



THE CG GAZETTE



Barbara Puchalski - Editor

Terry West—Distribution

President's Message

Another year in our shared journey has begun. All owners and residents care and understand the need to maintain our basic quality life. We all appreciate the effort by so many who have made significant improvements to their units and property. The board and other dedicated residents give of their time effort to improve and maintain the community assets and activities. The success of Country Greens is truly a team effort.

We all recognize that despite our best intentions, we will have disagreements about the best course of action. These differences may be brought to light as we elect 3 unit owners to our board for 2 year terms. A community grows and prospers through open dialogue and working together in the common good as a priority after the votes are counted. Every community member has the right to ask questions of those who seek election.

Country Greens functions like a small village. Everyone hopes only the best for the others. Each upheaval is a challenge. Everyone has an opinion about the events. At the last board the board expressed a need for our residents to share in the responsibility of governing. It will be up to those elected as board members to determine the standards and direction of our gem of a community. Your participation will greatly influence our ability shine in the years to come.

On behalf of your board of directors, I wish all a happy, healthy safe and prosperous new year.

Bob Freedman, President, mrfreed@aol.com



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

Mark Your Calendar

☑ Monday & Thursday ~
Poker, 6:30 pm

☑ Wednesday & Friday ~
Mahjong, 12:30 pm



☑ Thursday ~ Chair
Yoga, 10 am

☑ Fri, Feb 1st, 5:30 ~ Social Club Meet
& Greet, hors d'oeuvres served, all
residents invited

☑ Sun, Feb 3rd, Valentine's Dinner RSVP
Due

☑ Sun, Feb 10th, Valentine's Day Dinner

☑ Fri, Feb 15th, RSVP for the Spaghetti &
Meatballs Dinner is Due

☑ Tues, Feb 19th, Annual & Election
HOA meeting, Sign in 5:45

☑ Fri, Feb 22nd, 5:30 ~ Spaghetti &
Meatballs Dinner, poolside

☑ Sat, Feb 23rd, Annual Breakfast



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 7:00 am until midnight. 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 for
bad weather



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".



PLEASE!

Clean up after
your dog



Violators will
be brought
before the
Grievance
Committee

**IT'S THE
FLORIDA
STATE LAW!**

COUNTRY GREENS @ WESTCHESTER HOA, INC.
BOARD OF DIRECTORS MEETING
TUESDAY, JANUARY 15, 2019 ~ DRAFT TO BE APPROVED

DIRECTORS PRESENT: President B. Freedman; VP J. Slocum; Secretary-Treas. T. West, Directors J. Grimaldi, M. Allen, H. Brecher & J. Rana

Meeting called to order @7PM with quorum established.

PROPERTY MANAGER: K. Elliott

CORRESPONDENCE: none

PRESIDENTS REPORT: President Freedman stated following:

1. Any member see's a violation send email to Kris@campbellproperty.com or call Campbell Property Management office to report 561.432.2703
2. No new info on cell tower west of Tuscany Bay
3. Need volunteers to attend COBWRA meetings
4. Need volunteers for grievance committee
5. Next month (February 19, 2019) is Annual meeting with election of officers; intents to run for Board are due Jan. 25th
6. Residents needed to volunteer for Architectural/Landscape Committee
7. CG front entrance wall & fence will be pressure cleaned & painted
8. Complaint received that leaves from Starlight Cove being blown into their yard; Kris will mail letter
9. Clubhouse doors & gates locks changed
10. Roofs: Old records show original application approved by PBCounty supplied name of shingle made by GAF installed 2003-2004; research on going to address algae problem with vendors

APPROVE MINUTES:

Motion made by H. Brecher to approve December 4, 2019 & December 18, 2019 minutes with no corrections made; 2nd by J. Grimaldi. Motion passed.

