

# *THE* CG GAZETTE



Barbara Puchalski - Editor

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## President's Message

This is such a busy time of year for everyone. Wishing all a Healthy, Happy, Safe Holidays, and a Prosperous New Year!

I want to express my appreciation to our committee members, residents, and board members for all their hard work, dedication, and commitment to our community! An opportunity to serve the community is coming up in February. There are five board positions coming up for vote. Four of the positions are two-year terms, and one position is for a one-year term, due to a vacancy. Campbell Property Management will be sending out information regarding the application/intent to run process.

Many of our meetings have been presented on Zoom. This gives our residents the opportunity to participate from any location and decreases the potential of spreading illnesses. If anyone needs assistance in the fundamentals of Zoom, please ask. Many of our residents are very techy or ask a board member. The use of the Homeowner Portal is encouraged. The website is [mycountrygreens.com](http://mycountrygreens.com). The Homeowner portal is located as a link on this page.

Reminder to always lock your cars. Unfortunately, a resident did have articles stolen from her car.

This is a time of year for so many emotions. A time to celebrate, feelings of joy, feeling blessed, remembrance, and sadness for some. Welcome to all our new members. Thoughts and prayers to our family and friends who have lost loved ones.

Respectively,

Betty Rowland, CGHOA President



### Property Manager

Kris Elliott 561-432-2703

[Kris@campbellproperty.com](mailto: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](mailto: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 6:00 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 OVER!**

**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.**  
**MONTHLY BOARD MEETING—ZOOM**  
**AND SPECIAL ROOFING ASSESSMENT MEETING**  
**MONDAY, DECEMBER 19, 2023**  
**DRAFT MINUTES TO BE APPROVED**

Meeting called to order @ 7:00pm by Betty Rowland, President, Quorum established.  
Attendees: Pres. B. Rowland, VP M. Arnone, Sec. L. Scrivano, Treas. D. Allen, Dir. P. Carter,  
and Dir. K. Long  
Proof of Notice of meeting postmarked 12/04/23 and emailed on 12/17/23.

CORRESPONDENCE: N/A

Motion made by Secretary Lisa Scrivano to waive the reading of the minutes for November 13th, 2023.  
Pat Carta 2<sup>nd</sup>. motioned... All in favor.

FINANCIAL:

As per Treas, Dave Allen:  
Petty Cash: \$400.00  
Capital Contribution Account: \$19,188  
Operating Account: \$138,968  
Reserves: \$7622  
Valley National Reserves: \$580,811  
Dave Allen motioned for financials to be accepted as read.  
Mike Arnone 2<sup>nd</sup> motion – All in favor

LANDSCAPE:

As per George Fortunato:  
12231 FG –plant knockout rose bushes in front of unit.  
12319 FG – replace pentas and additional plantings as per George Fortunato:  
12082 CG – tree removal – quote is \$191.25  
12214 CG – fallen tree removal - quote is \$355.00  
Lisa Scrivano motioned to approve – Mike Arnone 2<sup>nd</sup>. All in favor

As per George Fortunato: proposal of \$550 for removal of two dead palm trees behind tennis court.  
Board decision to put on hold. Further discussion is needed because palms are located along the border of  
a neighboring community.

ARCHITECTURAL:

As per George Fortunato:  
12317 CG – paint patio and driveway with approved sealer  
12235 FG – install pavers for front walkway and patio. Driveway TBD by owner and then submitted to  
Board for approval.  
12331 FG – replace broken fence on front patio  
12136 CG – install walkway pavers and patio in rear  
Pat Carta motion to approve - Lisa Scrivano 2<sup>nd</sup>. All in Favor

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

Also, proposals for pool side stone along tennis court fencing.

CPM - \$1252 labor and materials

Private Contractor (Ken) \$425 labor

Pat Carta motioned to table to obtain additional proposals

As per Mary Carol Parish:

12279 FG – replace windows and doors with hurricane impact. Work to be done by Home Depot

As per Board decision this is tabled until the next HOA meeting due to 48-hour notice.

**NEWSLETTER:**

All submission to the Gazette to be emailed to Barbara Puchalski no later than the Sunday after the monthly HOA Board meeting at [BJP@countrygreens.com](mailto:BJP@countrygreens.com)

**MASTER ASSOCIATION:**

As per Bob Freedman, he attended a few meetings. Discussions were pertaining to the sale of property on Pipers Glen. Noted that it will not become commercial property.

