

Merry Hanukkah
Happy Christmas

The Country Greens Gazette ~ December, 2019 ~ Issue 158

THE CG GAZETTE

Barbara Puchalski - Editor

Terry West—Distribution

President's Message

Mark Your Calendar



Dear fellow residents and owners.

As the new year approaches comes to end it is time for us to be reflective. January will be an important to our community family. There will be important opportunities to have you voice heard. We will be seeking candidates for the four board terms which expire in February. There have been very few volunteers to serve on the board committees beginning in January. I ask everyone to think about what the future of Country Greens. The board will welcome any input provided and assistance offered. It is easy to criticize, but it much harder to take responsibility, try to solve problems and make positive suggestions.

This season encourages us to have good will, celebrate faith and believe in a better future.

By our effort to have a positive interaction with our neighbors, an appreciation of our blessings and tolerance for those we disagree we will improve our quality of life. In this season of gift giving, the best gift I can give is the gift of myself in service of others. Each of us should consider ways they can better friends, reach out to their neighbors, help any community they are part of become more welcoming and share their love and good thoughts with others. These are challenges for all who celebrate this season of renewal.

On behalf of the entire Country Greens Board of Directors and management, I wish everyone a joyous and meaningful holiday season. May we all share in the joy and good will created by our celebrations as we step forward together into the new decade.

Optimistically looking to the future,
Bob Freedman

☑ Monday & Thursday ~
Poker, 6:30 pm

☑ Thursday ~ Yoga,
10:00

☑ Wednesday & Friday ~ Mahjong,



☑ Fri, Jan 3rd, 5:30 ~ Social
Club Membership Happy
Hour

☑ Fri, Jan 18th, 7:00 ~
Dog Races



☑ Tues, Jan 21st, 7:00
~ HOA Board Meeting



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
COUNTRY GREENS NEWS**

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 OVER!! STILL 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.

**CAUTION
SPEED
LIMIT
20**

Please respect
the speed limit

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 OF DIRECTORS MEETING
TUESDAY, DECEMBER 17, 2019 ~ DRAFT TO BE APPROVED

Meeting called to order @7PM by President Freedman with quorum established.

Directors Present: President Freedman, Sec./Tres. Terry West, Ron Petersdorf, Joe Rana

Absent: VPres. J. Slocum, J. Grimaldi & M. Allen

Campbell Property Management: Kris Elliott, Property Mgr. attended meeting.

CORRESPONDENCE: None

PRESIDENTS REPORT:

President Freedman reported that all Board members received an anonymous letter which was not dated or signed. The Board does not address any member correspondence unless dated & signed. The HOA is seeking candidates for the election process in February. Repairs have been made to a/c unit @clubhouse & pulley repair at the flagpole. He & Harvey Brecher held meeting with Hotwire to meet new representative for community. May do a workshop after the 1st of the year. He thanked Ron & Josiah for the projects they have updated & they are open to volunteers to help.

APPROVE MINUTES OF PREVIOUS MEETING:

MOTION made by Ron Petersdorf to approve minutes with no changes of November 19, 2019 Board meeting; 2nd by Joe Rana & approved.

FINANCIAL REPORT: T. West, Secy/Treas read November 30, 2019

Report as follows:

Petty Cash \$400; Centerstate Operating \$69,945.67; Centerstate MM \$81,396.73; Total \$151,742.40

Reserves: TransCap (2) CD \$103,478.15 each; Trans Cap (1) CD 101,256.34; Valley Nat'l \$169,072.41 Total \$477,285.05

MOTION made by R. Petersdorf to accept financials as read; 2nd by J. Rana & approved.

ARCHITECTURAL REQUESTS:

12100 CG: TufTop drive/walk

12130 CG: TufTop drive/walk

12107 CG: TufTop drive/walk

12227 FG: rear screen encl. white frame by owner

12267 FG: TufTop drive/walk

MOTION made by J. Rana to approve requests; 2nd by R. Petersdorf. Motion passed.

LANDSCAPE:

12314 FG: remove dead planting in front; replace with stone & potted plant; replace hose on new hose hanger in rear.

This request included in above motion.

NEWSLETTER:

Due to Holidays articles must be submitted to barbaracountrygreens@gmail.com by Friday, Dec. 20, 2019.