FINANCIAL REPORT:

Petty Cash \$400; Centerstate Operating \$83,142.02; Centerstate MM \$81,062.31 TOTAL \$164,604.33

Reserves: TransCap Bank (2 CDs) \$101,607.57 each; Valley National \$210,728.19 TOTAL \$413,943.33

Motion made by J. Grimaldi to accept financials as read; 2nd by M. Allen. Motion passed.

ARCHITECTURAL: No requests

LANDSCAPE:

12137 CG: request to plant two hibiscus bushes on side of screened porch facing street & flowering plants in rear of villa; Motion made by T. West to approve request; 2nd by J. Slocum. Motion passed.

NEWSLETTER: email or drop off articles to Editor-Barbara@barbara countrygreens@gmail.com by Sunday, January 20, 2019

CRIMEWATCH: Sam Albergo, Our COP delegate keeping eye on community.

DRAFT OF MEETING MINUTES ~ TUESDAY, JANUARY 15, 2019 ~ CONTINUED

COBWRA (Coalition of Boynton West Residential Associations)

Highlights of monthly meetings are included in our Gazette newsletters; history of COBWRA, visit:

www.cobwra.org/cobwras-history

POOL: M. Allen stated 10 new lounges will be delivered Jan. 17, 2019

PROPERTY MANAGEMENT:

Kris, Property Mgr. reported 1st notice dated January 4, 2019 regarding Annual meeting & intent to run has been mailed; final notice will be mailed end of January. She reminded members to contact their insurance company to send copy of insurance coverage as stated in HOA documents to Lake Worth office; she also reminded members that census letters with copy of driver's license must be placed on HOA white box @bulletin board.

SOCIAL/ACTIVITIES COMMITTEE:

J. Grimaldi reported Saturday, January 19th @7PM will be "Dog Races" with snacks, cash bar, cake & coffee; Friday, February 1st ALL residents invited to "Meet & Greet"; watch flyers posted on bulletin boards.

SUPPER CLUB:

M. Allen reported the January 25th dinner is sold out. The next dinner is scheduled for February 22nd which will be spaghetti & meatballs. Contact David Allen 561-738-3119 or Mike Arnone 978.807.8207 for reservations & payment.

MASTER ASSOCIATION: No report

OLD BUSINESS:

Bocce Court Update: President Freedman reported court will be tested as league starts to play on January 17th.

Pressure Cleaning Update: M. Allen reported she has 55 HO signed & paid; information as to date etc. will be posted on bulletin boards.

NEW BUSINESS:

Electrical (lighting) update: Request by Marie Allen for 2-3 volunteers to check out dark area's & report to her

Roof Cleaning vendors: after earlier discussion by President Freedman, a motion was made by T. West to table this issue as more research needs to be completed; 2nd by J. Rana. Motion passed.

J. Grimaldi asked that all Owners with dogs need to update their file with copy of shot renewals.

H. Brecher made motion to adjourn meeting; 2nd by J. Grimaldi & passed.

Respectfully submitted,
Terry West, Secretary-Treas.

MINUTES FOR THE MEETING OF THE EXECUTIVE COMMITTEE OF THE COUNTRY GREENS SOCIAL ACTIVITIES CLUB

1. Friday, February 1st: MEET AND GREET. ALL RESIDENTS INVITED. Hors d'oeuvres will be served. Cash Bar. 50/50 Raffle and Raffle for Wine Basket.
2. February 10th, Valentine's Day Dinner at Avanti's, RSVP Due Feb 3rd
3. Saturday, February 23rd: Annual Breakfast.
4. Friday, March 8th: Regular Happy Hour/Hot Dogs& Hamburgers. 50/50 Raffle.
5. Friday, March 22nd: Pot Luck Dinner. 50/50 Raffle. Wine Basket Raffle.

The Next Executive Committee Meeting will be held on Monday, January 28th at 4:00PM.

VOLUNTEERS ARE NEEDED

Members of the community will be needed in the near future to provide leadership and assist the board of directors in fulfilling its governing responsibilities. If you are interested or have questions, please let Kris Elliott or Bob Freedman know. You will need to provide your contact information and indicate which responsibilities you would be interested and any qualifications you may have. Below are the four positions and brief explanation of the responsibility.