**ROOFING UPDATE:**

As per Mike Arnone – 97% completed in less than 30 days. There are only a few minor gutter issues.

The roof mitigation report was completed and is available for all Residents via email. To request a copy, you may email Dave Allen at [dallen@stemsons.com](mailto:dallen@stemsons.com) after the holidays.

Solar panel removal is in process on the two homes on CG so the new roofing can be completed on those homes.

Originally the Board approved \$1,900,000 for the total roofing project.

We came in under budget totaling \$1,810,000.

**POOL:**

As per Betty Rowland:

Acid washing of the pool was completed. Some discoloration is still there, which is normal. Further acid washing will damage the surface and decrease the life expectancy of the surface,

The pool is clean, no algae or mold present.

Electrical repairs were done on patio outlets. Photosensors were also repaired at the entrance.

**PROPERTY MGR:**

As per Kris Elliott – new coupon books received.

CG Board elections to be held on Feb 20<sup>th</sup>, 2024.

**ACTIVITIES:**

Social Committee: as per Lisa Scrivano. Ladies Luncheons will continue into the new year.

Next luncheon date & place will be posted. A huge thank you to Ellen Collegio, Donna Fortunato, Marie Allen, and Lynne Freedman for hosting the luncheons over the past months.

Full CG Breakfast will take place January 27<sup>th</sup>, 2024.

Additional activities will be planned for the new year.

Supper Club - as per Mike Arnone, Chicken & Rib dinner to be held on January 13<sup>th</sup>, 2024.

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

**NEW BUSINESS:**

As per Betty Rowland: There are five open Board positions available for reelection.

Rules and Regulations are approved and recorded with the county. They are on the CG Homeowner's portal. Residents can obtain a copy on the website.

Also, CG landscaping and architectural applications can be accessed on the website at [MYCOUNTRYGREENS.COM](http://MYCOUNTRYGREENS.COM). All are encouraged to utilize our Homeowner's portal for information and applications.

Pat Carta motioned to adjourn the meeting at 8:08pm.

Mike Arnone 2<sup>nd</sup>. all in favor.

**SPECIAL ROOFING ASSESSMENT MEETING**

Meeting called to order at 8:09pm. All Board members present. Quorum established

As per Dave Allen, Treasurer:

A transfer of \$60,000 was made from the operating account to the reserve account for the roof project.

Also, \$67,000 in interest was earned on various investment accounts.

Dave proposed a one-time roofing assessment of \$500.00 per unit to replenish our reserve account. This is to be paid in full no later than January 22, 2024.

Mike Arnone motioned to approve the \$500 roofing assessment payable by 01/22/2024.

Dave Allen 2<sup>nd</sup>

All in favor.

Pat Carta motioned to adjourn special roofing assessment meeting at 8:34pm

Lisa Scrivano 2<sup>nd</sup>.

All in favor

Discussion opened to floor.

Respectfully submitted:

Lisa Scrivano, Secretary





## ATTENTION

The annual elections to the Board of Directors will take place at the February 2024 board meeting.

If you would like to become involved in the Community...

If you can dedicate some time and effort to serve the Community...

Please consider placing your name in nomination to run for a position on the Board.

Campbell will be sending out notification and information on the process for submitting a letter of intent to run in the near future.

Should you have any questions please contact a Board member.



## 2023 – YEAR IN REVIEW

As the year comes to a close, we would like to share with the community some of this year's accomplishments.

- Reroofing all 60 buildings including new gutters – Under budget
- Completed mitigation report. Report is available to all residents that can be submitted to your homeowner's insurance provider – Under budget.
- Invited vendors (Insurance agent, roofing company and roofing consultant) to board meetings to present their proposed work to the community
- Acid washed pool
- Cleaned community fence behind 12226 FG
- Purchased new pool area tables and chairs – Under budget
- Purchased new pool area awning – Under budget
- Upgraded electrical at entrance and pool area
- Employed Zoom technology to allow monthly board meetings
- Instituted policy to encourage resident's participation at board meetings i.e., residents to comment prior to board votes.
- Re-instituted community workshops
- Instituted capital contribution (currently \$19,188.00)
- Rules and Regulations revised and updated
- Community website updated to include homeowner portal, ARC application and revised Rules and Regulations.
- Interviewed four landscaping companies
- Increased transparency e.g., posting budget and its effect on each resident's unit.
- Increased and enhanced social committee activities to include ladies luncheon, coffee and bagels and ice cream Sundays
- Reinstated meet and greet following Covid interruption
- Upgraded signs at bocce and shuffleboard courts – Thanks go out to Joe Procopio.