DRAFT OF MEETING MINUTES ~ TUESDAY, DECEMBER 17, 2019 ~ CONTINUED

COBWRA:

December 18, 2019 meeting highlights will be posted on BB.

POOL: No report

PROPERTY MANAGEMENT:

Kris reported 2020 payment coupons have been mailed; if you are on ACH you will NOT receive a payment book. A mailing will be made the first Friday in January with the information for the annual meeting February 18, 2020.

SOCIAL/ACTIVITIES:

Lil Baumann reported for J. Grimaldi that January 3, 2020 will be Happy Hour plus Dues will be collected.

OLD BUSINESS:

SOLAR LIGHTS UPDATE: After discussion R. Petersdorf made motion to move light by fire hydrant @12250 CG & cut limb @tree by 12319 FG; 2nd by J. Rana & passed.

COMMITTEES:

President Freedman reported no applications received; will recommit next month.

BEE's (Hardwood tree):

On November 12, 2019 Duffy's Tree Service found a bee's nest in one of the hardwood trees they were pruning. They told homeowner who contacted Terry (Landscape Chair); she reported to all the Board. For over a month the Board has contacted many company's for removal plus educating themselves about bees. After discussing the issue, the Board agreed at this time removal is too expensive.

IRRIGATION REPAIR (COUNTRY GREENS)

FPL & electrician in community today to turn off electric to irrigation equipment; electrician replaced panel; it now has to be inspected by county; after inspection FPL will turn electricity on.

Awning update: President Freedman discussed factors of replacing existing awning. Right now, it is a work in progress.

NEW BUSINESS:

Prune Palm Trees: T. West (Landscape chair) submitted 2 bids for Board approval; Duffy's \$3,551 and Mignano \$2,600. Mignano gave the community a "preferred customer discount" of \$1,200.

MOTION made by T. West recommending HOA hire Mignano for \$2,600; 2nd by J. Rana. Motion passed.

SWA GARBAGE CONTAINER:

New garbage containers received from SWA have made a problem as HOA documents & rules make it clear that garbage can may not be visible from the road. Our Attorney has advised a supplement to the Rules & Regulations which will be voted on by the Board of Directors & recorded in public records. The supplement along with a Notice of meeting will be scheduled within the next couple months.

Meeting adjourned @7:55 PM.

Respectfully submitted,
Terry West, Secretary/Treas.

COBWRA

COALITION OF BOYNTON WEST
RESIDENTIAL ASSOCIATIONS

DELEGATES MEETING HIGHLIGHTS • AVALON ESTATES • DECEMBER 18, 2019

WELCOME

AVALON ESTATES PRESIDENT JOSEPH LIPSKY and **DELEGATE BARRY WILBUR** welcomed the Delegates and other guests to their community.

ELECTED OFFICIALS' REPORTS

- **DISTRICT 3 SCHOOL BOARD REPRESENTATIVE KAREN BRILL** reported that school bus drivers are leaving the District to drive trucks for Amazon because of higher pay. She also noted that the School District Inspector General is retiring.

FIRST RESPONDERS' REPORTS

- **PBSO DISTRICT 6 CAPTAIN SHAWN EASTMAN** reported that PBSO recently raised \$100K for charity and provided 150 turkeys and meals to families in need. He was pleased to report that vehicle burglaries are down. However, he stressed the importance of not leaving packages in plain sight when the car is unoccupied.
- In the absence of Battalion Chief Anthony Tozzi, who was at a leadership meeting, **PALM BEACH COUNTY FIRE RESCUE** was represented by Steen Erikson, West Boca District Chief Tracy Adams, and Terrel Patterson. They reported that in the COBWRA service area PBC Fire Rescue responded to 2,820 calls in the month of November. The Delegates were also reminded never to leave burning candles unattended.