GRIEVANCE COMMITTEE: This group meets to determine whether a resident should pay a fine which the board wishes to levy for violating any of our governing documents. A person filling this position must be an owner who is not a relative or believes their relationship with the board or a member might influence their judgement. The committee acts as jury to determine if a fine is appropriate.

COBWRA: Every community who belongs is entitled a delegate and three alternates. The meetings are held at 9:30_{am} on the 3rd Wednesday monthly. This group is a coalition of member communities in the West Boynton Area. The purpose is lobby local government, provide training and educational forums for the members. Meetings include breakfast and end about 11 am The main mission is to protect the quality of residential life in our area. It is a political active group with opportunities of leadership for those wishing to become involved. The next meeting is February 20th @9:30AM @Coral Lakes; call Terry 561.369.8614 (car pool).

ARCHITECTURAL: Its members help the board to evaluate if any building or proposed modification of a structure is a violation of the any governing document or law. Another responsibility is to evaluate claims of HOA responsibility by an owner. The committee must report their findings to the board for final determination. This committee also should make suggestions to the board for improving our infrastructure.

LANDSCAPE: Its members review all applications for changes in the landscaping near a unit and report violations of landscaping rules and laws to the board for action. The members make periodic inspections of owner and community landscaping in order to make a recommendation to the board.

BOARD ELECTION ~ LET YOUR VOICE BE HEARD

On February 19th Country Greens HOA will be conducting an election for three board of director positions with 2-year terms. Anyone interested in running should submit their notice and qualification information January 25 to Kris Elliott at Campbell management. The annual meeting for this purpose will begin at 6:00 PM, with sign-in @ 5:30. One owner from each unit will be permitted to cast a ballot, which may be done in person or by proxy. Votes will be counted by volunteer residents under the direction of Kris Elliott.

The candidates with the three highest votes totals will be declared the winners. Following the announcement, the new board will meet briefly caucus outside the meeting room to choose the elected officers. A board member will announce the result of the caucus and a formal vote will then take place at the meeting. All officers have a 2-year term. The special meeting will then be adjourned, and the regular meeting will begin with the 3 newly elected members and officers assuming their responsibilities.

The process used in electing board members and officers is consistent with our governing documents, Florida law and the traditions of our community.

CGHOA CENSUS FORMS

It is required by Florida law that an adult (55+) community upon request by the State be able to provide evidence that it qualifies for this status. Over the last two months we have been providing forms to residents to be filled out and returned with documentation of the residents age. We must continue this effort until a form has been submitted for every unit.

Copies of the form are available in the white community mailbox, from management or Bob Freedman. Upon completion they may be placed in the white mailbox or returned to board member with a photocopy of a document which proves the residents age.

All forms and documents will be retained by Country Greens and only shared if we receive a request from the state to prove we meet the standards for an adult community. Our form has nothing to do with the Federal census which takes place every 10 years. Your co-operation in this effort will be appreciated and is necessary to protect our future.



COBWRAJanuary 2019 Delegate's Meeting
Highlights**Delegates Meeting**

January 16, 2019 • Valencia Reserve

Delegate Stan Sherman welcomed the Delegates on behalf of his President and Board.

There were three business items addressed:

1) Election of the 2019 Nominating Committee

The following members were elected to serve on the 2019 Nominating Committee:

- Bruce Brodsky - Cascade Lakes
- Sheila Forem - Valencia Isles
- Sharon Reuben - Valencia Isles
- Larry Wolberg - Aberdeen
- Steve Wolfberg - Valencia Pointe

Sharon Reuben was appointed to serve as the temporary chair until the Committee holds an organizational meeting.

2) Growth Management Committee Report

Growth Management Committee Chair Steve Oseroff presented the following proposed project for consideration:

- **Fountains of Boynton corner of Jog Road and Boynton Beach Boulevard:** Request to extend hours of operation for approved fitness center to 5:00 a.m. – 12:00 midnight. (addition of 2 hours) Motion passed.

