## The Country Greens Gazette ~ October, 2021 ~ Issue 175

Barbara Puchalski - Editor



#### **A NEW SEASON HAS STARTED!**

It is always hard to say goodbye to old friends moving away. It is a joy to welcome people moving into the neighborhood who quickly become new friends. Those who are year around have happily held down the "fort" (summers are pretty great here). And, what a delight it is to have our snowbird friends return!

May we all stay healthy, by happy, enjoy our community and just have a great 2021-2022 season!

### SO LET'S GET OUR FUN ON!



### INVITES YOU TO A HALLOWEEN BARBEQUE SUNDAY, OCTOBER 31, 2021 @ 5:00PM

**COUNTRY GREENS SOCIAL CLUB** 

\$13.00 Includes: Hotdog and Hamburger W/Fixings (Limit 1 Of Each Or 2 of the Same) Salads, Dessert, Water, Soda And Coffee

50/50 RAFFLE, CASH BAR

RSVP WITH PAYMENT AND YOUR FOOD CHOICE SELECTION BY MONDAY, OCTOBER 25, 2021

Jeff Giocondo—518-424-2189 12341 Country Greens Lisa Scrivano—973-865-2125 12220 Country Greens

## SUPPER CLUB IS BACK!

November 13, 2021 @ 6:00PM Rain date November, 14 @ 6:00PM



For Only \$16 you will have mouth watering Chicken Parmesan, appetizers, dessert, coffee or water

Remember to bring your own beverage!

Reservation required by Nov 6. Payments to Dave Allen 561-738-3119 or Mike Arnone 336-402-0532



Future dinner dates:

January 15, 2022 February 26 March 17

Chicken & Ribs Spaghetti & meatballs Corned Beef

**Property Manager** 

Kris Elliott 561-432-2703 Kris@campbellproperty.com Office: 561-432-2703 (Kris)



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

## **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.

SPFFD



Inspect your home regularly. Does your fence or driveway need to be repaired, pressure cleaned



**HURRICANE** 

**SEASON** 

IS HERE!

**BE PREPARED!** 

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.

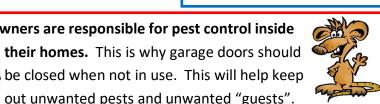
By working together we make our community a home



Pets must be on leash at all times **NO EXCEPTIONS!** 

Homeowners are responsible for pest control inside

out unwanted pests and unwanted "guests".



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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

**COUNTY MOSOUITO CONTROL** 



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.

## PICKING UP AFTER **YOUR DOG IS NOT JUST** BEING POLITE

. . . . . . . . . . . . .



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.



Violators will be brought before the Grievance Committee IT'S THE



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## COUNTRY GREENS @WESTCHESTER HOA, INC. BOARD MEETING, TUESDAY, October 19, 2021 (Zoom) DRAFT-MINUTES TO BE APPROVED

DIRECTORS PRESENT: VP Betty Rowland, SECRETARY/TREAS. Terry West, Directors Bob Freedman, Mark Rappa, Joe Rana Absent: PRESIDENT Joanne Slocum Meeting called to order @7PM; Quorum established.

Property Manager, Kris Elliott attended by Zoom

#### CORRESPONDENCE:

Secretary West read letter from Victor Garcia, 12195 FG asking Board to park wife's vehicle in street through month of November. If street not an option, then at pool parking lot. Per R&R page 5 #5e no parking is allowed from 1A-6A. Secretary West made a suggestion to contact owners that are still North if they would be interested in Mr. Garcia using their driveway. Sec. West phoned Mr. Garcia with Board information & will advise him of any answer.

APPROVE MINUTES SEPTEMBER BOARD MEETING:

Motion made by Secretary West to approve minutes of September Board meeting as read, 2<sup>nd</sup> by Joe Rana. Motion passed.

PRESIDENTS REPORT: President Slocum ill, no report

FINANCIAL REPORT as of September 30, 2021: Petty cash \$400, Southstate Bank Operating \$2,960.42, Southstate M/M \$81,786.25 Total Current Assets \$85,146.67. RESERVES: Beal Bank CD (10/26/21) \$104,245.65; Beal Bank-2CD's \$106,482.75 each, Valley National Bank Reserve \$185,457.46 TOTAL RESERVES: \$502,668.61

ARCHITECTURAL- VP Betty Rowland, Chair
12210 FG: repaint driveway
12275 CG-repair & paint fence
12112 CG-install acrylic windbreakers on rear patio screen room
Betty Rowland made motion to approve applications as read, 2<sup>nd</sup> by Terry West. Motion passed.