PRESIDENT'S REPORT

- **CANYON DISTRICT PARK UPDATE:**
 - The Dog Park is being relocated from Hypoluxo and Lyons Roads to the Canyon District Park. The Hypoluxo and Lyons site is now slated for pickleball courts with an undetermined start date for the pickleball court project.
 - The conceptual master plan does not include baseball fields.
 - The concession stand will be a one-story building which will also house the restrooms.
 - The park will have two large pavilions.
 - There are two lakes within the park.
 - The groundbreaking for the park is slated for February/March 2020.
 - There will be no groundbreaking for the library until the new soccer fields are completed. The library is still in its early design process and most likely not get its permits until late next year.
- COBWRA is a participating sponsor of the **2020 CONCERT SERIES AT THE CANYON TOWN CENTER** along with the Palm Beach County Parks and Recreation Department and *Nostalgic America Magazine*.
- COBWRA-sponsored **BE A BUDDY NOT A BULLY BUDDY BENCHES** will be installed at Indian Pines and Hidden Oaks Elementary Schools.

GOVERNMENT AFFAIRS COMMITTEE REPORT

COMMITTEE CHAIR STEVE WALLACE reported that he will be attending Palm Beach County Days in Tallahassee in January along with President Beth Rappaport, Committee Vice Chair Linda Levine and Past President Phil Barlage. The COBWRA Tallahassee Delegation will advocate for the following Legislative Priorities that were approved by the Delegates at the meeting:

Growth Management: Support SB 250 (Berman) and HB 6019 (Casello) which repeal the prevailing party attorney fees provisions when a municipal/county development order is challenged in court.

Vacation Rentals: Oppose any bill that allows vacation or short-term rentals that would adversely affect existing community association documents.

Education: Support legislation that provides increased funding for teacher salaries across the board and mental health professionals in district-owned public schools.

Environmental: Oppose any legislation that authorizes drilling, exploration, fracking, and matrix acidization in the State of Florida.

Health and Wellness: Support SB 1198 (Berman) and HB 899 (Casello) which creates the Purple Alert for missing adults with cognitive, developmental or intellectual disabilities.

Authorization: The Board of Directors authorizes the COBWRA Tallahassee Delegation to address issues affecting our member residential associations should such issues be presented prior to the opening of the Session.

SPECIAL PROGRAM

APRIL 1



Palm Beach County Director of Public Affairs Lisa De La Rionda emphasized the importance of participating in the 2020 Census. She noted that the amount of revenue Palm Beach County receives over the next 10 years will be based on the results of the census. Ms. De La Rionda emphasized that an individual's census should be completed in the community where that person will be living on Census Day, April 1, 2020. Therefore, seasonal residents who will be living in Palm Beach County on April 1, 2020 should complete the census using their Palm Beach County address. She also stressed the importance of reporting every person living in the household, including young children.

NEXT MEETING JANUARY 15 AT BELLAGGIO

Thank you to our December Breakfast Sponsor Centennial Bank

Highlights and Photo by Sharon Reuben



Chair Yoga

Thursday 10-10:45 a.m. CG Clubhouse. \$5 per class.

Any Questions, call Lisa Feldman



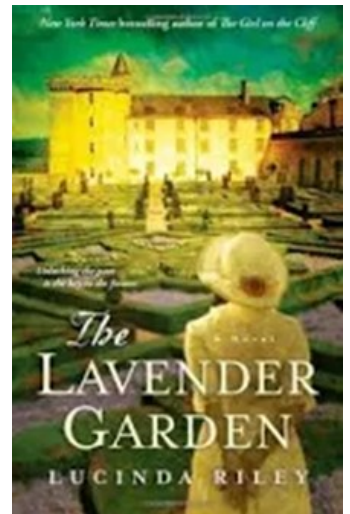
BOOK CLUB

THE LAVENDER GARDEN

By Lucinda Riley

January 20th

1:00 pm



**SENDING YOU ALL VERY HAPPY WISHES FOR A
JOYOUS HOLIDAY AND A WONDERFUL NEW YEAR!**



**Barbara Coulter Puchalski
barbaracountrygreens@gmail.com**





**COUNTRY GREENS PRESENTS
A BASEBALL GAME BETWEEN THE**

WASHINGTON NATIONALS vs. NEW YORK YANKEES



WHERE: THE COVERED 3RD BASE PARTY DECK
FITTEAM BALLPARK OF THE PALM BEACHES
5444 Haverhill Road
West Palm Beach, FL 33407

