



THE CG GAZETTE

Barbara Puchalski - Editor



President's Message

It is good to see so many of our snowbird residents returning! For those who participated in the Board Meeting Tuesday are aware we had some technical difficulties with the HYBRID. I apologize for any inconvenience and thank you to those that stayed the course.

The Meeting focused around two main topics, the Proposed Budget, and Proposed Amendment to initiate a Capital Contribution.

Let us discuss Capital Contributions. All residents should have received information in the mail regarding the proposed amendment. We need your assistance. Please take the time to read the information and vote. We have requested votes be submitted by **November 8**. It can be mailed to Country Greens @ Westchester HOA, Inc C/O Campbell Property Management (full address is in the mailed information), placed in the locked Black mailbox behind the main bulletin board at the entrance of our community, or emailed to our Property Manager, Kris Elliott.

We (Board Members and Property Manager) have received several questions about the amendment. If your questions are not answered in the Capital Contribution FAQ (frequently asked questions), please ask.

Respectfully,

Betty Rowland

CGHOA President



DATES FOR YOUR CALENDAR

Halloween Party, Sunday October 30th, RSVP Due Oct 26th

CAPITAL CONTRIBUTION Vote Due By November 8th

SUPPER CLUB Saturday, Nov.12th

HOA Board Meeting Tuesday, November 15th



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

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 - HYBRID BOARD MEETING
TUESDAY, OCTOBER 18, 2022
DRAFT MINUTES TO BE APPROVED

Meeting called to order @7:05pm by Mike Arnone, Vice President. Quorum established

Attendees: President B. Rowland, VP M. Arnone, Sec. L. Scrivano, Treas. D. Allen,
Dir. T. West, Dir. B. Freedman

Excused absence: Dir. Karen Long

Proof of Notice of meeting emailed and posted October 16, 2022

Motion made by Secretary Lisa Scrivano to waive the reading of the minutes of Sept 20, 2022.

Dave Allen motioned to amend minutes of 9/20/22 to include:

12100 CG –to install new windows, door, screening – Lisa motioned to approve, Mike 2nd.
all in favor.

Motion made by Secretary Lisa Scrivano to approve the Sept 20th, 2022, Minutes to include architectural amendment as distributed.

Mike Arnone 2nd motion All in Favor

FINANCIAL REPORT:

Dave Allen, Treasurer stated as of 09/30/2022:

Total current assets: \$130,195

Total reserves: \$1,586,427

ARCHITECTURAL:

No applications submitted

LANDSCAPE:

Per George Fortunato, Landscape Chair: Downed branches on the tree on Shady Greens scheduled to be removed.

NEWSLETTER: All submissions are to be in sent via email to Barbara Puchalski

at barbaracountrygreens@gmail.com with the deadline being the Sunday after each monthly Board meeting.

COBWRA:

As per Terry West, live meetings only. All info sent via emails.

RULES & REG COMMITTEE:

As per Betty Rowland, Marjorie Schlein has volunteered for the R&R Committee and has accepted to be Chair.

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

POOL:

As per Betty Rowland, there are no current updates. Bob Freedman reported the temperature of the pool is set at 89 degrees.

PROPERTY MANAGER:

As per Kris Elliott, currently working on Budget with Dave Allen, Treasurer
There will be a workshop meeting for Community prior to budget being passed.

MASTER ASSOCIATION (WMA):

Tony Scrivano and Maria Chah volunteered for the WMA committee.

ACTIVITIES:

SOCIAL CLUB: As per Lisa Scrivano, Ice Cream Meet & Greet for all Residents to be held on Oct 23rd. Halloween Party to be held on Sunday October 30th. RSVP due Oct 26th.

Both events are at poolside.

SUPPER CLUB: As per Mike Arnone Supper Club dates are Nov.12th, Jan.14th, Feb.18th & March 17th.

OLD BUSINESS:

BUDGET PROPOSAL– Dave Allen reviewed Proposed Budget.

Workshop meeting to be held on November 1, 2022.

CAPITAL CONTRIBUTION: Kris Elliott gave a brief introduction of Capital Contribution and approval process. A ballot has been sent to all residents. Requests made for the ballot to be returned by November 8th. They can be dropped off in locked black mailbox behind the bulletin board by the community mailboxes.

Mike Arnone motioned to adjourn meeting at 8:00pm

Bob Freedman 2nd.

Mike Arnone opened discussion opened to Floor.

Discussion regarding pros and cons for Capital Contribution took place.

There were questions regarding settlement money for the roofs. Money is currently in CG's Reserve account and all money is designated for the replacement of the roofs only.

