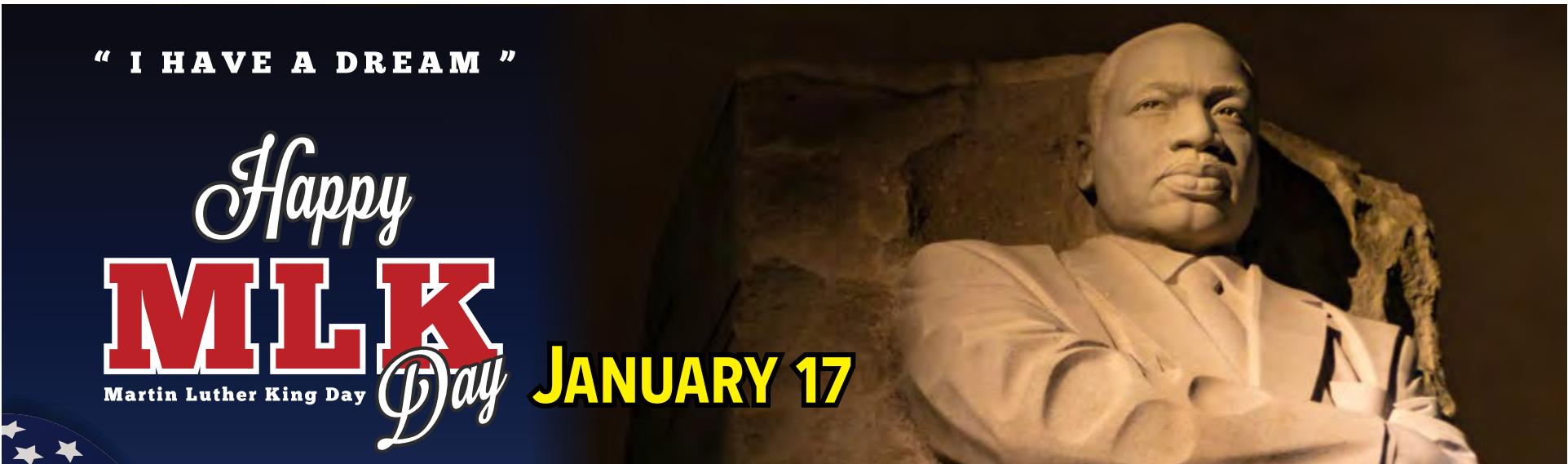

2022 WPRF
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REPORTER

We Want You
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VOL. 41 ISSUE 1 • OFFICIAL PUBLICATION OF UNITED CIVIC ORGANIZATION OF CENTURY VILLAGE, WEST PALM BEACH, FLORIDA • JANUARY 2022



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REMINDER
DELEGATE MEETING
Friday 1/7/21
9:30AM in the Theater

Email articles & comments:
ucoreporterwpb@gmail.com



The President’s Report

BY: RUTH DREISS AND
DAVE ISRAEL

Back in 2018, we had our first detected Airbnb advertisement on their web-site. Working with our attorney, and of course, our long existing Condo Docs, we kiboshed this slide down the slippery slope of transient ghetto living.

Now, as seen in the current ad, the Airbnb chimera has arisen again. This time at 78 Chatham D. At \$123.00/night, I suspect that Ezekiel (the owner of the waterfront palace) is seeing more than the wheel up in the middle of the air.

Once alerted to this blatant violation of the Condo-Docs, The Board requested that guest call in privileges for this nonresident unit owner be temporarily suspended, and this was done immediately.

Allowing subletting or transient rentals of units is a violation of the bylaws of all CV Associations and **could also void the Association’s liability insurance.**

The following extracts from our Condo-Docs apply:

Century Village Declaration of Condominium:

