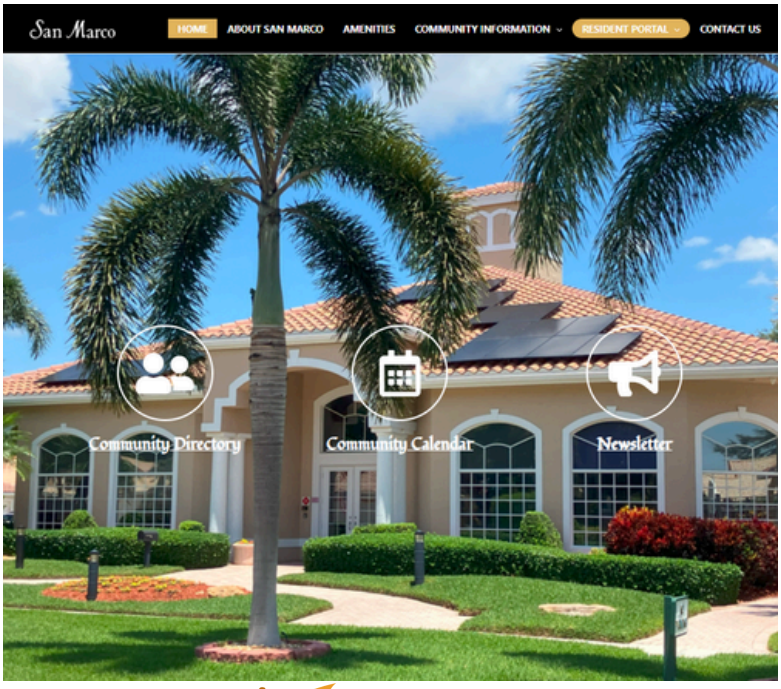
San Marco

The Estates of Westchester Country Club

NEWSLETTER

Check out our *Webpage*

www.SanMarcoHOA.org



Contact Info

Carolina Management Services

Onsite Office Information

Office Hours:

Monday, Wednesday, Friday: 9 am to 2 pm

Tuesday, Thursday: 9 am to 12 pm

Office Phone: 561-734-1666

House Painting has begun. Notices will be posted on your Garage.









COMMUNICATIONS Committee

Newsletter Contacts

Tara Simon (Editor)

Kathy Livecchi (Chair)

Lynn Weinberg



Email HOA Communcations at SanMarcoHOACommunications @gmail.com

HOA BOARD PRESIDENT

UPDATE

PRESIDENT'S MESSAGE

Bob Valerian, HOA President

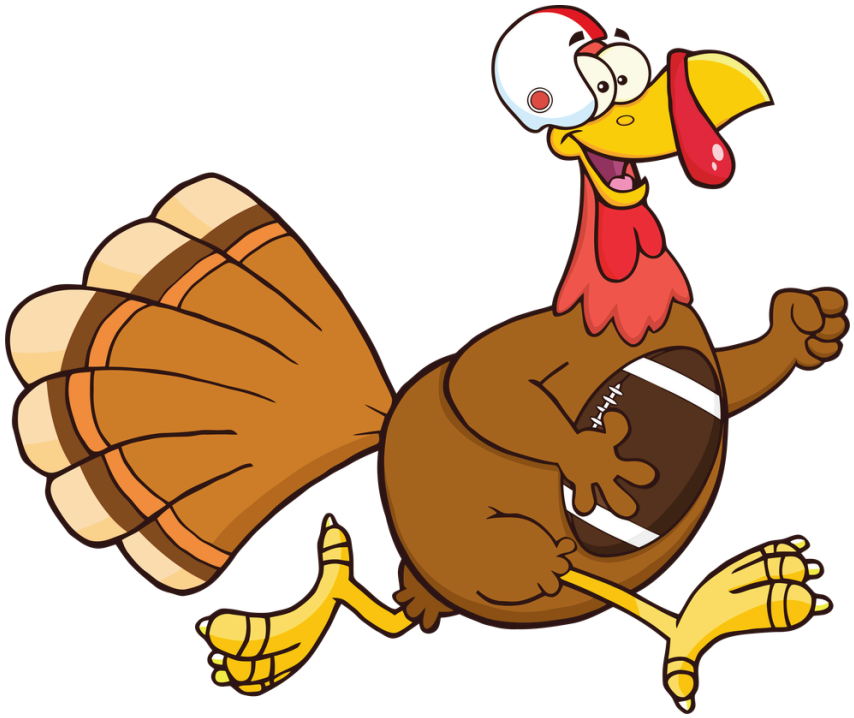
In this last message as President and Board member I thank fellow Board Directors, committee members and residents who have worked with me over these past several years for their support and efforts to make San Marco a great place to live.