#### LANDSCAPE: S/T Terry West, Chair

12226 CG-install grey paver border across front of house; plant bromeliad's S/T West made motion to approve application, 2<sup>nd</sup> by M. Rappa. Motion passed.

NEWSLETTER: October 23, 2021, deadline for articles.

COBWRA: all meetings by Zoom; Highlights placed in newsletter.

POOL: VP Betty Rowland chair

Floor renovation at clubhouse completed; she thanked all who help in this endeavor. She also stated if you are sick don't go to pool or clubhouse & wear a mask.

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

#### PROPERTY MANAGEMENT:

Kris Elliott, Property Mgr. stated that David (CPM maintenance) final day is October 22, 2021; she is interviewing a replacement. Terry West will have David return all keys to her.

Every year HOA members have to vote for a review or audit per Florida statute; the audit is \$4,900 (approx.) & review is \$1,900-2,000 (approx.) Motion made by Bob Freedman to waive the audit for a review; 2<sup>nd</sup> by S/T West. Motion passed.

#### WESTCHESTER MASTER ASSOC.

Mark Rappa stated he is working on pressure cleaning bids for HOA swales; so far, he has 2 bids of \$1,200 & \$3,500. Gianni (Pressure in Paradise) no longer available!!!

#### HURRICANE-BE PREPARED

Lillian Baumann, Chair stated before next season she would like recognition of the captains she has had for many years.

#### SOCIAL CLUB:

Jeff Giocondo, chair stated flyers posted for the upcoming Halloween Party, October 31, 2021 @clubhouse. Lisa Scrivano is working on new blinds from Lowe's @chouse. More social & activities will be announced in near future.

#### OLD BUSINESS: 2022 Budget

Property Mgr. Kris stated 2022 Proposed Budget will be mailed to all members before November 16, 2021, Board meeting & will be voted on.

TABLED ISSUE per Sept. Board meeting; 2 bars at clubhouse; per Betty Rowland both will stay for now.

#### NEW BUSINESS:

- 1. Feeding wildlife-refer to page 3 (2I) in R&R that feeding of all wildlife is prohibited in Country Greens.
- 2. Pressure clean driveways, walks, fences are homeowners' responsibilities; Gianni no longer available; need volunteer to obtain new vendor & schedule.
- Procedure for \$500 security deposit (rentals only) which is held in escrow; at end of lease homeowner or renter to mail letter to Campbell Property Mment for return of deposit after Board member makes inspection that no damage to common ground area. Kris will check on issue.
- 4. Replace dead plants @front entrance & mailbox area; will get CPM Landscaping to look @ area & get their suggestions & price for Board approval
- 5. Repainting driveway/walk is Application needed- YES per Board discussion.

VP Betty Rowland stated that pavers @pool patio is loose; Bob Freedman volunteered to contact a vendor to fix the pavers.

Meeting adjourned @8:20PM

Respectfully submitted. Terry West, Secretary/Treas.



#### DELEGATES MEETING HIGHLIGHTS • October 20, 2021 • VIA ZOOM

#### **ELECTED OFFICIALS' REPORTS**

#### **COMMISSIONER MARIA SACHS**

• The BCC is holding an Ag Reserve Workshop on Tuesday, October 26. It is an all-day event being held in the Governmental Center, WPB. COBWRA will have representatives at the meeting.

#### SCHOOL BOARD VICE-CHAIR KAREN BRILL

 Praised Mike Burke, the guest speaker at today's meeting, and spoke of his unique qualities to lead the School District. Since coming to PBCSD in 1998, he has a profound understanding of school board finances and in-depth operational experience.

## FIRST RESPONDERS' REPORTS

#### MAJOR CHRISTOPHER KEANE

- Thanked COBWRA leadership for keeping the momentum going during the pandemic.
- Reported that crime statistics remain down for the year. Year to date, stolen vehicles are down 40%.
- The Criminal Justice Academy at Santaluces High School has been very successful and helpful in teaching students personal and leadership skills.
- Traffic issues continue to be a problem and focus for the department.
- A lot of activity is expected on Halloween; additional personnel will be on duty.

## FIRE RESCUE BATTALION CHIEF PETE HUND – Reported by Beth Rappaport

- Fire safety week just passed make sure you change your smoke detector batteries and replace any smoke detectors completely if they are over 10 years old.
- Two great videos from PBCFR were in COBWRA newsletters and posted to our Facebook page. Please watch – it might save a life.