Respectfully Submitted
Lisa Scrivano, Secretary

DRAFT MINUTES TO BE APPROVED

Within the President's Message, Betty referred to **CAPITAL CONTRIBUTIONS**. This is a very important issue that needs to be address by all members of our community. We have received paperwork through Campbell Management Properties requesting our vote on the matter to be submitted by **November 8th**. As this affects the community as a whole, please take the time to understand the issue and vote on it. If you don't fully understand the issue, please contact a board member, and discuss directly with them as they have accurate information and not "hearsay" knowledge.

CAPITAL CONTRIBUTION FAQ's

WHAT IS A CAPITAL CONTRIBUTION?

A capital contribution, also referred to as an initiation fee, is a one time nonrefundable fee paid by the buyer at closing.

WHAT IS THE PURPOSE OF IMPLEMENTING A CAPITAL CONTRIBUTION AND HOW WILL THE FUNDS BE USED?

It is a reasonable way to increase funds that will be placed in a new reserve account to benefit the community. The funds would be used to pay for or defray the cost of any unexpected common expenses to benefit the Community.

WHAT ARE THE BENEFITS TO ME OF IMPLEMENTING A CAPITAL CONTRIBUTION

Implementing a capital contribution is an effort to minimize increases to our monthly HOA fees. Every dollar raised from the Capital Contribution, will help take the sting from increased expenditures like insurance costs, landscaping, utilities, pool maintenance, a well as multitude of other budgeted and nonbudgeted expenses.

WHAT IS THE DOLLAR AMOUNT OF THE CAPITAL CONTRIBUTION?

The buyer would pay the Association an amount equal to three (3) months of the then current monthly assessment.

ARE THERE ANY RELATED COSTS TO ME?

NO. The capital contribution is paid only by the buyer.

IF AN INDIVIDUAL ACQUIRES MY PROPERTY AS A RESULT OF INHERITANCE OR ESTATE PLANNING, IS A CAPITAL CONTRIBUTION REQUIRED?

NO. Your property will pass to your heirs without them paying any Capital Contribution. This amendment specifically exempts those individuals from the Capital Contribution.

WILL THE CAPITAL CONTRIBUTION EFFECT THE SELLING OF MY PROPERTY?

Many communities have had a capital contribution requirement in effect for many years without hindering sales. Based on an average selling price in our Community of \$300,000.00 the capital contribution would amount to less than one half of one percent of the selling price.

HOW MANY UNITS HAVE BEEN SOLD IN OUR COMMUNITY IN THE LAST 5 YEARS?

Approximately 60 units have been sold in the last 5 years.

THE WESTCHESTER COMMUNITIES MASTER ASSOCIATION (WMA)

The Westchester Communities Master Association (WMA) was created in 1983, when the Developers first started building communities between the E-3 Canal (which is between El Claire Ranch Road and Military Trail) and Jog Road. Palm Beach County government, having a responsibility and obligation to comply with the State's and the County's planning and maintenance of flood control measures in the area, required the Developers to create and maintain several " Lakes " (which are actually water retention basins) as part of that flood control plan. Included in all of that flood and drainage control plan were Weirs (miniature Dams), some of which are adjustable, which control the water levels in, and over-flow from the lakes by regulating the water flow from the lakes into the State's canal system. Palm Beach County, knowing that these lakes would be a part of several communities in which they were located, did not want to have to work with the ultimate separate ten communities in which the lakes were located, to see that the lakes were being properly maintained. Therefore, Palm Beach County, to make sure that it only had to work with a single community, required the establishment of a single Master Association, which would include all ten communities, and the County made sure that the Master Association was responsible for all of that maintenance of all of the lakes and weirs.

The WMA was therefore created in 1983 with the beginning of the development of the several communities. The Master Association now includes all 10 Sub-Associations (Country Greens, North Pointe, Starlight Cove, Lakeridge, Enclave, Pipers Glen Estates, Lakeridge Greens, Lakeridge Falls, San Marco and Lakes of Westchester), which includes 1,783 homes. Also, included within the Master Association is the commercial center at the North-East corner of Jog Road and Pipers Glen Boulevard. The Master Association, as do each of the Sub-Associations, has its own Board of Directors, Declaration, Articles of Incorporation and By-Laws. All of the Homeowners in all ten of the Sub-Associations are members of the Master Association. They are all bound by, and obligated and responsible to comply with all of the Restrictions, Covenants, Rules and regulations of the WMA Documents as they are also responsible for their individual Sub-Association's Documents.