XI. PROVISIONS RELATING TO SALE OR RENTAL OR OTHER ALIENATION OR MORTGAGING OF CONDOMINIUM UNITS:

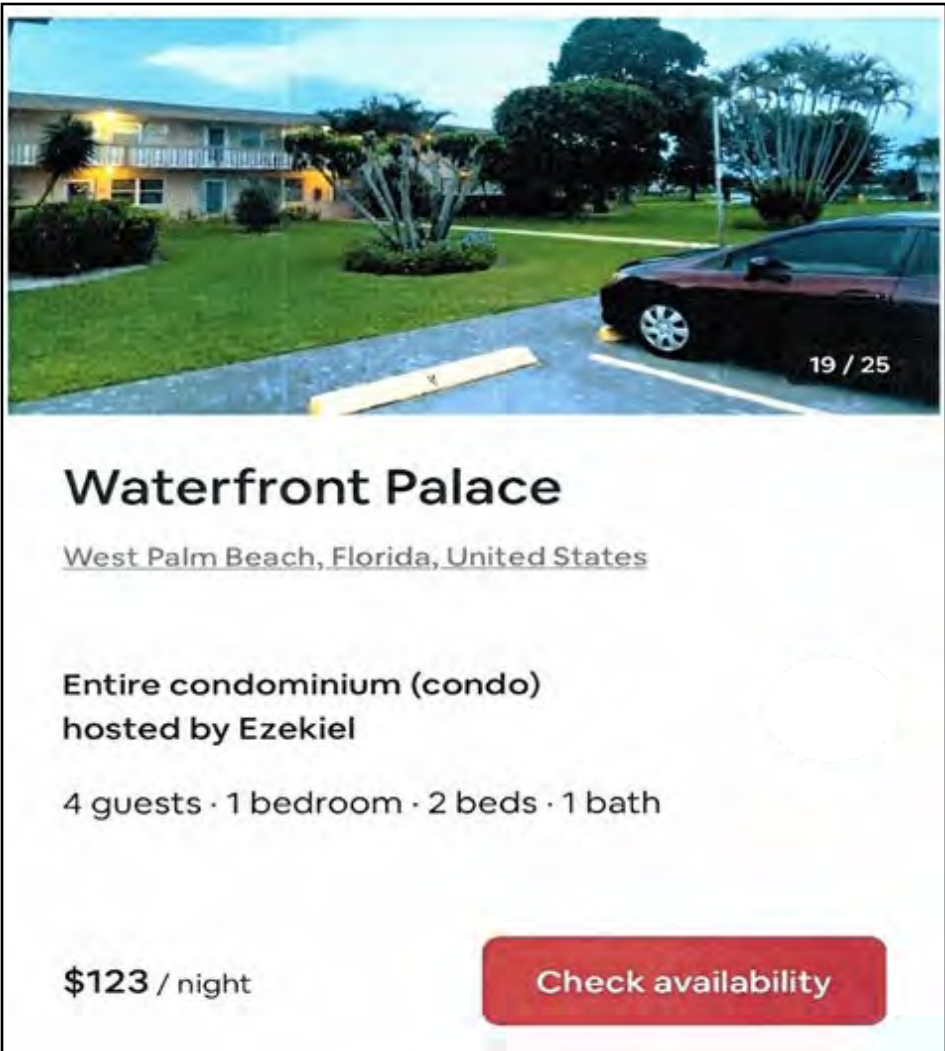
“**The sub-leasing or sub-renting of a unit owner's interest shall be prohibited.** The Association or Management Firm, shall have the right to require that a substantially uniform form of Lease be used, or in the alternative, the Board of Directors' approval of the Lease form to be used shall be required. After approval, as herein set forth, entire units may be rented provided the occupancy is only by the Lessee, his family and guests. No individual rooms may be rented, and **no transient tenants may be accommodated.**

XIII USE AND OCCUPANCY The owner of a unit shall occupy and use his apartment unit as a single family private dwelling, for himself and the adult members of his family, and his social guests, and for no other purpose. The unit owner shall not permit or suffer anything to be done or kept in his unit which will **increase the rate of insurance** on the Condominium property, or which will obstruct or interfere with the rights of other unit owners, or annoy them by unreasonable noises, or otherwise, nor shall the unit owners commit or permit any nuisance, immoral or illegal acts in or about the Condominium property.”

The CV Declarations prohibit Airbnb short term occupancies for three reasons:

1. “Transient tenants” are prohibited.
 2. Airbnb guests are not “social guests” because they are charged rents and are not related to or friends of the unit owner; and
 3. **Our insurance carrier will either raise their rates or cancel us.**
- The UCO attorney advises that; “we need to educate our CV unit

Airbnb strikes again



AIRBNB RENTAL AD, CHATHAM D

owners that the above provisions of the Declaration will be enforced by their Building Associations. If a unit owner has violated the above provisions in the Declaration, then that Association would have to direct UCO not to allow guest passes to the transient tenant and direct WPRF not to allow the transient use of the Clubhouse. Of course, UCO can monitor the Airbnb website and inform the Association of what is going on and then the building would have to direct UCO to withhold the passes.”

Finally, I entreat all readers, do not succumb to the lure of what appears to be “easy money”, Keep Century Village residential.

2022 WPRF Recreation Payments

BY MONICA WELLS, SENIOR FINANCIAL OFFICER

Payment coupons and electronic notification letters were mailed to unit owners in early December regarding the monthly amounts to be paid effective January 2022 for access to the recreation facilities which represents an increase of \$7.09 (a \$2.02 increase in access rent and a \$5.07 increase in operating expenses, including continued funding for reserves).

The Operations Committee worked tirelessly to keep the operating expense increases to a minimum despite rising costs for most expense categories. The most significant increases were for security and insurance, which were partially offset by a decrease in overall repairs and maintenance and a \$2.00 reduction per unit per month for reserve funding. Additional reductions were realized resulting from a projected surplus in overall total expenses for the fiscal year just ended October 31, 2021.