The board would like to thank all that contributed their time, energy and efforts to make this year a successful one. We look forward to working with each and every one of you in the coming year as we strive to make Country Greens an even better place to call home!

Best wishes for a happy and healthy New Year!

Country Greens Board of Directors

# COBWRA

COALITION OF BOYNTON WEST  
RESIDENTIAL ASSOCIATIONS

## Meeting of the Board of Directors November 13, 2023 Meeting Held via Zoom DRAFT MINUTES – UNOFFICIAL – NOT FOR PUBLICATION

**Present at meeting:**

Steve Wallace, President	Lainey Brooks, Director
Barbara Roth, 1st Vice President	Irwin Cohen, Director
Debbie Murphy, 2nd Vice President	Joel Cohen, Director
Cheryl Dodes, Secretary	Jack Leicher, Director
Allen Appel, Treasurer	Myrna Rosoff, Director
	Steve Slade, Director

**Absent:** Beth Rappaport, Immediate Past President

Meeting was called to order at 7:00 PM.

**MOTION: To Approve the Minutes of the October 3 and 10, 2023, COBWRA Board meetings.** Motion made by Joel Cohen; seconded by Irwin Cohen. Motion passed 11-0.

**President’s Report – Steve Wallace**

- Since the Land Swap defeat, citizen groups have reclaimed their standing in the community. Two other proposals for projects requiring changes in the Ag Reserve have been withdrawn.
- Good Government awards in honor of support for the defeat of the Land Swap proposal will be presented to Commissioner Marci Woodward at Wednesday’s Delegates Meeting, and to Gregg Weiss, Maria Sachs, and Mack Bernard at a later time.

**Treasurer’s Report – Allen Appel  
October 2023**

• <b>Operating Funds – Centennial</b>		
10/01/23	Opening Balance	\$ 29,287.87
	Interest	\$ 3.45
	Deposits	\$ 28.44
	Disbursements	\$ (2,910.50)
10/31/23	Closing Balance	\$ 26,405.81
• <b>Reserve Funds - Centennial</b>		
10/01/23	Opening Balance	\$ 83,002.66
	Interest	\$ 140.99
	Deposits	\$ -
	Disbursements	\$ -
10/31/23	Closing Balance	\$ 83,143.65
• <b>Reserve Allocation - Centennial</b>		
10/31/23	Closing Balance: Obligated Reserve	\$ 20,000.00
10/31/23	Closing Balance: Unrestricted Reserve	\$ 63,143.65