WHEN: Thursday, March 12, 2020 TICKETS ARE LIMITED
ARRIVAL TIME 12:30 PM GAME TIME 1:05 PM

LUNCH: ALL YOU CAN EAT BUFFET LUNCH AND SOFT DRINKS
Buffet service begins 30 minutes before the first pitch and extends
For an additional 60 minutes

MENU: GRILLED HAMBURGERS, ALL-BEEF HOT DOGS, CITRUS MARINATED
GRILLED CHICKEN, CREAMY COLESLAW, MUSTARD POTATO SALAD,
HOMEMADE KETTLE CHIPS WITH DIP, SEASONAL FRESH FRUIT
DISPLAY, ASSORTED FRESH BAKED COOKIES

DRINKS: UNLIMITED soda, lemonade, iced tea, water. (CASH BAR)

COST: MEMBERS \$53.00 PP NON-MEMBERS \$55.00 PP

Reservation spaces are guaranteed through Jan 6. with full payment refunds cannot be guaranteed after the 6th.

Parking will be \$10 per car. Carpooling is encouraged

Handicap accessible via elevator

Checks are payable to: Villaggio Snowbirds Club

Bob & Lynne Freedman 561-734-5194 are collecting the money and coordinating with Villaggio

**ALL ARE WELCOME TO THE COUNTRY GREENS SOCIAL CLUB
SEASON OPENER HAPPY HOUR**

FRIDAY, JANUARY 3rd, 2020, AT 5:30_{PM}

HOT DOGS & HAMBURGERS WITH the FIXINGS!

SOCIAL CLUB MEMBERSHIP DUES (\$20) WILL BE COLLECTED

**Membership entitles you to minimum charges for participation in all
Social Club Events during the entire year. Some of which include:**

Happy Hours with Hot Dogs & Hamburgers

Potluck Dinners

French Toast & Omelet Breakfast

Halloween Party

Dog Races...

and more!!!



AND MOST IMPORTANTLY, HAVING FUN WITH YOUR FRIENDS AND NEIGHBORS!

*Happy
New Year*

IN THE GARDEN

Caring for Your New Orchid – UF/IFAS

By Wendy Wilber, Alachua County Extension Office

Q: I have a beautiful orchid that was a gift. The label says it is a Phalaenopsis orchid. The flowers are gone now, but the plant is really healthy. Is it OK to leave it inside, and how do I get it to bloom again?

A: Phalaenopsis, or the moth orchid, is a favorite orchid to grow as a houseplant. They bloom beautifully inside with a large flower spike of white, pink or purple flowers. The plant itself is small in nature with only a few 5 to 6-inch leaves growing in a rosette.



Your home's growing conditions of bright light and moderate humidity are probably fine for growing this easy orchid. They are best grown in a bright window with a little or no direct sun. Usually an east window or a shaded south or west window will provide perfect growing light.

Regular watering keeps the plant healthy, but don't overdo it. Let the growing medium nearly dry out between waterings. Overwatering will cause root rot and maybe death.

Fertilize your orchid twice a month with a soluble orchid fertilizer such as 30-10-10 or 20-14-13; this is a solid fertilizer that you dilute in water.

Repotting should be done about every two years in the spring. Select an orchid pot that is slightly larger, and use new orchid potting medium. There is no real soil in orchid medium; it's made up of mostly bark and plant fibers.



AND THEN IT IS WINTER

You know time has a way of moving quickly and catching you unaware of the passing years. It seems like yesterday that I was young, just married, and embarking on my new life with my mate. Yet in a way, it seems like eons ago, and I wonder where all those years went.

I know that I lived them all. I have glimpses of how it was back then and of all my hopes and dreams. But, here it is... the winter of my life, and it catches me by surprise... How did I get here so fast? Where did the years go and where did my youth go? I remember well seeing older people through the years and thinking that those "older people" were years away from me and that winter was so far off that I could not fathom it or imagine fully what it would be like.

But, here it is...my friends are retired and getting grey... they move slower and I see an older person in myself now. Some are in better and some worse shape than me... but, I see the great change... Not like the ones that I remember who were young and vibrant...but, like me, their age is beginning to show, and we are now those older folks that we used to see and never thought we'd be.