To simplify your personal finances, if you have not already done so, you are encouraged to stop by the W.P.R.F. Accounts Receivable office located in the main clubhouse to see Mary Petro, where you can sign up for direct debit for your payment. Once this process is completed, you will not have to worry about the processing of the monthly payment going forward and will only receive an annual notification letter rather than payment coupons.

If you have elected to have your payments made by your bank via a preauthorized electronic payment, please notify your bank of the new amounts for 2022 as previously provided to you with the annual mailing in early December.

As always, it is important to include your unit number with every payment to facilitate proper posting to your account.

U.C.O.
REPORTER

The Official Newspaper of Century Village

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The UCO Reporter

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EDITORIAL
POLICY

The UCO Reporter promises to continue its long held beliefs that this publication will print articles to inform our residents of the important issues concerning our Village. We promise to seek the truth and to print both sides of an issue, to open dialogue to inform our readers, not to create controversy.

We promise to listen to your concerns and to treat all our residents with courtesy and respect. Your opinion is valuable to us and will be considered in our decision for publication. These are the criteria for publication:

LETTERS TO THE EDITOR: Letters to the Editor should be limited to 250 words, and must be e-mailed (ucoreporterwpb@gmail.com) to the Reporter by the 7th of the month prior to publication. Your opinions are important to us, but please refrain from gossip, innuendo, nasty or inflammatory remarks. Letters deemed to be inappropriate, inflammatory or libelous will be returned by the Staff for revision or removal. All letters must include the name, address and phone number of the author. No letters from UCO Reporter staff will be published. They may however have the opportunity to submit an opinion article also limited to 250 words.

ARTICLES: Articles for inclusion should be limited to 500 words, e-mailed (ucoreporterwpb@gmail.com) to the Reporter by the 7th of the month prior to the month of publication. All articles will be limited to one per writer. The topic of your article is of your choosing, but the Staff has the discretion to edit it with your approval or reject it based on the above stipulations. All articles must include the name, address and phone number of the author.

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EDITORIAL

Happy New Year to all! May it be the beginning of better and healthier life to enjoy in 2022.

To begin, I must apologize for publishing the incorrect day for Hanukkah on the cover page last month. The holiday began on November 29th and not the 26th. I beg the forgiveness of all those who celebrated this holiday and trust it was thoroughly enjoyed during its 8 days. Every year, Hanukkah begins on the 25th day of Kislev, a month in the Hebrew calendar. Unlike Christmas, it is not celebrated on the same day each year.

Be sure to note the new bar code and gate pass information published elsewhere in this issue. The last issue contained old info inadvertently published by the printer and overlooked in editing...my bad. We now have the corrected copy for the current office hours and fees.

Volunteering at the front desk with the VP's, I note that residents continue to come in with misinformation, no matter how many times we publish rules and regulations. Building association boards are just not educating their unit owners. They should know the answers to questions for proper guidance and if they don't a UCO VP will guide them. The most important fact to be aware of is that UCO does not offer legal advice for any problem. There are no attorneys on staff and the resident and/or association must engage an attorney for professional advice and guidance. The answer is always the same – neither the individual nor the association wants to spend the money for an attorney, but that remains their problem. No legal advice will be offered by UCO. A note to building associations: you should be sending your unit owners/renters/occupants to the ID Dept. in the clubhouse for ID's. They are the one, and the only one, to turn to for CV ID's. UCO does not and never has issued them. They are issued by WPRF and are their property – look at the back of your ID card.

Let's start the New Year by becoming familiar with the rules and regulations of UCO, WPRF and your building association. You'll be glad you did.

by Ruth Dreiss,
Editor-in-chief
UCO Reporter

JANUARY 2022

UCO Committee Meetings

TUE 4	TRANSPORTATION	1:30 PM	MCH ROOM C
WED 5	PROGRAMS & SERVICES	CANCELLED	CANCELLED
FRI 7	DELEGATE ASSEMBLY	9:30 AM	MCH AUDITORIUM
FRI 7	SECURITY	1:00 PM	MCH ROOM C
TUE 11	ADVISORY	1:00 PM	MCH ROOM C
WED 12	BROADBAND (QTLY MTG)	CANCELLED	CANCELLED
THU 13	COP	9:30 AM	MCH CLASSROOM B
FRI 14	CERT	1:00 PM	MCH ROOM C
TUE 18	INSURANCE	1:00 PM	MCH ROOM C
WED 19	BEAUTIFICATION	CANCELLED	CANCELLED
THU 20	BIDS/INFRASTRUCTURE	1:00 PM	MCH ROOM C
TUE 25	OPERATIONS	1:00 PM	MCH ROOM C
WED 26	FINANCE	1:00 PM	MCH ROOM C
THU 27	OFFICERS	1:00 PM	CONF RM
FRI 28	EXECUTIVE BOARD	10:00 AM	MCH ROOM C

COMMITTEE MEETINGS OPEN TO ALL
RESIDENTS – MEETINGS ARE SUBJECT TO
CHANGE – MASKS AND SOCIAL DISTANCING
ARE OPTIONAL.

