENUE H WEST  
RIVIERA BEACH, FL 33404

**FLORIDA ATLANTIC UNIVERSITY**  
777 GLADES ROAD, RM. 109  
HOUSING AND RESIDENTIAL EDU.  
BOCA RATON, FL 33431

**SOE GLADES BRANCH OFFICE**  
2976 STATE ROAD #15, 2ND FLOOR  
BELLE GLADE, FL 33430

**WEST BOCA BRANCH LIBRARY**  
18685 STATE ROAD 7  
BOCA RATON, FL 33498

**GARDENS BRANCH LIBRARY**  
11303 CAMPUS DRIVE  
PALM BEACH GARDENS, FL 33410

**SOUTH COUNTY CIVIC CTR.**  
16700 JOG ROAD  
DELRAY BEACH, FL 33446

**WPB CITY HALL FLAGLER GALLERY**  
401 CLEMATIS STREET  
WEST PALM BEACH, FL 33401



**Wendy Sartory Link**  
PBC Supervisor of Elections

240 S. Military Trail,  
West Palm Beach, FL 33415

Telephone: 561.656.6200  
Fax: 561.656.6287

Visit  
[pbcelections.org](http://pbcelections.org)

**You may also vote at or submit your mail-in ballots at these Election Locations**

**NORTH COUNTY BRANCH OFFICE**  
Northeast County Courthouse  
3188 P.G.A. Blvd.  
Rm. #2401  
Palm Beach Gardens, FL 33410  
P: (561) 624-6555  
F: (561) 624-6572

**SOUTH COUNTY BRANCH OFFICE**  
Southeast PBC Administrative Complex  
345 South Congress Avenue  
Rm. #103  
Delray Beach, FL 33445  
P: (561) 276-1226  
F: (561) 276-1321

**WEST COUNTY BRANCH OFFICE**  
West County Office Building  
2976 State Road #15  
Second Floor  
Belle Glade, FL 33430  
P: (561) 992-1114  
F: (561) 992-1219