I urge each of you to participate in our community activities and governance however and whenever you can. Please do:

- **Respect and maintain your property**
- **Respect our common grounds and facilities**
- **Respect your fellow residents**
- **Be a GOOD neighbor**

Welcome and best wishes to the new Board of Directors.

Thank you.





November

Sandy Ingber - November 1

Michael Edis - November 3

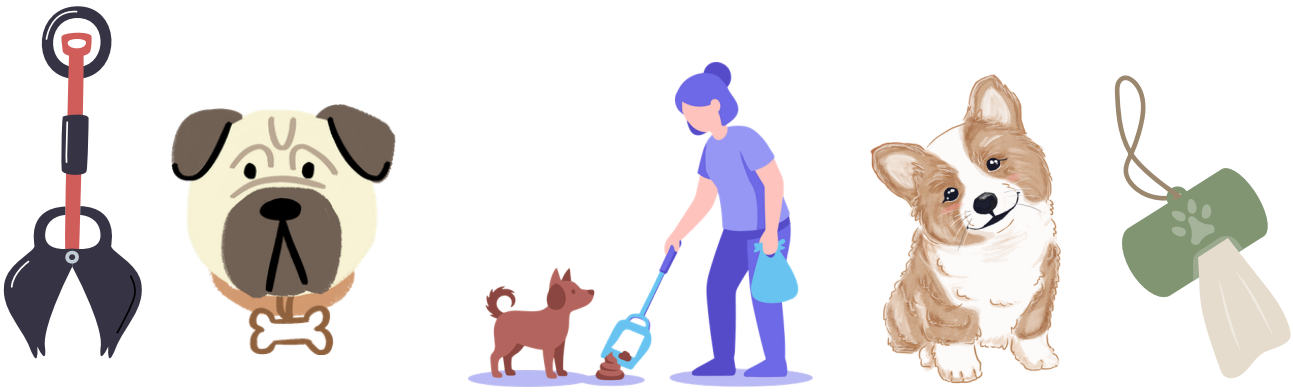
Arlene Batwin - November 10

Kathy Livecchi - November 12

Lynn Weinberg - November 16

David Lammy - November 26

If you would like to be part of our birthday list, click here.



If your dog poops, please scoop!

SAN MARCO SOCIAL COMMITTEE INVITES YOU TO A

HOLIDAY PARTY

ADULTS ONLY

Saturday, Dec 5th, 5:30-8:30pm

ITALIAN DINNER & SOFT DRINKS - BYOB

COST TBD

SIGN-UP SHEET WILL BE POSTED IN THE CLUBHOUSE ON MONDAY NOV 9TH - THURSDAY NOV 19TH

SIGN UP AND PAY ON THE SAME DAY

SPACE LIMITED TO 56 PEOPLE





CHECK OR MONEY ORDER PAYABLE TO "SAN MARCO SOCIAL COMMITTEE"

LEAVE CHECKS IN THE BOX OUTSIDE THE OFFICE (NO CASH)



DJ MUSIC

QUESTIONS? PLEASE SEND DIANE AN EMAIL AT DLC_0113@YAHOO.COM



SAN MARCO SHOUT-OUT

Check out these superstar neighbors who've been spotted going the extra mile and then some!

Zona Stutman, Mary Haberle and all the lovely ladies in our Juliet Luncheon Club nominated by Evelyn Kendrick: I'd like to thank each of you for joining us every month, but more importantly, just for being a part of our wonderful San Marco sisterhood. Your dedication to our continued success is greatly appreciated.

Bob Valerian and Izzy Lebovic nominated by the Communications Committee: Thank you both for your hard work and dedication to the San Marco Community HOA Board. Your efforts were noticed and very much appreciated.

Got a superstar neighbor in mind? Give them a Shout-Out right here:

Shout-Out Form

Letters to the Editor

The holidays will soon be upon us, and there is a wonderful way to keep the spirit of giving alive. It's called DONATION !

Every Monday and Thursday, we throw our trash away. On Thursdays, many items in excellent condition sit by the curbside waiting to be dumped into a truck that will smash them to smithereens. To those of us who take early morning walks, we are often startled by the excellent quality of items thrown away, some new, some slightly used, some expensive. For example: bicycles, furniture, lamps, toys, garden tools, lawn chairs, athletic equipment—-an entire array of quality products destined to the landfill.