UCO OFFICERS' REPORTS



Stew Richland

vicepresident1@unitedcivic.org

Andover • Bedford • Golf's Edge
Greenbrier • Kingswood • Oxford
Southampton • Dover

By the time you read this column, it will be 2022. For most of us, we usually greet the New Year with the time worn phrase, "Where did the time go?" For some of us, we would like to drop last year into the silent limbo of the past. For some, last year was an imperfect year. However, for most of the residents living in Century Village, we have much to be thankful for. The hurricane season was without incident here in the Village. While the Covid pandemic has impacted much of the U.S., we here in the Village seem to have had the good fortune of having the vaccines made available to our residents and the incidents of infections have been minimal.

For the Richland family, we have been blessed with the birth of a great granddaughter and recently had the pleasure of holding, fondling this precious gift that our granddaughter brought to us. Our

cup did "runneth" over. We had a family reunion when my son visited from California, along with our family from New York. My granddaughter in Oregon has finished her graduate studies and my grandson has finished his second year of study in UC Berkeley, and so the Richland family has much to be thankful for.

For the residents here in the Village, we have a new bus company that will be servicing our residents. We have a new insurance contract that has been negotiated and will be in force for 2022. However, now is the time to reflect on how much we have accomplished, or what we have to work on to bring positive changes here in the Village. On the top of our list is the Millennium Agreement with WPRF. We are encouraged by the fact that we are reaching our 75% goal of having Associations sending in their support forms to UCO. Our Village is undergoing dramatic demographic changes and it is clearly impacting our life here in Century Village. Many of the new owners are unfamiliar with the unique rules and regulations that govern condo living and this lack of knowledge has been reflected in poor management of many Associations. Your elected representatives at UCO are aware of these challenges and have tried to mitigate many of these issues. We hope that through education and rational behavior on the part of many residents, we can make 2022 a year that brings about positive changes for all here in the Village.

So to all of my fellow Villagers, let's give wings to your dreams and let them come true.



Dom Guarnagia

vicepresident2@unitedcivic.org

Cambridge • Canterbury
Chatham • Dorchester
Kent • Northampton • Sussex

Among the steps for a prospective Owner or Renter is the financial trip to the UCO Investigation Committee that accompanies the material needed, prior to acceptance or rejection by the Officers of the Board who are seeking pertinent information regarding the acceptance/rejection of an individual or couple in the following manner.

The prospective individual(s) present a check for One Hundred Dollars each if unrelated, or One Hundred Dollars if a married couple with the prospective Association as the receiver. The check is deposited in their account. The associated paperwork and a check made out to UCO is provided to the Investigation Committee who sends the Association check to an investigating company to cover the cost of the investigation. When the investigation is complete, the Association is notified and an officer or board member comes to

UCO and without inspection of the contents by the committee, all documents are returned and it is the Association board members who reveal to the Board the resulting information that either accepts or rejects the prospective Buyer or Renter. Hopefully this procedure that is seemingly obtuse to the Realtor, facilitates the decision-making process. For the purpose of investigations, the office is open Monday thru Thursday from 9:00 AM to 12 noon.

The increase in the number of residents from the end of November until January poses an issue with the undesirable back-up at the Okeechobee Gate and to a lesser degree at the entrance on Haverhill Road. The line of vehicles backed up at Gate Houses is unfortunate and weary as vehicle after vehicle backed up for what seems like ever, 'flash' their Gate Pass, announce the Association and Unit number after moving slowly from the Turnpike to the traffic light at the entrance. Unfortunately, the intersection is utilized by vehicles making a "U-Turn" to go West, accessing the lane for the Turnpike and predominantly accessing Century Village. We, at the UCO Office, can for a \$10.00 cost, apply a "Bar Code, affixed to a window on the rear "passenger's" window, a weather proof "Bar Code" that can last for an undetermined number of years that will allow you to hesitate at a "RED" lit bar allowing you to enter in very little time. We are open from Monday thru Thursday (9:00 till 11:30) and Friday, from 12 noon until 2:30. It is well worth the cost to save time when entering.



David Boas

vicepresident4@unitedcivic.org

Coventry • Easthampton
Norwich • Plymouth
Sheffield • Stratford • Waltham

Nobody asked me, but the shows in the theater have been great. Are you aware that there are 3 actor's groups in Century Village? They all present enjoyable shows. Be sure to check them out. I miss the Century Village Orchestra, especially their ending rendition of The Radetzky March. Hopefully they will regroup. Waiting for the return of the Residents Show in 2023. I enjoy this show so much that I go to both performances.

