



# THE CG GAZETTE

Barbara Puchalski - Editor

Terry West—Distribution



## President's Message

The end of June marks the conclusion of a very successful 2018-19 season at Country Greens. I write this from my Catskill Mountain home in a beautiful green valley. It is a nice relief from the recent heat in Florida. We are still in the process of adjusting to our northern responsibilities.

During this last season our community has begun a many-sided revitalization. The completion of our electrical upgrade project is underway, and the pool area work should be completed in mid-July. Unfortunately, it has become necessary to have the Forest Greens irrigation pump replaced and the piping system leading from it upgraded. These are original and can no longer be repaired. Though essential is an unexpected expensive project.

We are in the process modernizing our residential application procedures with guidance from Campbell Management. In a few weeks you will be receiving a letter requesting that residents volunteer for committees which will be essential to the operation of the community and the continued expansion of our activities.

In the last months a significant number of units have been sold, many to full time residents. Country Greens is a changing community. It is all our responsibilities to play a positive role in our transition. The Board of Directors is committed providing leadership and being responsive to the concerns of all residents and owners. I know that everyone who is part of the Country Greens community wants our community to thrive and effectively adjust to new realities.

Together, we can continue to shine as the hidden gem of West Boynton. Have a great summer, see you all next season. Please do not forget that I can be contacted at [pres.cghoa@gmail.com](mailto:pres.cghoa@gmail.com)

Have a great summer, looking forward to the fall,

Bob Freedman, President, [pres.cghoa@gmail.com](mailto:pres.cghoa@gmail.com)

p.s. Lynne and I already miss our pool time.

### 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



- ☑ Mon, July 15<sup>th</sup>, 1:00 ~  
Book Club



**For additional information regarding Country Greens, please refer to our website at [mycountrygreens.com](http://mycountrygreens.com)**

### 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 HERE! ARE YOU 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, JUNE 4, 2019 ~ DRAFT TO BE APPROVED**

Meeting called to order at 7:03 PM by President Freedman with quorum established.

Directors Present: Bob Freedman, Joanne Slocum, Jeanne Grimaldi, Harvey Brecher & Terry West.

Absent: Marie Allen, Joe Rana

Kris Elliott, Property Manager attended

CORRESPONDENCE: None

**PRESIDENTS REPORT:**

President Freedman discussed committee system that has been instituted; letters will be mailed to homeowners with a volunteer page; system will be put in place in the fall (October).

Application procedure: Management company (Campbell Property) contacted

HOA Board to change receiving & approving any applications for new residents to online with records at a secure website, no cost to HOA, fees to be collected from applicant. Board approved procedure @May Board meeting.

**APPROVE MINUTES PREVIOUS MEETING:**

MOTION made to approve minutes of May 21, 2019 Board meeting with no changes made by J. Grimaldi; 2<sup>nd</sup> by J. Slocum. Motion passed.

FINANCIAL REPORT: None

**ARCHITECTURAL:**

12215CG: application submitted to repaint driveway

12112CG: application submitted to paint (TufTop) driveway

12314FG: request approval to install new garage door

MOTION made by J. Grimaldi & 2<sup>nd</sup> by J. Slocum to approve requests. Passed.

LANDSCAPE: NONE

NEWSLETTER: submit articles to [barbaracountrygreens@gmail.com](mailto:barbaracountrygreens@gmail.com) by Sunday, June 23, 2019.

CRIMEWATCH: none

COBWRA: June 19, 2019 meeting highlights will be included in newsletter.

POOL: D. Prosser, Chair reports all OK.

PROPERTY MANAGEMENT: Kris Elliott, Prop.Mgr. will be mailing letter as reminder that all unit owners must provide a copy of the current declaration page of their homeowner's policy to Campbell Property Management annually upon renewal or change.

**DRAFT OF MEETING MINUTES ~ TUESDAY, MAY 21, 2019 ~ CONTINUED**

**SOCIAL/ACTIVITIES COMMITTEE:**

Social/Activities events will restart in September; watch bulletin boards for flyers.