Why not donate these items instead of tossing them away ? If you do not have the time to drop them off at a non-profit thrift or charity shop, please call one of the many local organizations that will come directly to your door and retrieve your discards .The reality is when you throw good items away here in San Marco, many residents, just like you, have minimized their belongings and they are not likely to pick up these curbside treasures.

Therefore make a call to any of the following organizations that will gladly come and pick up your discards. You will be giving someone in need an opportunity to own something of value at an affordable cost. Also, you will be helping diminish the landfill that creates piles of unhealthy garbage that diminishes the natural beauty of our environment. Recycling is the magic word!

Here is a brief list of organizations that will gladly accept items in good condition. There are also domestic shelters, churches and synagogues that will accept donations in good condition.
Each of the foundations on the list have websites that include their phone numbers and information about their mission, for ease of reference, I have included phone numbers.

1. Habitat For Humanity - 561-819-6070
2. Florida Breast Cancer Foundation -1-888-492-4483
3. Vietnam Veterans of America - 561-361-0032
4. AmVets National Service Foundations - 1-866-294-4488
5. Faith Farm Ministries - 561-737-2222
6. Pariots and Paws - 714-323-7229
7. Big Brothers and Big Sisters of America - 561-337-3486
8. The Salvation Army - 1-800-728-7825
9. The ARC (Focus on helping people with disabilities) - 561-965-8500
10. Goodwill - 561-710-5809

Best wishes for a healthy and joyful holiday season.

Your neighbor,
Gloria Purwin

WESTCHESTER COMMUNITY

WE LOVE & APPRECIATE OUR COMMUNITY!

As a thank you to our Westchester neighbors, enjoy

20% OFF YOUR TAB

WHEN YOU ORDER AN ENTRÉE FROM OUR FULL MENU

JUST MENTION YOU'RE A WESTCHESTER RESIDENT OR SHOW THIS FLYER TO REDEEM



W GRILL ROOM

AT WESTCHESTER GOLF & COUNTRY CLUB

Good Until 2027!

12250 Westchester Club Dr., Boynton Beach, FL 33437

WE'RE RIGHT ACROSS THE STREET FROM WESTCHESTER!

Our Library is no longer collecting Books, please donate them elsewhere.



We have a FACEBOOK GROUP Page

Please click here --> **"Facebook Page" ~ "San Marco Community"**

A fun resource for us all to communicate, sell stuff, pick-up games, share news, etc.

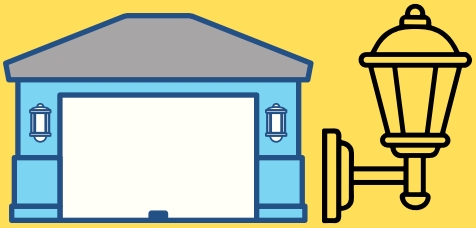
You must live in our San Marco Community to join.

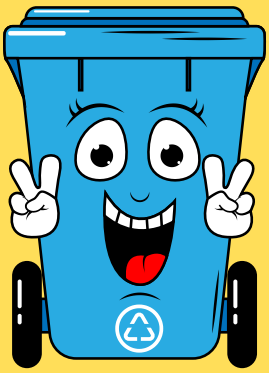
No Politics or Religion Permitted

This is NOT related to the HOA

COMMUNITY CHATTER

Do your neighbors a nightly favor, leave your Coach lights on from Dusk to Dawn.





Sanitation Pick-up

Tuesday- Trash & Recycling
Friday-Trash & Bulk



Check out...
San Marco Community News on Channel 99



Did you get a new car?
Call the office if you need a new sticker.