Nobody asked me, but being the chair of the Transportation Committee the past 3 years, I have received my share of complaints. These complaints are followed up on and dealt with in a timely manner. However, when looking at the whole picture, with the thousands of stops and riders in a year's time, this percentage is very low. We are fortunate to be

able to afford and provide this service in our Village. The same can also be said for our security service who handle even more issues. The percentage of problems is very low.

Nobody asked me, but I have been very fortunate to work with dedicated Officers, Committee Members, and Volunteers. Without their service, I cannot imagine what the cost to the unit owners would be. This also extends to your individual associations' Board of Directors, as well. I must also include our two paid employees. Donald Foster, our LCAM and Adrene King, our administrative assistant. They are always willing to go the extra mile.

Nobody asked me, but the All American Omelet with sliced tomatoes and rye toast at Pete's Place, cannot be beat, Angie and Lynn are great waitresses. I miss K-Mart, I prefer Winn-Dixie to Publix. I cannot find, not that I really need one, a Lemon Doughnut in the area. I miss sweet corn and tomatoes from Lancaster Pennsylvania. I DON'T miss the WINTER.

Nobody asked me, but in the almost four years that I have been a Vice-President, "Doctor No" that's me, has many times taken an unpopular position. I have even made mistakes. I admit it. However, one thing I don't do is perch on the sidelines waiting to say, "I got you" or "I told you so." Once the decision has been made, I go with it and do my best to make things work.

Nobody asked me, but the only thing on earth that is perfect every time is the harmony of The Mills

Brothers. I was very fortunate to see them in person. If you don't believe me, just look them up on YouTube. I was also very fortunate to see Guy Lombardo and The Royal Canadians in person. It was at the Yorktowne Hotel on one of his last tours.

Nobody asked me, but I'm a game-show addict. I still keep badgering Atlantic Broadband about picking up this network. If you agree with me, call and let them know. The best game show ever was, "What's My Line." "Jeopardy" is a close second. The funniest segment on a game

show was on "To Tell The Truth" when Henry Morgan stumped the panel. You can view this on YouTube. It is hilarious.

Nobody asked me, but, well not really, there are many things we can all do to make our Village a more enjoyable community. Let's start with just the little things, and expand upon them. Everyone who asks me, how do you like living in Century Village? I will steal a line from Lawrence Welk. Wunnerful, Wunnerful. Until next month, stay well and please be polite.



Fausto Fabbro

vicepresident3@unitedcivic.org

Berkshire • Camden
Hastings • Salisbury • Somerset
Wellington • Windsor

Hope all enjoyed the Holidays. I want to wish everyone a Happy New Year.

Let us start the New Year by electing good officers to the board of our

buildings. I recommend having 2 or 3 year-round residents on the board. This gives the officers the ability to handle the daily running of the building.

On a daily basis at UCO, we face issues that are building related and we can't help because no officers are present.

Soon we will be having UCO elections. Please be sure to make your vote count and that your association is represented.

We still need a few associations to submit the Millennium paperwork. We are very near the number we need and it would be great if we exceeded that number. I want to thank all the building officers that came to offer their help to get this task done.

Let me end by saying that you should remember UCO is staffed by volunteers who are all unit owners. Please respect that. Many forget that important fact.

Property Manager's Report

WWW.UCOMAINTENANCE@GMAIL.COM WWW.UCOGARBAGE@GMAIL.COM



By Donald Foster, LCAM

On 12/18, I was called by an CV Association President to inspect a vacant first floor unit, where construction work was underway. An interior kitchen wall had been removed, and the floor of the unit above had dropped several inches. The walls at the second floor unit had developed stress cracks, and the kitchen cabinets were slanted toward the area of the removed load bearing wall. I immediately reported these conditions to PBC Code Enforcement and the PBC Buildings Department. On 1/22, **STOP WORK** and **DANGER KEEP OUT** signs were affixed to the first floor unit by a PBC building inspector. No one will be permitted to occupy this unit until PBC inspectors certify that it is safe for occupancy and in compliance with the PBC Building Code.

The construction work that caused the damage to this building was approved by the Board and permitted by the PBC Department of Planning, Zoning and Buildings. Further investigation will determine the specific cause of this damage. CV Associations should be aware that:

- Securing building permits does not automatically entitle the unit owner to perform alterations or additions to the common elements (e.g., interior walls). **THE BOARD CAN SAY NO!**

- In many cases, the Association's documents require certain approvals, and the Board may disallow certain types of work altogether. Check with an Attorney before approving any construction work inside a unit.

These floor-drop disasters are becoming commonplace in Century Village. Legal advice costs money, and CV Association Boards work hard to control costs to their neighbors. But a bill for legal guidance is a small price to pay compared to the cost of correcting a construction job gone wrong.

