

THE CG GAZETTE

Barbara Puchalski - Editor

Terry West—Distribution

President's Message

The weather has heated up and many of our residents have retreated to their more northern residences. Our pool attracts many, especially in the afternoon. The last group of snowbirds will be leaving soon. We all know that Country Greens will continue to thrive. Almost a dozen of homes have sold or in the process of changing ownership. We now know that the value our units have increased. During this last season many owners have made significant property improvements or are planning to do so. All this indicates that our gem of a community will continue to shine.

The board is continuing its process of looking to the future. This is reflected in our summer projects and recent decisions made to modernize some governing procedures. The board members wish to encourage greater resident participation. It is not only the maintaining of property that makes our desirable community. It is important to be a welcoming community with a spirit of cooperation. I believe respectful honest dialogue is the key.

On behalf of your entire board of directors, we hope that will share your concerns and suggestions with us. It is your input which will help guide our decision-making process. We are a relatively small and every resident is important. It is our hope that greater input and volunteer assistance from the community members will enable us to more effectively make decisions having a positive impact on the general welfare our community. We are looking forward to working with you.

Bob Freedman, President, mrfreed@aol.com

Mark Your Calendar

- ☑ Monday & Thursday ~
Poker, 6:30 pm
- ☑ Wednesday & Friday ~
Mahjong, 12:30 pm



- ☑ Tues, June 4th, 7:00 ~ HOA Board Meeting
- ☑ Mon, June 17th, 1:00 ~ Book Club



For additional information, please refer to our website at mycountrygreens.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

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, MAY 21, 2019 ~ DRAFT TO BE APPROVED

Directors Present: President Bob Freedman, Secretary-Treasurer Terry West, Jeanne Grimaldi, Harvey Brecher, Joe Rana.

Absent: Vice-president Joanne Slocum, Marie Allen

Present: Kris Elliott, Property Manager

President Freedman called meeting to order @7:02 PM with quorum established.

Correspondence: none

Presidents Report:

1. Bocce Court work completed
2. Summer Projects: Joanne Slocum to overlook w/Harvey Brecher assisting; Electrical work @front entrance; flagpole area & clubhouse; all to be brought up to code; plus 3-4 solar lights. Pool will be closed 2-3 days for power wash, pavers to be sealed & area's re-sanded; notice will be posted as soon as date available; Tennis court has been cleaned; new pavers installed at mailbox area.
3. Mignano Landscape: letter sent regarding hedges & general landscaping issues
4. Thanks to Tony Crupi, Mike Mayhall & Ron Petersdorf as community helpers
5. Vendor Fair: a community association by COBWRA fundraising committee held @Bellaggio on May 15th; talked with PBSO & Fire Dept. who are willing to come to community & discuss ongoing programs.
6. SWA (Solid Waste Authority) new garbage cans will be delivered in August-Sept. to start the automated pick up of garbage; each owner will receive a 48-gallon cart on wheels; starts OCTOBER 1, 2019.
7. Tom Degnan will have TV station at clubhouse by June 1st.

Approve Previous (April) Minutes:

Motion made by H. Brecher to approve minutes of April meeting with no changes; 2nd by J. Grimaldi.

Motion passed.

Financial Report read by Treasurer West as of April 30, 2019:

Petty cash \$400; Centerstate Operating \$70,336.26; Centerstate MM \$81,182.30 Total \$151,918.56

Reserves: TransCapital CD (2) \$102,171.31 each; TransCapital CD \$100,000; Valley National \$134,710.53 Total \$439,053.15

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

Architectural:

12314 FG: request replace windows & sliding door to hurricane impact

Motion made by Joe Rana to approve request; 2nd by Terry West; motion passed.

Landscape:

12223 FG: request to remove pavers in rear of villa & plant green island ficus for privacy hedge; Motion made by Terry West to approve request; 2nd by J. Grimaldi; motion passed.

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

Submit articles in writing or email to barbaracountrygreens@gmail.com by Sunday May 26, 2019.

Crime Watch:

Sam Albergo with COP stated no crimes

COBWRA:

Highlights of May 15th meeting will be posted in newsletter

Pool:

President Freedman stated that complaints from residents about frog waste etc. on patio a broom & dustpan has been placed by water fountain for any resident to pick up on the days Josiah (Tuesday, Thurs. & Sunday) does not work @clubhouse.

Property Management:

Kris Elliott stated 3 new homeowners approved in April; new bulletin board ordered to be placed @clubhouse.