## Committee Reports

- **Government Affairs – Steve Wallace**
  - Palm Beach County Days in Tallahassee will take place January 9-10, 2024. COBWRA is sending four people to Tallahassee.
  - At the next Board meeting, the Board will be presented with this year's Legislative Initiatives. Then the Delegates will vote on the Initiatives at the December 20 Delegates Meeting at Venetian Isles.
- **Code Enforcement – Barbara Roth for Mel Eisenberg**
  - Properties are being better maintained in the COBWRA area.
- **Growth Management – Barbara Roth for Dagmar Brahs**
  - There was no Growth Management meeting in November
  - Ken Tuma is scheduled to present a project at the December Growth Management meeting.
- **Transportation – Irwin Cohen**
  - The new temporary Fire Rescue Station 49 at Flavor Pict and Lyons Roads will open on Wednesday, November 15 and will be in operation 24 hours/day. It will be staffed at all times by three paramedics.
  - COBWRA wants to provide something for the new Station; Irwin will ask them what they need. COBWRA will do the same for the new Fire Rescue Station at White Feather and Military Trail.
  - The widening of Lyons Road between Clint Moore Road and Atlantic Avenue seems to be at a standstill.
  - There are discussions about getting a traffic light installed at Joe Abruzzo Way and Acme Dairy Road.
- **Water and Wetlands – Cheryl Dodes for Bob Hayes**
  - The Committee will set up a table at the November Delegates Meeting to attract new members.
  - The Lake Worth Drainage District (LWDD) has its meetings on the same day as our Delegates meetings. Rosie Byrd of LWDD is inquiring if Executive Director Tommy Strowd is available to speak at COBWRA's March 2024 Delegates Meeting.
- **Safety and Security – Steve Slade**
  - At the October meeting PBSO made a presentation about its new body-worn cameras. The cameras and those on the cars have many capabilities, including providing an alert if the license plate of a stolen vehicle is spotted.
  - At the November meeting Fire Rescue's Elise Brown and Solid Waste Authority's Jessica Winter informed us about the safe disposal of lithium batteries, which should NOT be placed in garbage cans. Lithium batteries, when crushed during garbage pickup, can explode, and burst into flames. Stickers will be affixed to blue recycling bins warning to dispose of lithium batteries properly. The batteries may be taken to the County's hazardous Waste facilities or brought to stores such as Best Buy for disposal.
  - Coffee and donuts are served at Safety and Security meetings, provided by sponsors.

- **Education – Lainey Brooks**
  - There was no meeting in October because October 24 was the same day as the BCC meeting about the Land Swap.
  - The Committee toured Christa McCauliffe Middle School, and plans to visit Boynton Beach High School, West Boynton Middle School, and Dr. Joaquin Garcia High School.
  - The Committee will look into teaming up with PBSO to provide supplies for students and will meet with Captain Eastman to discuss their ideas.
- **Communication Networking – Lainey Brooks for Jeff Hessel**
  - 22 people attended the first meeting of the Committee.
  - The new Committee Chair is Jeff Hessel.
  - The Committee went over its Mission Statement.
  - Participants described what they do in their communities; one prominent issue was getting people to use online HOA resources.
  - Next meeting is January 9, 2024.
- **Parks and Recreation – Joel Cohen**
  - Linda Shaller and Joel spoke with Bob Hamilton, who told them that there is not enough money in the PBC budget to proceed with building all the planned features in Canyons Park. There will be discussions of how to proceed with this shortfall in mind.
  - The Dog Park on Hypoluxo Rd, west of the Turnpike, is undergoing permitting and collecting bids. Construction will begin in late 2024. Pickleball will also be built in that complex.
- **Lawn Diseases – Jack Leicher for Marcia Simons**
  - Communities are experiencing many lawn problems, and the weather has been too warm for corrective spraying.
- **Programming – Debbie Murphy**
  - The following program has been scheduled for the December Delegates Meeting: Agricultural Panel, to include Representative Rick Roth and others, to discuss *The State of Agriculture in Palm Beach County*. The panel is currently being organized.

**Other News:**

COBWRA purchased one table at the Sierra Club event, to take place on Saturday November 11. Paul Owens of 1000 Friends of Florida received an award. Chris McVoy, hydrologist, soil expert, and Lake Worth Beach Vice Mayor, as well as other Lake Worth Beach Commissioners were in attendance. The Sierra Club noted COBWRA as a partner.

Barbara informed the Board that she will miss the December Board and Delegates Meetings.

The January COBWRA Delegates Meeting will be at Bellaggio.

The meeting was adjourned at 8:30 PM.

Respectfully submitted,



Cheryl Dodes, Secretary



The Landscaping and Architectural committee would like to remind everyone that submissions for the applications is 48 HRS MINIMUM prior to a monthly Board Meeting. The forms are available online at <http://mycountrygreens.com/> under DOCUMENTS. After printing and filling out the application, put it in the white mailbox behind the bulletin board.



Some forms are available in the box however, please save those forms for our residents that do not have the means to print out the applications. Thank you

### Bagel breakfast



Just realized the last day of 2023 will be 123123.



**May the season warm your soul,  
bring love to your heart  
and bless you with everything  
this life has to offer**

Barbara Puchalski, Editor  
PLEASE MAKE NOTE OF MY NEW EMAIL ADDRESS  
[bjpcountrygreens@gmail.com](mailto:bjpcountrygreens@gmail.com)