Allowing unpermitted or non-code compliant construction to happen can have significant financial impacts on an Association and its unit owners. On January 12, a Norwich Association is scheduled to appear before the Palm Beach County Special Magistrate because of a similar, but much more serious instance of load bearing kitchen walls being removed without formal Board approval or building permits. The affected units, which have been vacant for nearly two years, are under a **Repair or Demolish Order**, and the Association is facing approximately two hundred thousand dollars in restoration costs. Because of these conditions, the Association has not been able to secure property insurance, which will affect their ability to obtain financing to make the necessary repairs.

Also on January 12, two other CV unit owners were listed on the PBC Special Magistrate's docket, for unpermitted construction work and/or expired permits. These unit owners face up to one thousand dollars per day fines for continued non-compliance, and the open violations may affect the Association's future ability to obtain insurance.

On February 2, three CV unit owners and one CV Association were on the Special Magistrate's docket for unpermitted construction work in kitchen/bathroom areas. Clearly, this is a growing Village-wide problem. CV Association Boards, and their property managers, will need to do a better job of keeping an eye on and controlling unit owner construction projects. It's also a good idea to regularly check the PBC Special Magistrate's docket, to see if any CV Associations or unit owners are on the list. Here is a link to the dockets:

<https://discover.pbcgov.org/pzb/codeenforcement/Pages/Hearing-Agendas.aspx>

CV unit owners who observe construction work at their buildings should immediately notify their Boards and their property managers. Reports may also be sent directly to PBC Code Enforcement by calling 561-233-5000 or by sending an email to PZBCODE@pbcgov.org.



COVENTRY SECTION- THIS KITCHEN WALL IS (OR WAS) LOAD BEARING, MEANING THAT IT IS (WAS) HOLDING UP THE SECOND FLOOR. THE NEW WOOD POST AT LEFT IS INTENDED TO BEAR THE LOAD IN PLACE OF THE REMOVED WALL. WORK LIKE THIS IS TRICKY, AND NEEDS TO BE CAREFULLY DONE BY SKILLED TRADESMEN. A TEMPORARY SHORING BRACE WOULD HAVE KEPT THE CEILING FROM DROPPING DURING THE JOB.



COVENTRY SECTION- THIS WOOD POST IS INTENDED TO BEAR THE LOAD PREVIOUSLY BORNE BY THE REMOVED INTERIOR WALL.



COVENTRY SECTION- SECOND FLOOR HAS DROPPED.



COVENTRY SECTION- STRESS CRACKS IN SECOND FLOOR CEILING AND WALLS. NOT GOOD.



COVENTRY SECTION- TANKLESS WATER HEATER. THIS WAS NOT APPROVED BY THE BOARD AND COULD DANGEROUSLY OVERLOAD THE BUILDING'S ELECTRICAL WIRING.



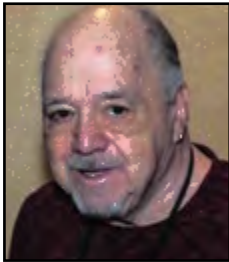
COVENTRY SECTION- AFTER THE CEILING DROPPED, THE UNIT OWNER INSTALLED FLOOR JACKS AND SHORED UP THE CEILING. TOO LITTLE, TOO LATE.



COVENTRY SECTION- ONCE AGAIN, IT WILL BE MONTHS OF AGGRAVATION AND EXPENSE TO GET THIS MESS STRAIGHTENED OUT. CHECK WITH AN ATTORNEY BEFORE APPROVING CONSTRUCTION WORK! DON'T LET THIS HAPPEN TO YOU!

Treasurer's Report

Earlier this year, UCO engaged a new insurance broker for the year 2022, ASSURED PARTNERS, after



By Ed Grossman

having interviewed other brokers. The other brokers were Brown and Brown and USI; Brown and Brown had been UCO's insurance agency in the past. UCO chose Assured Partners because their proposal included inspecting every association's building in the Village and rendering a report on the condition of each building. These reports would differentiate between those associations who kept their buildings in good condition and those associations which did not. Thus, the associations which kept their buildings in good

order could be rewarded by lower premiums. An analysis of claims for each association and the nature of the claims would also be used to calculate their premiums.

However, at this time the study has not been completed and released. While premiums for the individual associations have been made available, UCO's premiums have not been distributed. The change in UCO's premiums is estimated to increase between twenty and twenty-five percent. In addition, the report generated by Assured Partners will give each association a jump start on its 40-year certification. An accelerated program in building certification is now happening. Therefore, each association should plan on repairs that may have to be performed when their building is inspected. However, while the intention of the

above program sounds good and is what UCO has been in favor of for years, it is currently flawed, as some increases which Associations received are grossly unjustified and have to be clarified. Perhaps the kinks are because this program is new to Century Village.

UCO's attempt to correct the inequities between W.P.R. F. and UCO about the amount paid each year and the application of the payment to an arbitration was held in November. Unfortunately, UCO lost and filed a lawsuit to continue its battle to correct the above-mentioned inequities. The lawsuit is at its early stage and still has a long way to go.