3) Bylaws Committee Report

Bylaws Committee Chair Debbie Murphy presented the proposed revisions to the Bylaws as recommended by the Bylaws Committee and approved by the COBWRA Board. Due to time constraints, the chair was unable to present all of the proposed revisions. Therefore, the meeting was adjourned to a date and time to be determined by the President at which time the remainder of the Articles will be presented, discussed and voted on.

NEXT MEETING:

February 20, 2019, 9:30 a.m. at Coral Lakes

To find the history of COBWRA, go to www.cobwra.org/cobwras-history/. It is a very interesting outline of the coalition that our community is apart of.

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)

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.

OBITUARY

**Find strength in the love of family and in the
warm embrace of dear friends**

RALPH DIBENEDETTO

Monday, January 14, 2019

HELP MAKE 2019 A SPECIAL YEAR FOR THESE SPECIAL STUDENTS



SOCIAL ACTIVITIES CLUB CHILDREN'S SUPPLY DRIVE For Rolling Greens Elementary School Continues

APPRECIATED DONATIONS ARE:

Facial Tissues, Individually Wrapped Snacks, Cereal, Fruit Cups, Anything that comes in Easy Open, Cans & Cartons, Disinfecting Wipes, Liquid Hand Soap & Hand Sanitizer

TEACHERS WOULD APPRECIATE PRINTER PAPER

Simply drop donations in the bin in the clubhouse

Any questions, feel free to contact Maryanne Rana, 561-733-9288

THANK YOU!!!



BOOK CLUB

THE GIRL WHO WROTE IN SILK

by Kelli Estes

Monday, January 28th, 2019

1:00 PM

At the Clubhouse



Everyone enjoying the new lounge chairs....please take care to cover the lounges when you use them



Please remember to fill out your census form and photocopy of an I.D. It is required by Florida law we to have one for every unit resident. Place in white HOA mailbox or email



The entire new set of rules & regs are available on our website ~ mycountrygreens.com





Gone To The Dogs!



COUNTRY GREENS SUPPER CLUB

Spaghetti & Meatballs Dinner Soft Drinks, Dessert and Coffee

BYOB

Friday, February 22, 2019 Pool Side. 5:30pm

\$12.00 per person



Reservations and prepayment are required. The chicken & ribs dinner sold out - please make your reservations early

Regrettable we can not accommodate walk-ins

Please call Dave Allen 561-738-3119 or 978-807-8207 or

Mike Arnone 336-402-0532 no later than February 15

to guarantee your seat at the table.

Save the date for future dinners:

March 17 – Corn Beef and Cabbage



IN THE GARDEN

So, you bought or received a poinsettia plant during the holidays. Now what? **DON'T THROW IT OUT!**

It can be a challenge, but it is possible to have your plant flourish for a very long time.



Did you know?

The poinsettia is native to Mexico. The ancient Aztecs used poinsettias in their fall celebrations.

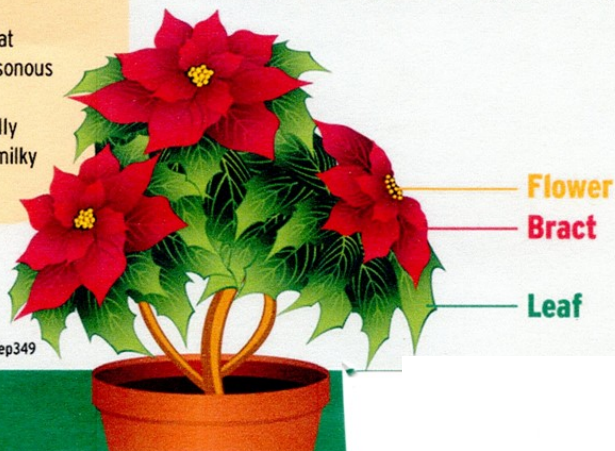
Named for Joel Poinsett, the botanist and U.S. Ambassador to Mexico who introduced the plant to the U.S. in 1825.

