

Barbara Puchalski - Editor

THE CG GAZETTE

Terry West—Distribution

President's Message

FRIENDS.
FAMILY.
HAPPY.
THANKS.
GIVING.

At the table, my Great grandfather would claim the "Pope's nose" (though no one else ever wanted it anyway), aka the part of the turkey that supports the tail feathers he made a spectacle of eating it. After dinner, two lucky hands would grab a side of the wishbone and pull in opposite directions. Following some television and a food induced coma, bread and Mayo would be splayed on the counter for production of the leftover sandwiches. Deserts, coffee, tea, neighbors, and football were also on the menu all day long. Great memories for me of growing up in Upstate N.Y. Whatever your memories may be, I hope they are happy ones filled with good family memories. After all, this is the time of year we especially give thanks for family, friends, and what we have and have not.

Wishing you ALL A VERY HAPPY THANKSGIVING

Joanne Slocum-President CGHOA
joanneslocum2@gmail.com



Country Greens Men's Breakfast Club

Come join us on Wednesday mornings at

10:00 am at the Palm Diner

On the corner of Military Blvd and Boynton Beach Blvd

Next to Beall's Outlet

Separate checks will be issued

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



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



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.
BOARD MEETING, TUESDAY, NOVEMBER 16, 2021 (Zoom)
DRAFT-MINUTES TO BE APPROVED

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

DIRECTORS PRESENT: President Slocum, Vice-President Rowland, Secretary/Treas. West, Directors Bob Freedman, Mark Rappa. Quorum established.

Director Joe Rana due to Zoom issue present @7:30pm.

CORRESPONDENCE: None

APPROVE PREVIOUS BOARD MEETING MINUTES:

Motion made by B. Freedman to approve October minutes; 2nd by Pres. Slocum. Motion passed.

PRESIDENT'S REPORT:

PCI Stormwater Solutions has cleaned storm drains; attended weekly Property Management meetings; coordinated clubhouse cleaning with Campbell Property Management; addressed concerned homeowners phone calls.

FINANCIAL REPORT AS OF OCTOBER 31, 2021:

Petty Cash \$400, Southstate Operating \$2,285.44, Southstate MM \$81,789.50 Total
Current assets \$84,474.94

RESERVES: Beal Bank CD (10/26/2022) \$104,607.30

Beal Bank (2 CD's 5/20/2022) 106,482.75 each

Valley National \$192,163.04; TOTAL RESERVES: \$509,735.84

ARCHITECTURAL-VP Betty Rowland, Chair

None

LANDSCAPE-S/T West, Chair

12251 CG: plant 6 ft. robellini (front yard)

12251 FG: install pavers-front

12311 FG: rear-replace dated soil w/ground cover, pavers & rocks

12314 FG: remove Christmas palm @front corner of villa & grind stump; HO will pay

Motion made by West to approve apps as read; 2nd by M.Rappa & passed.

NEWSLETTER:

Editor Barbara Puchalski articles by Wed. Nov 17 night to publish the newsletter.

COBWRA:

Zoom meetings. Highlights of meetings sent to S/T West (Delegate) to be included in Gazette.

POOL-CLUB HOUSE: Chair VP Betty Rowland

Reported pool ok; Club house renovation in progress due to lack of maintenance person (Campbell Prop);

Mike Mayhall light/bulbs replacement. Property Mgr. Kris

Elliott still seeking replacement. Betty thanked all involved.

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

PROPERTY MANAGEMENT:

Kris (Property Mgr.) as stated still seeking replacement of maintenance person. Miguel on one of her other properties has volunteered his time Sunday's Nov. 14 & 21.

WMA: Master Association-Mark Rappa Chair

Stated meeting held Nov. 16 (new) Property Management; copy sent to Editor Barbara for Gazette newsletter.

HURRICANE-Lillian Baumann, Chair

No report; season ends November 30, 2021.

SOCIAL CLUB/ACTIVITIES:

No report.

OLD BUSINESS:

Pressure Cleaning Vendor-Mark Rappa & Bob Freedman gave report-see Pool Deck report (New Business)

LANDSCAPE/FLOWERS (HOLIDAY):

S/T West received proposal from CPM Landscape for planting "sunpatiens" @front entrance, mailbox/flagpole area. Too expensive (\$2,200 plus) for plants, soil, manure, mulch & labor.

NEW BUSINESS-POOL DECK REPORT:

Bob Freedman reported he has consulted with Mark plus meeting with contractors regarding loose pavers @pool deck. Discussion with Board.

Motion made by Bob to hire Miguel (Campbell Property employee) to reset loose pavers; 2nd by President Slocum. Motion passed.

OWNER/GUEST CHOUSE CLEAN UP:

VP Betty Rowland stated Tony Scrivano & David Allen volunteered & thanked them

DECEMBER BOARD MEETING:

President Slocum stated she will be out of town for December Board meeting; Board majority voted NO December Board meeting.

POKER TABLE (MENS BATHROOM):

Discussion held with Motion made by Bob Freedman to remove from men's room to another clubhouse location; 2nd by Joe Rana. Motion passed.

REGULAR BOARD MEETING ADJOURNED @8:28 PM.

DRAFT-minutes to be approved

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

SPECIAL BUDGET MEETING HELD @8:29 PM

Property Mgr. Kris Elliott stated 2022 Budget has increased to \$395 per unit per month with Cable TV/ Internet & HOA Liability Insurance increases plus all vendors increases from 4% to 10%. A letter with copy of the approved Budget will be mailed by end of week; by mid-December all members will receive letter & coupon book from Campbell Property Mment, A/R office in Deerfield Beach.

Motion made by President Slocum to approve 2022 Budget, 2nd by Joe Rana. Motion passed.

Kris stated that 60 proxies received for Audit/Review; 45 for Review & 15 for Audit.

Meeting adjourned @8:30PM.

Respectfully submitted,
Terry West, Secretary/Treas.

HALLOWEEN FUN!



Do you see “UPSTATE” on this



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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