In prior issues of the UCO Reporter, I attempted to keep everyone up to date with a detailed explanation of the nature of UCO's position and actions. While I mentioned there would be two arbitrations, one has yet to come. What is at stake in this arbitration is 3.5 million dollars for a new air conditioning sys-

tem in the Main Clubhouse. This amount was included in W.P.R. F.'s original budget request. UCO's Operations Committee refused to approve it and it was removed and scheduled for arbitration. Should UCO lose this arbitration W.P.R.F's dues would increase by \$20.00 per month.

The lawsuit and the new arbitration can be avoided. How? UCO needs to collect 232 proxies allowing UCO's lawyer to revise the ongoing Long Term Lease. It would also reverse the first arbitration decision, stop the lawsuit and eliminate the necessity of the second arbitration.

Currently, UCO has collected just over 200 proxies. A new mailing has been sent to all the associations which have not voted, urging them to conduct a vote and return the authorizations. Please help UCO collect the balance of proxies needed in any way you can.

I WISH EVERYONE TO HAVE A HAPPY AND HEALTHY NEW YEAR.

Security



By Al Goodman

Hello CV residents. My name is Al Goodman. I am honored to have been chosen to be the next Chair of UCO Security in Century Village, West Palm Beach. I am originally from Brooklyn N.Y., but for the last 15 years I have been living in Century Village. Some of you might have seen me riding around in

the Palm Beach County Sheriff's car as a C O P. (Community Observer Patrol).

I just wanted to introduce myself to all of you, and to let you know, I will be working very hard as the new Security Chair in Century Village. Thank you for your anticipated cooperation in working with me. Although it's only been one month since I was named Security Chair, I would like to keep you up to date as to what's been going on. But first I would like to thank Fausto Fabbro, Donald Foster, David Israel and all the other members of UCO -- thank you all.

On Friday 12/3, I sat in on my first Security meeting. I found it to be very interesting and informative. It was very interesting to hear the Sargent's report of what transpired in Century Village over the last month. Please follow this column in the future, so we can stay in touch with each other.

Just let me say Merry Christmas and a very Healthy Happy New Year to all.

Thank you again, Al

Maintenance



By Dom Guarnagia

Many individual members of Condo Boards are seeking a review of those structural and electrical elements that are a danger to life and limb with the feeling that a catastrophe is around the corner. The recent episode regarding Surfside, Florida gives Century Village the fifty (50)-year-old plus masonry 1st Floor walls and wood framing Second Level elements, including wood roof-truss framing, a presence of danger of collapse. The two situations are very different, but do carry some of the same situations, i.e. the foundation is on sandy soil and subject to subsidence to a far lesser degree. The land mass was wet in several areas. To provide dry land masses for

the three hundred-nine (309) association structures, extracting soil, piling much of it around a prospective water feature. The removed soil became the area for a foundation and landscape feature. Over the past time, areas of 'soft' soil allowed the foundation to 'tilt' slightly out of level.

Many of the structures, tipped, ever so slightly, but enough to affect the sticky doors and windows and unfortunately the Vent/Waste Cast Iron Pipe that is very rigid, but susceptible to a slight shift by cracking or splitting, mostly vertically, allowing the waste to escape and cause both a stench and leaking effluent. The use of cast iron during the 1970's was commonplace and expected to last much longer than the current time frame.

When the three (3) and four (4) story structures were erected, PVC (Poly Vinyl Chloride) was available as a less costly product and the elimination of packing the joints with Okum, a

fibrous material that was used to pack the joint and molten lead poured to make the joint waterproof....a method that was both time-consuming and labor intensive. The 'fix' involved, either sliding a 3" Dia. pipe into the 'broken' Cast iron pipe, or open the ceiling in the 1st Floor Bathroom to change the Cast Iron pipe connection. If you recall, when the building was constructed to perform a good flush, the amount of water in that flush was 3.5 Gallons. Today the Code requires a three (3) inch Dia. pipe and 1.25 Gallons to flush and clear the bowl.

Reading and scrutinizing the ads shown in the back of the monthly UCO Reporter, advertisements for only those Licensed Plumbers, Electricians and other technicians to include Handymen are permitted to be printed. Refer questions to me, Dom Guarnagia at the UCO Office at 561-683-9189.

Transportation



By Ruth Dreiss

By the time that you may be reading this, Academy Transportation will be our new provider for the buses. All of the buses will be ADA accessible. At this time the bus schedule will remain the same. Please be patient as there may be some teething problems. We are pleased that our current drivers were offered an opportunity to work for the new company.

I would like to thank our current provider for their service to us. A special thank you to our previous on Site Bus Manager, Jose Martinez and our current Manager Robert Lopez.

In December, an excursion trip was taken to the Wellington Mall. A bus will be going on a Sugar Cane Tour later this month. This bus was provided to us by the sponsor at no charge. This bus is already full. There will be no excursion trip in January. We will try to get this back on the schedule for February. Also discussed was a possible Saturday run to the Green Market in

downtown Palm Beach.