The colorful and showy "flower" is actually a cluster of modified leaves called bracts. The true flowers are small and clustered in the center of the bracts.

As a result of intensive breeding, there are more than 150 varieties of poinsettias to choose from.

Research has shown that poinsettias are not poisonous to people or pets, although some are mildly allergic to their white, milky sap.

References:
Brown, S.P. 2013. *Poinsettias at a Glance*. UF/IFAS EDIS publication ENH1083. <http://edis.ifas.ufl.edu/ep349>



POINSETTIA

Pointers

Caring for Potted Poinsettias

- 1 They do best on a porch or in a window with indirect sunlight for at least 6 hours per day.
- 2 If indoors, room temperatures of 65° - 70°F are best; keep them away from cold drafts and excessive heat.
- 3 Water thoroughly only when the surface of the soil is dry to the touch; do not water too frequently.
- 4 Indoors, fertilize lightly only every 4-6 weeks.
- 5 In April, when the leaves and bracts begin to deteriorate and fall off, cut the plant back and give it sun, water and fertilizer regularly.
- 6 A real challenge is to reflower plants indoors the next year. In October, start keeping the plant in complete darkness for at least 13-14 hours each day and in bright light the rest of the day. After about 2 months, your plants will develop a colorful display of holiday blooms.



Poinsettias in the Landscape

- 1 Varieties that naturally bloom in early to mid-November are the best for central and north Florida's landscapes.
- 2 It is best to keep these plants in brighter light during the winter, rather than indoors.
- 3 Plant in early spring as soon as the danger of frost is past. Choose a sunny spot (3-6 hours of sun) that will not receive artificial light at night.
- 4 Cut off fading bracts, leaving 4-6" of the stem on each branch.
- 5 Poinsettias prefer moist, well-drained soils with a pH between 5.5 and 6.5.
- 6 Keep mulched and well-watered until established; fertilize monthly with balanced amounts of nitrogen and potassium, and low phosphorus. Controlled release fertilizers are good.
- 7 Cut back once a month if needed, leaving 4 leaves on shoots; stop pruning in early September.
- 8 Poinsettias are nice in landscape containers, but proper watering is more critical.

For information about poinsettias, go to solutionsforyourlife.com, or visit your local UF/IFAS Extension office.



**&
Read**

PRESSURE CLEANING

They will start **PRESSURE CLEANING** on January 29 at the start of Country Greens Blvd

it will probably take 2-3 days to complete depending on the weather

We would ask that you make sure that all areas that are being cleaned have everything removed...they will not do it for you

Cars should be moved to the street and we hope you will return them to your driveway as soon as possible

We would like you to all park on the same side if possible for security reasons



****ARE YOU IN THE DARK? ~ WE NEED TO KNOW****

The Board is working on looking at additional areas in the community that are dark at night. If you have an area you would like us to look at please send an e-mail to Marie Allen mallen@stemsons.com

2019 COUNTRY GREENS PHONE DIRECTORY

It is that time again to update our community phone directory.

Please check your information in last years directory. If you would like to make ANY changes, put them in writing and place in the HOA mailbox.. DUE DATE JANUARY 31ST.

We would also like to update all email addresses. If you are not receiving emails from Barbara Puchalski, barbaracountrygreens@gmail.com, put in writing your email address with contact info in the HOA mailbox. Also indicate if you would like to receive The Gazette via email. Not only do we want to go as paperless as possible but feel that you will enjoy the color of the emailed Gazette much more.

We are looking for submissions for the cover of the new directory. It could be a photograph, poem, drawing, etc. that reminds us of life in our community. Submit to barbaracountrygreens@gmail.com.

From the Editor
Please make submissions to The Gazette by the
Sunday after each months board meeting.
Barbara Coulter Puchalski,