Social/Activities Committee:

Jeanne Grimaldi stated a pool-pizza party planned for Memorial Day (May 27, 2019) starting @4P with pizza @6P; also contact her if you want a get together in June, July or August.

Master Assoc. (Westchester)

President Freedman stated no reports; also, Mark Rappa, CG representative not available at this time.

Hurricane-Be Prepared:

Captain's meeting will be held at clubhouse @7P on May 22, 2019.

OLD BUSINESS:

New Committee System: Discussion held on implementing new committees for Executive, oversight, clubhouse, pool, sports area, grievance, orientation, community helpers, hurricane, communications, COBWRA, Westchester Master Assoc., Architectural & Landscape.

Motion made by H. Brecher to begin the process of implementing the proposed committee system as submitted by President Freedman, Vice-President Joanne Slocum & Marie Allen ASAP; 2nd by J. Rana. Motion passed 7-0 with email approval for J. Slocum & M. Allen.

NEW BUSINESS:

1. Applicant Program (Campbell Property Mment): this program replaces existing (traditional) approach to receiving & approving any applications for new residents to one using technology; all applications will be filled online; all records will be at a secure website; no cost to HOA; a \$100 fee will be collected from the applicant/applicants.

Motion made by H. Brecher to begin the process; 2nd by J. Grimaldi. Motion passed by 7-0 with email approval by J. Slocum & M. Allen.

DRAFT OF MEETING MINUTES ~ TUESDAY, MAY 21, 2019 ~ CONTINUED**2. Astro Air A/C Proposal:**

President Freedman submitted proposal to hire Astro Air to service air conditioner @clubhouse for \$105 (\$210/year) which includes 2 maintenance visits per year. Emergency service available 24 hours/day, 365 days per year. Motion made by H. Brecher to accept Astro Air A/C proposal; 2nd by J. Rana. Motion passed.

3. Mignano Landscape:

Terry West, Landscape Chair presented Board with Hurricane/Tropical Storm Clean-Up proposal from Mignano Landscape.

H. Brecher made motion to table item to June 4, 2019 Board meeting; 2nd by J. Rana. Motion passed.

4. Adjuster (Roof) Insurance:

Per President Freedman & recommendation of Damian (HOA Insurance agent) he has been discussing an insurance claim per Five Star Claims adjuster; proposal no cost to HOA; his company receives 20% of what he can recover. They will do an engineering inspection of the roofs in community & many pictures; he will try to replace windows at clubhouse with hurricane impact windows; no results for at least 6 months; once we receive date of inspection it will be posted on all bulletin boards. Motion made by H. Brecher to retain Five Star Claims Adjusting; 2nd by J. Grimaldi. Motion passed.

Meeting adjourned @8:05 PM.

Respectfully submitted;

Terry West, Secretary-Treasurer

**MINUTES FOR THE EXECUTIVE COMMITTEE OF THE
COUNTRY GREENS SOCIAL ACTIVITIES CLUB
Tuesday, April 30, 2019**

Attending: Jeanne Grimaldi, President; Lillian Baumann; Dolores Crupi; Lorraine Jaklitsch; Hedy Jurow; Nancy Rochon; Margie Schlein

Jeanne presented the following schedule for discussion:

1. Friday, May 3rd, 2019: Regular Happy Hour: Hot Dogs & Hamburgers and Sausage & Peppers Coffee & Dessert. Cash Bar. 50/50 Raffle. 5:30 pm. Grill will open at 6:00 pm.
2. Monday, May 27th, 2019. Memorial Day Pool & Pizza Party. Pool Party 4:00 pm; Pizza served at 6:00 pm: 2 slices of Pizza, Tossed Salad, Soda or Water, Coffee & Dessert. \$8.00 per person. Cash Bar for mixed drinks. Deadline for payment Friday, May 24th, 2019. Please inform Committee member if you require Gluten free pizza.
3. Jeanne asked Committee members to consider ideas for events in the coming months and next season, including the Fourth of July.
4. The Executive Committee will meet on Monday, May 20th, 2019 at 4 pm, at which time we will discuss the schedule for the Fall Season.

COBWRA

COALITION OF BOYNTON WEST RESIDENTIAL ASSOCIATIONS

COBWRA DELEGATES MEETING HIGHLIGHTS • BELLAGGIO • MAY 15, 2019

WELCOME

BELLAGGIO DELEGATE BARBARA ROTH and PRESIDENT PAM ROTHMAN welcomed the COBWRA guests to their community.