SAN MARCO 2026
Upcoming Events

~~Saturday, March 21~~
~~Bingo~~

~~Saturday, April 25th~~
~~Spring Fling - Dinner, Dancing, Karaoke~~

~~Saturday, May 16th~~
~~Ice Cream Social~~

~~Sunday, September 6th~~
~~End of Summer BBQ~~

~~Saturday, October 31st~~
~~Halloween Party!~~

Saturday, December 5th
Holiday/Italian night - Dinner & TBD

Friday, January 1st, 2027
Breakfast



November 2026

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1 	2 1p Billiards 4p Bocce 6:30p Pickleball	3 8a Tennis 1p Billiards 7p Game Night 7p Ping Pong	4 10a **Finance** 1p Billiards 4p Bocce 6:30p Pickleball	5 8a Tennis 1p Billiards	6 1p Billiards 7p Game Night	7 8a Tennis
8	9 1p Billiards 4p Bocce 6:30p Pickleball	10 8a Tennis 1p Billiards 6:30p **Workshop**	11 **Veterans Day** **1p Billiards** **4p Bocce** **6:30p Pickleball** 	12 8a Tennis 1p Billiards	13 1p Billiards 7p Game Night	14 8a Tennis
15	16 9:30a **ARC** **1p Billiards** **4p Bocce** **6:30p Pickleball**	17 8a Tennis 1p Billiards 7p Game Night 7p Ping Pong	18 1p Billiards 4p Bocce 6:30p Pickleball	19 8a Tennis 1p Billiards 6:30p **Board Mtg - Budget**	20 1p Billiards 7p Game Night	21 8a Tennis
22 	23 1p Billiards 4p Bocce 6:30p Pickleball	24 8a Tennis 1p Billiards 7p Game Night 7p Ping Pong	25 1p Billiards 4p Bocce 6:30p Pickleball		27 1p Billiards 7p Game Night	28 8a Tennis 11a **Solo Club**
29	30 1p Billiards 4p Bocce 6:30p Pickleball				*Ping Pong is available daily if the table is free.*	**Color codes:** ACTIVITY EVENTS *(Clubhouse)* LAWN CARE *(weather permitting)* MEETINGS

November CALENDAR UPDATES

TV CHANNEL 99 & OUR WEBPAGE

Our residents TOP Chinese Restaunts are:

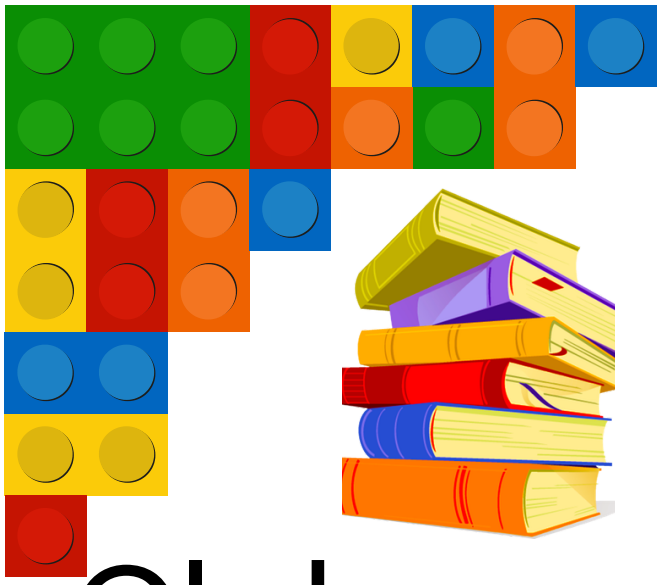
Tokyo Peking - Boynton Beach
Tel. 561 364-2978

Lemon Grass - Boynton Beach
Tel. 561-861-1029

Hunan Gardens - Delray Beach
Tel. 561-498-1898







Clubs...



Join Us!

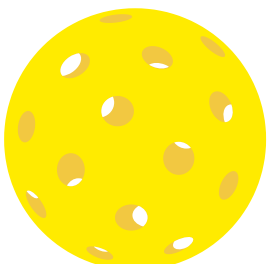
San Marco Clubs	Meeting Time	Location	Contact	Phone
Book Club	TBD	Clubhouse	Olga Grafals	305-338-7795
Poker	Mon 1-4pm & Thur 6:30-9:30pm	Clubhouse	Izzy Lebovic	646-852-4509
Juliet's	1x month	TBA	Evelyn Kendrick	315-372-9057
R.O.M.E.O's	2x month	TBA	Bob Yadiovker	954-290-5478
Solo Club	Every 4th Saturday	TBA	Mary Haberle	908-285-9191
Pickleball	Mon & Wed @ 6:30pm	Courts	John Betz	845-532-7286
Tennis	Tues, Thurs & Sat @ 8am	Courts	Phil Marquez	505-948-6067
Bocce	Mon & Wed @ 4pm	Courts	Josephine Glover	732-278-6397
Mahjong	Start a new game/or be a fill-in	Clubhouse	Janet Fishman	561-736-8541
Canasta	Start a new game/or be a fill-in	Clubhouse	Janet Fishman	561-736-8541
PingPong	Tuesday 7pm	Clubhouse	Harry Nerenberg	305-790-4755
Billards	Monday-Friday @ 1pm	Clubhouse	Wilson Grafals	305-903-5223
Game Night	Tuesday 7pm	Clubhouse	Olga Grafals	305-338-7795
Game Night	Friday 7pm	Clubhouse	Evelyn Kendrick	315-372-9057

Come Join US!