Each day now, I find that just getting a shower is a real target for the day! And taking a nap is not a treat anymore... it's mandatory! Cause if I don't on my own free will... I just fall asleep where I sit!

And so... now I enter this new season of my life unprepared for all the aches and pains and the loss of strength and ability to go and do things that I wish I had done but never did!! But, at least I know, that though the winter has come, and I'm not sure how long it will last... this I know, that when it's over on this earth... it's not over. A new adventure will begin!

Yes, I have regrets. There are things I wish I hadn't done... things I should have done, but indeed, there are also many things I'm happy to have done. It's all in a lifetime.

So, if you're not in your winter yet... let me remind you, that it will be here faster than you think. So, whatever you would like to accomplish in your life, please do it quickly! Don't put things off too long!! Life goes by quickly. So, do what you can TODAY, as you can never be sure whether this is your winter or not!

You have no promise that you will see all the seasons of your life... so, LIVE FOR TODAY and say all the things that you want your loved ones to remember... and hope that they appreciate and love you for all the things that you have done for them in all the years past!!

"Life" is a GIFT to you. The way you live your life is your gift to those who come after. Make it a fantastic one.

Remember: "It is Health that is real Wealth and not pieces of gold and silver."

~Your kids are becoming you.....but your grandchildren are perfect!

~Going out is good... coming home is even better!

~You forget names... but it's OK, because other people forgot they even knew you!!!

~You realize you're never going to be really good at anything.... especially golf.

~The things you used to care to do, you no longer care to do, but you really do care that you don't care to do them anymore.

~You sleep better on a lounge chair with the TV blaring than in bed. It's called "pre-sleep."

~You miss the days when everything worked with just an "ON" and "OFF" switch...

~You tend to use more 4 letter words ... "what? "...when?"...???

~Now that you can afford expensive jewelry, it's not safe to wear it anywhere.

~You notice everything they sell in stores is "sleeveless?!"

~What used to be freckles are now liver spots.

~Everybody whispers.

~You have 3 sizes of clothes in your closet.... 2 of which you will never wear.

~But "Old" is good in some things:

Old Songs, Old movies ... and best of all, our dear ...OLD FRIENDS!!

Stay well, "OLD FRIEND!"

Thank you, Terry West



**&
Read**

COUNTRY GREENS 2020 DIRECTORY

It is that time of year that we are preparing the new Country Greens phone directory. Please check your information in the current directory. If you have any corrections, wish to add your email to either receive the Gazette or E-Blasts from the Board of Directors (or both), please email Barbara Puchalski at barbaracountrygreens@gmail.com

PARKING



According to the 2018 Rules & Regs (5e), states that **NO** vehicle may park in the street from 1:00 am -6:00 am. Commercial Vehicles may park on the streets from 8:00 am—8:00 pm.

Overnight parking is permitted in designated parking areas between 10:00 pm and 8:00 am. It is **REQUIRED** that you make arrangements with a board member with the vehicle and contact information prior to parking.

Please note that emergency vehicle turn-around at the end of Country Greens Blvd and Forest Greens Dr (just before Shady on the other side of the hedge from the Club House parking lot), are **NO** parking areas.

Is Your Garbage Can Exposed??

Our rules and regulation supported by the documents clearly state that garbage cans may not be visible from the road. As a result of the new county cans and regulations some of our residents are now in violation of this rule. We will be proposing the following rule change in the future. There will be an official notice sent so it can be adopted in accordance of the law. There will be no enforcement until the following is legally adopted. You will have about 1 month to comply after adoption.



Trash cans and recycle bins must be returned and stored and remain at a location which cannot be seen from the road until the next collection time. A resident may place their garbage can within the fence line in front of their unit provided they create a barrier which will prevent the garbage can from being seen from the road. The barrier may consist of a fence or plantings which will grow to a height of at least four (4) feet and can be easily trimmed by the Association's landscaping company. Any such barrier must be approved in accordance with the Association's Architectural Control procedures. (ficus will not be approved)

Obviously, there are other alternatives like putting the can in the rear or of the unit, a neighbor's garage, behind a fence or putting garbage in a neighbor's can with permission. The term fence line refers to a distance of 12 feet from the front exterior wall, not including a garage which extends beyond the front wall. Please contact a board member/management for advice or questions.