#### SPECIAL REPORT- UPDATE ON THE AG RESERVE WORKSHOP - PATRICIA BEHN, DIRECTOR, PBC PLANNING

 Ag Reserve Workshop on Tues., Oct. 26 at 9:30 am at 301 N. Olive Ave, WPB. The meeting can be viewed live on Channel 20 or Facebook. It will include presentations on the history of the Master Plan, the bond referendum, density, preserves outside the AGR Tier, and agriculture across the County. Currently, of the 22,058 acres in the Ag Reserve - 6,831 have been approved for residential & non-residential usage; 12,808 have been preserved; 638 are designated "other uses" (canals, etc.); and 1,781 acres of remaining lands. For more details go to: https://discover.pbcgov.org/pzb/planning/Projects-Programs/Agricultural-Reserve.aspx

#### HAPPY Halloween Highlights by Bruce Brodsky, Cheryl Dodes Halloween Highlights by Bruce Brodsky, Cheryl Dodes

#### PRESIDENT'S REMARKS - BETH RAPPAPORT

- Announced our new member directories are now available. The first distribution event was held Sat. night at the COBWRA sponsored Nostalgic America concert, at Canyon Town Center. The next events will be Thurs, Oct. 21, between 10:30 - 11:30 am and Fri, Oct. 22, between 2 - 3:00 pm in the parking lot of the Post Office located on the SE corner of Jog Rd. and Boynton Beach Blvd. Look for a black SUV with a COBWRA banner. The next pick-up date after this week will be the Nov. 20 Nostalgic America Concert at Canyon Town Center. Please designate ONE delegate from your community to pick up, who is comfortable delivering directories within your community. It is a great resource, and among many other things includes our 2022 meeting calendar.
- COBWRA and our member communities have been working diligently this past month to prepare for the Ag Reserve workshop. We will be issuing an Ag Reserve "Call To Action" shortly. Please watch your email to support the Ag Reserve.
- Upcoming committee meetings include: Education, Tues, Oct 26, 4 pm; Government Affairs, Wed, Oct 27, 9:30 am; Water & Wetlands, Mon, Nov 1, 10 am; Communications Networking, Tues, Nov 2, 2 pm; Transportation, Thurs, Nov 4, 11 am; Health & Wellness, Tues, Nov 9, 12 noon; Safety & Security, Wed, Nov 10, 9:30 am. The committees are open and accepting new members. Email <u>info@cobwra.org</u> for the Zoom links.
- Save the date for live music with the PBC Parks & Rec Depart. and Nostalgic America at Canyon Town Center -Nov 20 and Dec 18. COBWRA is a proud title sponsor.

#### <u>FEATURED PRESENTATION</u>: "State of The District" Presented by Michael J. Burke, Superintendent, The School District of Palm Beach County

The School District of PBC is the 10th largest in the country offering 335 choice, career and technical education programs across 124 campuses. The District offers 37 advanced placement courses with 28 dual languages schools serving 167,378 students in 179 schools having a 2020 graduation rate of 94.4%. Three new schools will be opening in the next two years: a middle school next to Sunset Palms Elem. in Aug 2023, an elementary school in Boca Raton in Aug 2022, and a high school in West Lake Worth on Lyons Rd. in Aug 2023. He thanked COBWRA for its support and spoke of how the one cent sales tax, passed by referendum, and the increases in the millage rates have helped provide additional services, upgrades in technology and buildings, and additional staff. The American Rescue Plan helped expand student access to technology and infrastructure improvements to the District. Stay informed at - palmbeachschools.org

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## Please welcome the newest addition to our community!

This is Piper who won the hearts of her new parents Nancy & Gerry Rochon. She is about 6 years old and is a little shy. Give her a little time and space and she'll take over the hearts of the whole neighborhood!





a 3 1/2 month

or Teddypoo

Congratulations

For those have yet to meet Buddy Crupi watch out for cuteness overload!



Delray Beach:

## EXHIBIT OPEN!

Cason Cottage, 3 NE 1st St, Delray Beach

## TUES - SAT | 11AM - 3PM

This sweeping and fascinating exhibit explores life in Delray Beach from 1939-1945. It includes family stories, historic images, news articles, plus rare artifacts from the DBHS and State of Florida Archives.

Includes a movie screening room and listening station to hear President Roosevelt's inspiring "Fireside Chats!"

> \$5 ENTRY; VETERANS & STUDENTS FREE **GROUPS & SCHOOLS WELCOME!** 561.274.9578 info@delrayb



#### THE INVASION CONTINUES

#### **DO NOT FEED THE WILDLIFE!!**

Otherwise

They wont go away, they poop EVERYWHERE and are noisy!

You might think you are being kind but in fact you are really harming them and irritating your neighbors.



Thank you,

Mother Nature

#### **HAVE SOMETHING TO SHARE?**

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

**IN WRITING OR EMAIL PLEASE** 

Barbara Puchalski, editor, barbaracountrygreens@gmail.com