**MASTER ASSOCIATION(WESTCHESTER):**

No report

**HURRICANE-BE PREPARED:**

Lillian Baumann, Director gave reminder that she is still in need of Captains as current Captains covering 2-3 areas; Captains interview all new owners & share important information with them; they distribute important Hurricane Survival materials & call all residents in their areas for updated information. We have a list of volunteers to help their neighbors in need after a Hurricane.

**OLD BUSINESS:**

**MIGNANO HURRICANE/TROPICAL STORM CLEANUP CONTRACT:**

President Freedman renegotiated the contract & discussed.

MOTION made by J. Grimaldi & 2<sup>nd</sup> by T. West to adopt contract; passed with H. Brecher voting no.

**ELECTRICAL UPDATE:**

President Freedman stated 1<sup>st</sup> phase is completed with placements of solar lights to be determined. J. Slocum will take recommendations for 4 solar lights.

He will meet with electrician & general contractor June 1<sup>st</sup>.

MOTION made by J. Slocum to accept additions proposed in clubhouse area; 2<sup>nd</sup> by J. Grimaldi. Motion passed.

**NEW BUSINESS:**

MULCH: Discussion held to mulch the mailbox & flagpole areas; T. West getting help from Ron Petersdorf with suggestions to have HOA do project.

MOTION made by J. Slocum 2<sup>nd</sup> by H. Brecher to approve project.

**MIGNANO SOD @MAILBOX PAVERS:**

Discussion held to place soil & sod @mailbox pavers.

MOTION made by H. Brecher, 2<sup>nd</sup> by J. Slocum to accept bid for \$277.50. Motion passed.

Meeting adjourned @7:40 pm on H. Brecher motion.

Respectfully submitted,  
Terry West, Secretary-Treas.





# COBWRA

COALITION OF BOYNTON WEST  
RESIDENTIAL ASSOCIATIONS

## COBWRA DELEGATES MEETING HIGHLIGHTS • VALENCIA COVE • JUNE 19, 2019

### WELCOME

VALENCIA COVE DELEGATE ANDREA LEVINE and PRESIDENT DONALD RESNICK welcomed the COBWRA guests to their community.

### RECOGNITION AWARD

PAST PRESIDENT KEN LASSITER was recognized for fifteen years of service as Editor of the COBWRA Directory.



### SCHOLARSHIP PRESENTATION

EDUCATION COMMITTEE CHAIRMAN SAM MANUELE presented COBWRA's newly created \$1,000 Scholarship Award to Payton Smith, who recently graduated from Park Vista High School. Payton, who will be attending Lynn University, is the first recipient of the Award.



### ELECTED OFFICIALS' REPORTS

STATE SENATOR LORI BERMAN reported that the Budget is on the Governor's desk awaiting his signature and that the new laws that were passed in the 2019 Legislative Session will go into effect on July 1.

STATE REPRESENTATIVE JOSEPH CASELLO explained that his first Legislative Session was very educational and that the subjects under discussion were extensive. He also announced that Committees begin meeting in September.

SCHOOL BOARD DISTRICT 3 REPRESENTATIVE KAREN BRILL reported that the Canyons Middle School is scheduled to open in 2023. The new high school being built on Lyons Road near the northern boundary of the COBWRA service area will enable students currently attending schools outside of the COBWRA area to be reassigned to Park Vista High School. She also announced that Steve Wallace will represent COBWRA on the selection committee for the new Hagen Road Elementary School principal.

*Photos and Highlights by Sharon Reuben*

STATE ATTORNEY DAVE ARONBERG announced that there has been a 40% decrease in opioid deaths in Palm Beach County and that law enforcement has arrested leaders of the Firehouse Gang that has been targeting the Riviera Beach area.