Monday & Wednesdays

6:30 pm

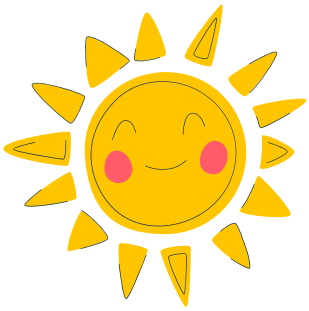
At the tennis courts

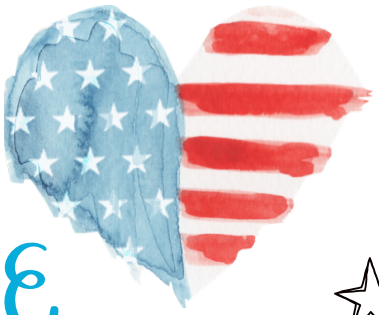




trending

NOW





SOLO Club

Meet every 4th Saturday

Contact Mary Haberle

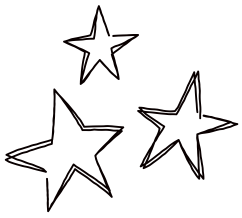
908-285-9191

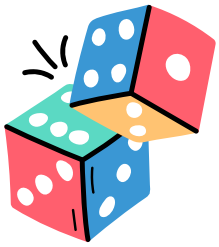
GAME Night

Tuesday & Friday

7pm

in the Clubhouse





R.O.M.E.O's

(Retired Old Men Eating Out)

Meet twice a month

Contact: Bob Yadlovker

954-290-5478

JULIET'S LUNCHEON

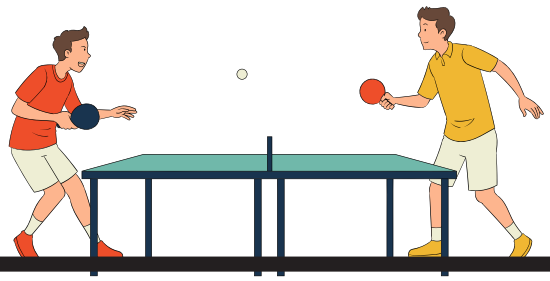
Ladies meet once a month

Contact: Evelyn Kendrick

315-372-9057

PING PONG

Tuesday at 7pm



Have something to share?

Please email - San Marco HOA Communications

Closing date the 20th of each month

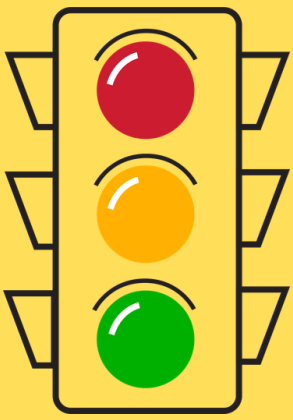
Are you concerned about the intersection at Pipers & Hagen?
Is so, please email or mail a letter to the Palm Beach Traffic Division
(a sample letter is on the next page)
copy or
re-write as you like.

Email:

TrafficDivision@pbc.gov
ActionCenter@pbc.gov

Snail Mail:

Director of Engineering and Public Works
Palm Beach County Traffic Division
2300 Jog Road
West Palm Beach, FL 33411



Sample Letter

Director of Engineering and Public Works
Palm Beach County Traffic Division
2300 Jog Road
West Palm Beach, FL 33411

RE: Request for Active Traffic Signal at Hagen Ranch Road and Piper's Glenn Boulevard

Dear Director and Traffic Engineering Staff,

I am writing to formally request an active traffic light at the intersection of Hagen Ranch Road and Piper's Glenn Boulevard. There is currently a flashing traffic light. As a local resident, I have observed growing concerns regarding traffic safety and congestion at this location. Every intersection along Hagen Ranch Road with communities on each side of the road have active traffic lights except ours.