FIRST RESPONDERS' REPORTS

RICHARD CHRISTMAS from **PALM BEACH COUNTY FIRE RESCUE** expressed appreciation for the new law that grants benefits to firefighters with cancer. The law recognizes cancer as an on-the-job injury for Florida firefighters. He also encouraged everyone to become CPR certified and reminded the Delegates that it's time to begin preparing for hurricane season.

SHERIFF RIC BRADSHAW explained that the Palm Beach County Sheriff's Department is the lead agency for Homeland Security. Sheriff Bradshaw also discussed his appearance before the Senate Judiciary Committee regarding mental health issues.

PBSO DISTRICT 6 CAPTAIN SHAWN EASTMAN announced that there have been multiple arrests and hundreds have been charged in the banking scam case. Because the illegal activities involve multiple states, the case is being taken over by the FBI. Captain Eastman also reported a decrease in all categories of crimes and that there have been 50% fewer burglaries in comparison to last year's statistics.

ELECTED OFFICIALS' REPORTS

COUNTY COMMISSIONER MARY LOU BERGER reminded the Delegates that her office is available as a resource and to assist with any issues that arise.

DISTRICT 3 SCHOOL BOARD MEMBER KAREN BRILL announced a "small win" in the recent legislative session which will enable plans to move forward to build the middle school adjacent to Sunset Palms Elementary School.

SUPERVISOR OF ELECTIONS WENDY SARTORY announced that new equipment has been purchased and that a new voter registration system has also been implemented. She also announced that her department is currently hiring Poll Workers.

FUNDRAISING COMMITTEE REPORT

FUNDRAISING COMMITTEE CHAIR VICTORIA MORTON reported that the committee's debut event, COBWRA CONNECTION: A Community Association Vendor Expo has raised \$26K.

PRESIDENT'S REPORT

PRESIDENT BETH RAPPAPORT acknowledged the Health & Wellness Committee for their very successful symposium on STRESS and encouraged everyone to attend the Fundraising Committee's Vendor Expo.

Photo and Highlights by Sharon Reuben

GROWTH MANAGEMENT COMMITTEE REPORT

GROWTH MANAGEMENT COMMITTEE CHAIR STEVE OSEROFF presented two projects to the Delegates for a vote:

1. Public Storage facility on Military Trail, South of Hypoluxo Road to include a 3-story storage building to replace outside storage and enhancements to the site visible from Military Trail. The Growth Management committee and the COBWRA Board had previously voted to recommend approval of the project as presented. The Delegates voted to recommend approval as presented.
2. Boynton Commons MUPD located on the NE Corner Boynton Beach Blvd. & the Florida Turnpike. The proposal calls for modifying an existing 2008 proposal from 115,000 sq. ft. Medical office to mixed use, dramatically lowering traffic (trips per day). The project will include three uses
 - Medical Office & Retail
 - Congregate Living Facility (CLF)
 - Self Storage

The Growth Management committee and the COBWRA Board had previously voted to recommend approval of the project as presented. The Delegates voted to recommend approval as presented.

LEGISLATIVE UPDATE PRESENTED BY THE COBWRA-AREA LEGISLATIVE DELEGATION

Senators Lori Berman and Kevin Rader, joined by Representatives Emily Slosberg, Tina Polsky and Joseph Casello reported on the results of the 2019 Legislative Session. Among the session's successes were two bills supported by COBWRA: A bill cracking down on Sober Homes and a bill making driving while texting a primary offense. The Firefighters with Cancer Bill was touted as a big win. However, the members of the Delegation expressed concern that the 2019 Session represented an attack on public education and home rule.



Pictured: (l-r): Senator Kevin Rader, Senator Lori Berman, COBWRA President Beth Rappaport, Rep. Joseph Casello, Rep. Tina Polsky, Rep. Emily Slosberg, and COBWRA Government Affairs Committee Chair Steve Wallace

DON'T FORGET ABOUT THE KIDS!

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

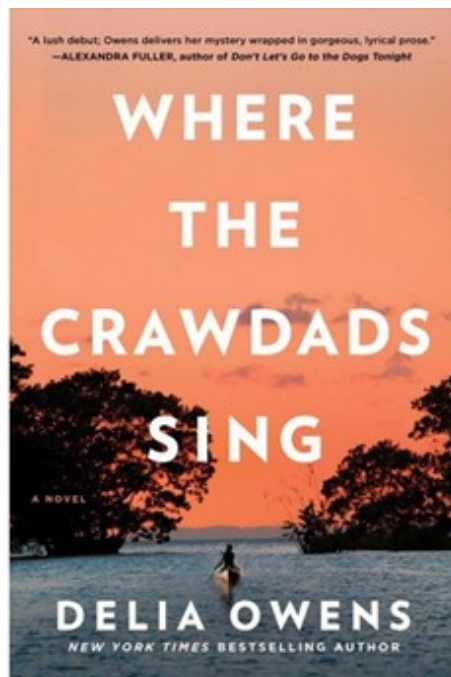
TEACHERS WOULD APPRECIATE PRINTER PAPER

Simply drop donations in the bin in the clubhouse

Any questions, feel free to contact

Maryanne Rana, 561-733-9288

THANK YOU!!!