### FIRST RESPONDERS' REPORTS

#### **PBSO SOUTH REGION BUREAU MAJOR CHRISTOPHER**

KEANE reported that PBC Fire Rescue works very closely with the Sheriff's Department to coordinate emergency response efforts. Major Keane announced that car burglaries are down 30% and stolen vehicles are down 15%. He cautioned the Delegates to never leave keys in a car, especially when they contain a key fob.

The PBSO Document Shredding Event, coordinated by Lt. Beth Krivda, resulted in 19,000 lbs. of documents being shredded. Another shredding event is being planned for January.

#### **PBC FIRE RESCUE CHIEF OF OPERATIONS DOUG McGLYNN and DISTRICT CHIEF BATTALION 4 ANTHONY TOZZI**

presented COBWRA with a replica of a photo that hangs in the PBC Fire Rescue Headquarters. The photo is a visual depiction of how COBWRA and PBCFR WORK TOGETHER.



Chief Tozzi also reported that the Department responded to 135,641 calls in 2018, with 117,371 being medical calls.

### PRESIDENT'S REPORT

President Beth Rappaport reported that the COBWRA CONNECTION VENDOR EXPO was a huge success, raising \$26K. President Rappaport also announced that she, along with several other COBWRA representative, met with Chief Tozzi to discuss the soon-to-be-built Fire Station on Lyons Road "within minutes" of Valencia Cove. She also acknowledged the work of the Directory Committee and congratulated the Scholarship Award recipient.

### PROGRAM

#### **JOHN ARCHAMBO FROM THE SOLID WASTE AUTHORITY**

explained the changes that will occur effective October 1, 2019, including changes to collection of garbage, bulk items, construction and demolition, yard waste, and recycling.

For questions, contact the Solid Waste authority at:

561-697-2700 • [contactCIS@swa.org](mailto:contactCIS@swa.org) • WEBSITE: [swa.org](http://swa.org).

## REMINDER REGARDING TUF-TOP CONCRETE SEALER IN CEMENT FOR DRIVEWAYS

On page 2 of your phone directory is the information on painting your driveway. Please add this info to your directory. The item is #12111 Tuf-Top concrete sealer IN CEMENT; you have the option of adding SG60 anti-slip additive. BE SURE TO MENTION YOU ARE A RESIDENT OF COUNTRY GREENS @WESTCHESTER which they have registered in the computer. They also have another community with the name of Country Greens!!

You MUST submit an ARB form for HOA Board approval. The forms are located in the white mailbox attached to the back of the bulletin board at the mailbox. THANK YOU.

Board of Directors  
Country Greens @Westchester HOA, Inc.  
June 18, 2019



### RE: GUTTERS & DOWNSPOUTS

The Board is asking all owners to take the time to inspect your gutters and downspouts. Due to the start of the rainy season your gutters should be checked for leaves and debris. A back up of your gutters could cause deterioration to the fascia board on your home. In addition, your downspouts in the front and back of your home need to be checked to make sure they are positioned so that the out flow of water is not directly pouring into your front & rear beds. Doing so causes erosion and flooding in the beds which can also cause damage to the foundation of your home. Be sure to position the downspouts so that they are draining in the correct direction away from the home and not into the beds. We are also recommending that you buy and place a flex hose on the downspout that is causing the water to pool.

Thank you for your prompt attention.

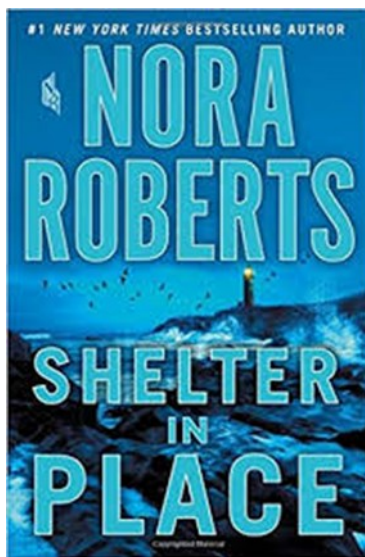
BOARD OF DIRECTORS  
Country Greens @Westchester HOA  
June 2019