This intersection currently requires a traffic signal for the following reasons:

- Speed and Visibility: Vehicles traveling on Hagen Ranch Road frequently exceed the speed limit, making it incredibly difficult for drivers to safely turn left out of our communities, Westchester and Avalon Estates.
- Increased Traffic Volume: There has been significant growth in the local population and new residential developments in the surrounding area, leading to an influx of vehicles using these roads daily.
- Accident and Near-Miss History: The high volume of traffic combined with the lack of signalization has led to frequent near-misses and concerning collisions in the vicinity. Adding a traffic signal at this intersection will significantly improve driver visibility, protect pedestrians, and ensure the orderly flow of traffic.
- Pedestrian Safety: There are many pedestrians, walkers, and cyclists in the area. The absence of a controlled crosswalk puts them at risk when attempting to cross Hagen Ranch Road.

Thank you for your time, your dedication to public safety, and your prompt review of this matter. I would appreciate being kept informed of any traffic studies or actions taken regarding this intersection.

Sincerely,

COBWRA

COALITION OF BOYNTON WEST RESIDENTIAL ASSOCIATIONS



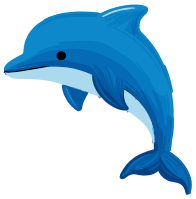
COBWRA is an association where all West Boynton communities come together to discuss and resolve issues within the West Boynton area.

Message from Mike Caruso, Clerk of the Circuit Court & Comptroller,
Palm Beach County,
Property Fraud is on the rise in PBC.
His website has a section dedicated to this topic
with efforts he has put into place to help us to protect ourselves.
Please click this link:

Property Fraud Alert

COBWRA Unequivocally SUPPORTS its members who want to
remain part of UNINCORPORATED PALM BEACH COUNTY!
OUR MEMBERS WANT TO CONTINUE to BENEFIT FROM COUNTY SERVICES
and
DO NOT WANT TO PAY HIGHER TAXES!
JOIN US IN SENDING A STRONG MESSAGE TO the CITY OF BOYNTON BEACH
and to the BOARD of COUNTY COMMISSIONERS

Click this link to sign the petition:
https://cobwra.org/boynton-beach-annexation-petition/



Click here for June COBWRA Meeting Highlights

Click here for more information about COBWRA

Would you like to represent San Marco at COWBRA Meetings, so, please contact, HOA President - John Betz.

San Marco HOA Board Members ~ 2026-27

President: John Betz 845-532-7286
Vice President: Tom Confessore 954-540-2482
Treasurer: Al Marquart 516-659-4971
Secretary: Zona Stutman 917-406-8628
Board Member: Wilson Grafals 305-903-5223
Board Member: Fred Hagey 954-600-8401
Board Member: Anthony Imperatrice 954-336-5888

San Marco Committee Contacts

Clubhouse

Liaison: Wilson & Fred

Peter Cox	732-778-9211
Janet Fishman*	561-736-8541
Kathy Livecchi	845-546-7513
Harry Nerenberg	305-790-4755
Zona Stutman	917-406-8628

Finance

Liaison: Al & Fred

Arnold Carter	631-219-8624
Aaron Margulies*	561-707-3644
Harry Nerenberg	305-790-4755
Lynn Weinberg*	954-695-1485

Communications

Liaison: Zona

Kathy Livecchi*	845-546-7513
Tara Simon	914-844-0021
Lynn Weinberg	954-695-1485

Recreation/Pool

Liaison: John & Zona

Linda Barbieri	315-254-6696
Eileen Carter	631-848-3408
Peter Cox	732-778-9211
Jo Glover	732-278-6397
Evelyn Kendrick	315-372-9057
David Lammy	708-351-7910
Harry Nerenberg	305-790-4755

*Chair

Social

Liaison: Tom & Zona

Linda Barbieri	315-254-6696
Arnold Carter	631-219-8624
Eileen Carter	631-848-3408
Diane Confessore*	954-218-1879
Nathalie Creiver	514-702-1847
David Damery	561-558-6475
Jo Glover	732-278-6397
Richard Goyer	514-820-6915
Evelyn Kendrick	315-372-9057
Dave Lammy	708-351-7910
Cheryl Lebovic	646-852-4537
Kathy Livecchi*	845-546-7513
PhilipMarquez	505-948-6067
Steve Schour	561-843-4246
Stephanie Taksey	561-376-7474

Long Range Planning

Liaison: Al & John

Aaron Margulies	561-707-3644
Debra Nerenberg	786-731-3444

ARC

Liaison: Tom & Wilson

Carole Marquart*	516-659-0669
Josephine Glover	732-278-6397
Tony Imperatrice	954-336-5888
David Lammy	708-351-7910
Aaron Margulies	561-707-3644
David Ross	561-739-3480