BOOK CLUB

Where the Crawdads Sing
by Delia Owens

Monday, June 17, 2019

1:00 PM

At the Clubhouse



A woman on the phone to her friend; I feel like my body has gotten totally out of shape, so I got my doctor's permission to join a fitness club and start exercising.... I decided to take an aerobics class for seniors. I bent, twisted, gyrated, jumped up and down, and perspired for an hour. But, by the time I got my leotards on, the class was over.

A CHARMING LITTLE EVENT SEEN AROUND COUNTRY GREENS

As many of you know, I do exercise walking on Piper's Glen some mornings. Last week I passed by when one of Mignano's workers was trimming the hedges on Piper's Glen that we share with Starlight Cove. He trimmed the top and sides ... and then stepped away onto the sidewalk to check on the hedge's appearance from that distance. He did that several times as he moved down the hedge...to insure that it had a well-manicured look. I was delighted with his concern for excellence...and it occurred to me that the hedges both outside and inside our community have that same well manicured look. It has become a real pleasure to drive down Shady Greens Blvd as one enters the community.



I am known for expecting high standards of service, so I do not complement without cause...but after observing the pride this worker took in his job, and the resulting manicured edging of our lawns and hedges, I would like to take this opportunity to thank the Mignano Company and their workers for a job very well done!!

Lillian Baumann

HELPING HANDS

Let's Help Heather!

Our wonderful mail carrier Heather could use our helping hand at this time. She is still facing health challenges and is working to rebuild her sick time so she can address those needs. There are also financial burdens. Heather has been so kind and has gone above and beyond for us here at Country Greens. Please consider opening your heart to her once again, so we can show her our appreciation and lend a helping hand.

Please deliver or send donations for Heather to Lynne Freedman, 12163 Forest Greens Dr. by June 9.

Thank you for your generosity!

Lisa Feldman



THANK YOU

Special thanks to Ron Petersdorf for the repairs he has made in the last month.



IN THE GARDEN

WHAT'S FLOWERING JUNE in Florida?



Jacaranda

Angel's Trumpet

Non-native, evergreen (*Brugmansia* spp.)

UF IFAS Extension
UNIVERSITY of FLORIDA



For more information, please visit
GardeningSolutions.ifas.ufl.edu

Jacaranda
Non-native, semi-deciduous (*Jacaranda mimosifolia*)

Ixora*
Orange Geiger Tree
Non-native, evergreen (*Cordia sebestena*)

Yellow Poinciana
Non-native, semi-deciduous (*Peltophorum dubium*)

SOUTH

Orange Geiger Tree



Ixora



Yellow Poinciana

Remember to
protect the
pollinators!





**&
Read**

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



Email address 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.

Summary of Governing Documents

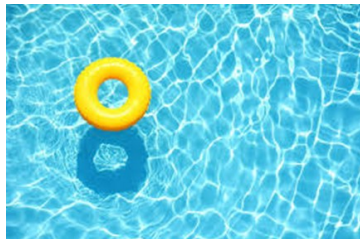
This Guide is included in the email copy of the Gazette only. It was created in an effort to give our owners and residents a better understand of our legal documents. It will assist you in understanding your rights and responsibilities more clearly. The documents are in essence our community constitution. An email copy of this document, an explanation of how to obtain a copy of all the legal documents and our current rules and regulations are available from our property manager, Kris Elliott, at Campbell Management.

KNOW THE RULES!



Sincerely,
Your Board of Directors

THE POOL



Reminder the pool will be closed for 3 days after mid-June for cleaning, sealing and re-sanding.

Dates will be posted.

EXTERIOR BUILDING REVIEW

Sometime in the next month Five Star Adjusters will be doing a thorough review of our exteriors, roofs and facilities in order to prepare a claim for hurricane damage. Look for dates to be posted.

From the Editor

All submissions to The Gazette are accepted in writing or email by the Sunday after each months board meeting to: Barbara Coulter Puchalski, barbaracountrygreens@gmail.com