**SCHOOL'S OUT FOR SUMMER!**  
**THE SOCIAL ACTIVITIES CLUB And The Kids From**  
**The Rolling Greens Elementary School**  
**THANK YOU FOR ALL YOUR DONATIONS**



HOPE WE CAN COUNT ON YOU AGAIN IN THE FALL



BOOK CLUB

Shelter in Place  
by Nora Roberts

Monday, July, 15, 2019

1:00 PM

At the Clubhouse



Let's give a big **"THANK YOU"** to Ron Petersdorf and Josiah Thurlow for mulching the mailbox & flagpole area in Country Greens. It sure beautifies this area of the community. We may have to have a meeting to discuss other sections that could use a "mulch" landscape covering.

Terry West, Landscape Chair



IN THE GARDEN

# WHAT'S FLOWERING in Florida?

## NORTH/ CENTRAL

- Firebush\*   
Native, evergreen (*Hamelia patens*)
- Crapemyrtle   
Non-native, deciduous (*Lagerstroemia* spp.)
- Hibiscus   
Native & Non-native, evergreen (*Hibiscus* spp.)
- Southern Magnolia   
Native, evergreen (*Magnolia grandiflora*)

\* In both North and South.

## Bird of Paradise

Non-native, evergreen (*Strelitzia reginae*)

## Firebush\*

## Frangipani

Non-native, deciduous (*Plumeria rubra*)

## Orange Geiger Tree

Native, evergreen (*Cordia sebestena*)

## Royal Poinciana

Non-native, semi-evergreen (*Delonix regia*)

## Wild Olive

Native, evergreen (*Cordia boissieri*)

## SOUTH

**UF** IFAS Extension  
UNIVERSITY of FLORIDA



For more information, please visit  
[GardeningSolutions.ifas.ufl.edu](http://GardeningSolutions.ifas.ufl.edu)



BIRD OF PARADISE

FIREBUSH



FRANGIPANI



WILD OLIVE



ORANGE GEIGER TREE



ROYAL POINCIANA







**&  
Read**

### WANT TO VOLUNTEER, MAKE A SUGGESTION, HAVE A QUESTION OR EXPRESS A CONCERN?



Email address [pres.cghoa@gmail.com](mailto:pres.cghoa@gmail.com) has been created to make it easier to contact Country Greens HOA. It will go directly to President Bob Freeman and only to Bob. He will be responsible for responding. It may not be immediate, as a response may require research, talking to others or he may have a tight schedule. All emails must include your name, address and phone number. You are still encouraged to contact Kris Elliot and other board members for assistance. It is also possible that your email may be forwarded to the person best able to respond. This email address will make it easier for you to contact him especially when he is away from the community.

### REMINDER

During heavy rain events temporary flooding of streets & parking lots is expected. These areas are designed as secondary retention areas & protect homes & building from flooding. Move your cars to higher ground & away from trees. Parking in swales or other low-lying areas may cause water damage to your vehicle.

For additional question or concerns, contact the Lake Worth Drainage District for information as they control the water levels of the lakes. [email:info@lwdd.net](mailto:email:info@lwdd.net) phone# 561.498.5363



**BJCP**

**RED ADMIRAL BUTTERFLY**

From the Editor

Another season has come to an end. It has been a pleasure to work with our wonderful community to put the Gazette together each month. A very special thank you to Terry West without whom I couldn't have done it. She truly is a joy to work with.

If anyone has a tidbit that they would like to share with the community over the summer, please send it to me. I would be happy to forward it via email. If there is enough, I will consider sending out a Summer E-Gazette!

**ANOTHER REASON TO GIVE ME YOUR E-MAIL ADDRESS.**

Enjoy your summer!

Barbara Coulter Puchalski  
[barbaracountrygreens@gmail.com](mailto:barbaracountrygreens@gmail.com)