The WMA has a Board of Directors with nine (9) Board members. The Directors are Homeowners who are members of the WMA and who live in the ten Sub-Association communities. They are elected at the WMA's annual meeting which is held in March of each year. Three Director's terms expire each year, and the term of office is three years. Each Sub-Associations cumulative vote for Directors, (which is based on the number of homes in that Sub-Association), are cast by a voting representative who is chosen by that Sub-Association's Board of Directors.

The WMA, in addition to its obligations and responsibility for the Lakes and Weirs, is responsible for the Monument site at the corner of Military and Pipers Glen Boulevard. It is also responsible for that section of Pipers Glen Boulevard between Jog Road and Hagen Ranch Road. The portion of Pipers Glen Boulevard between Military Road and Jog Road is a Palm Beach County road, and is fully the maintenance and control responsibility of Palm Beach County,

The WMA's obligation and responsibility for the west end of Pipers Glen Boulevard (between Jog Road and Hagen Ranch Road) was also the requirement of Palm Beach County. The West side

THE WESTCHESTER COMMUNITIES MASTER ASSOCIATION (WMA) ~ CONTINUED

communities were the last to be developed. They were started in the late 1980's. Palm Beach County, experienced a bad golf cart/vehicle accident at the golf cart crossing located at the intersection of El Claire Ranch Road and Pipers Glen Boulevard in the mid 1980's. The County did not want to take ownership of any more roads with those surface golf cart crossings. The County, therefore told the Developers to either install golf cart bridges or tunnels, or the County would not take that piece of the road as a public road. Since the Developers refused to build bridges or tunnels, the County required that piece of road to be a private road, and it became the WMA's road and responsibility to operate and maintain it as a private road. Included in that Private Road requirement was the obligation and responsibility to assure that only residents were able to gain access through the resident gate. The four west side Sub-Association communities are fully responsible for the cost of the operation, management, maintenance of that private road.

The WMA has its own budget, and each Homeowner in the ten Sub-Association communities pays his/her share of that budget. The Sub-Associations include the Master Association's common charge within the Sub-Association's budget, and forwards the WMA's funds to the WMA.

The meetings of the WMA Board of Directors are open for all of the Homeowner/Members of the Association to attend. The meetings are usually on a Tuesday late in each month and are held at several of the Sub-Association Clubhouses. Notice of those meetings are sent to the Sub-Associations for them to post for their members information.

Each Homeowner/Member should have a copy of the WMA's Documents. When all of the Documents were Renewed and Restated in June, 2013, copies were provided on a computer disc to each Sub-association for distribution to all of the Sub-Association's Homeowner/Members.

BEFORE YOU START YOUR PROJECT

As the summer heat is leaving us and our snowbirds neighbors return, many will want to spruce up the outside of their homes. No matter how big or little your project is, an Architectural Review Form (ARB) needs to be submitted to the HOA Board.

The ARB can be found on CG's website at mycountrygreens.com, click on Documents, and click on the Architectural Review For (ARB). If you do not have the ability to print the form, one can be found in the white box behind the bulletin board at the bank of mailboxes. If the box is out of forms, a board member would be happy to print one for you.



At CG's website, you can also review our communities Rules and Regulations which will spell out our landscaping and architectural guidelines.

Submit your ARB by placing it in the black HOA box at the bank of mailboxes by the bulletin board. The appropriate committee, architectural or landscape, will review the request and make their recommendation to the HOA Board who will either approve or deny the application at the next Board Meeting.

This is a simple process which ensures that our community remains one that we are proud of.



PROBLEM WITH YOU ROOF?

NEW Roof Leak Reporting procedure

CALL Campbell Property Management (561-432-2703)

Give them your name, address, phone number & location of the LEAK.

They will call our roofing vendor who in turn will contact you for inspection.

You may also email Kris@campbellproperty.com with this information.

Thank you.

Terry, CGHOA Director

POWER WASHING BY ERNESTO!

Is Coming To Country Greens In November

Exact Date To Be Determined

FOR ONLY

\$35 Driveways

\$30 Each For Front And Back Patios

Please Contact and Pre-Pay With Donna Fortunato

12203 Forest Greens

(631) 327-3603



RESERVATIONS FOR POWER WASHING ARE DUE BY

SATURDAY, NOVEMBER 5TH



Sadly, we lost our friend and neighbor Bill Prosser
For those who knew him, honor this fine gentleman
with fond memories

HAVE SOMETHING TO SHARE?

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

IN WRITING OR EMAIL PLEASE

Barbara Puchalski, Editor

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