We are looking for volunteers to join the Transportation Committee for next year. If you have interest and are a resident owner, come in to the UCO office and pick up an application. As this and all committees are advisory in nature, a willingness to work with others is essential. This committee meets the 1st Tuesday of each month at 1:30 pm at the clubhouse.

Submitted by David Boas, Transportation Chair

WPRF News



By Eva Rachesky

Recently, to the chagrin of some, a \$5.00 per day WPRF Guest Pass fee was put into effect early in November of this year. I think it is important to note that the Guest Pass money collected is deposited directly back to the residents along with estoppel money collected at closing. When a new budget is agreed upon each year, these extra monies are used to lower

or “offset” the coupon amount each year. When preparing for the arrival of your guest(s), you, the resident sponsor, must accompany them to get their guest passes, as well as when they use the recreational facilities. The only exception to this rule is the Hastings Gym. I have been receiving complaints from residents trying to follow the proper procedures when wishing to use the lockers in the Hastings locker rooms. The proper procedure, for those that may not know, is to pick up a key from the Security desk. I’ve had several reports that when the resident opens the locker they have been

assigned, another resident has put their personal belongings in the locker without getting the key. I’m asking for everyone’s cooperation as this is creating confrontational situations. Please get a key, each and every time you wish to use a locker. For those continuing to circumvent the system, Security will start removing those items left in unlocked storage lockers and put them up by their desk for pickup. Everyone’s anticipated cooperation will be greatly appreciated. Wishing everyone a Happy and Healthy 2022!

Resident Safety



By George Franklin

To all my friends and residents of Century Village. I wish to let you know that because of medical issues, I have stepped down from my position as Chairman of the Security Committee. I wish to thank everyone for their support of me and the Committee members. I hope you will all give the new Chairman the same cooperation and courtesies that were given to me. Thank you. George M Franklin

Hi folks. Well frustration has hit me like a runaway train! The happenings here that could

be avoided and do not, make me think we have Jesse James and his Gang or the Clanton Boys and his bunch of cowboys running the area. How many of you want to join these band of robbers? I am sure everyone knows about Jesse James and if not, about Clanton. Ike Clanton and his gang ran the bad guy band of cut throats in Tombstone, Arizona until Wyatt Earp, his brothers and Doc Holliday had the shoot out with them in 1881. Interesting fact. The shoot out at OK Corral did NOT happen in or at the corral, but in the alley between FLY's Photography Shop and Boarding house, and the Meat Market. (I have been there). I suppose it was easier to use the term shoot out at the OK Corral (sounds better), instead of shoot out in the alley between FLYS Photography & Boarding House & the Meat

Market. Point I am trying to make is you don't have to be an outlaw because just being stupid works. Having a theft happen or be harmed... either way you or a neighbor become a victim. You all need to be alert and keep your eyes and ears open. CALL 9-1-1 if you see or hear something out of the ordinary. Example..Your neighbor is 80 years old and a widow, and drives a blue Toyota. You see it being driven by who appears to be a teenager. CALL the 9-1-1 and Security.. Don't Wait!! Then call your neighbor. She may have left the key in the car..Ya think?? Just after the holidays, we all still need to be alert! You may be helping someone by seeing something and saying something.

Got Something to Say: First, your Veep; Second, the relevant Committee; Third, and last, the Delegate Assembly

BY RICHARD HANDELSMAN

If you have any concerns, complaints, praise, issues with or about Century Village, your first stop should be the UCO Vice-President for your quadrant or any VP if yours is not available. If they cannot satisfy you, they can guide you to the appropriate committee. Your second forum should be the relevant committee: Operations Committee for any recreation, entertainment, or Hastings/ Clubhouse issues ; Advisory, for any governance/

Bylaw questions; Broadband, for TV, Internet, landline telephone; Transportation, for excursions and bus routes; etc., etc, etc. There are fourteen committees, each dealing with a specific aspect of Century Village living.* The Delegate Assembly should be your last, not your first, platform. As enumerated in Article VI: Powers and Duties of the Delegate Assembly of the UCO Bylaws, the Assembly represents

and acts on issues that affect the Village as whole: Reflection Bay; handicapped busses; the sale of the Medical Building; roadways and sidewalks; security; Broadband; insurance (for 284 associations); and lately, the Long Term Lease; etc. etc. etc. * Even more productive: Serve on a Committee(s).

ATTENTION: ALL UCO DELEGATES/ALTERNATES

IF YOU PLAN TO:
NOMINATE, SECOND, or ACCEPT A NOMINATION FROM THE FLOOR AT THE FEBRUARY 4 UCO DELEGATE ASSEMBLY, HERE'S WHAT YOU NEED TO KNOW!

Nominations from the floor will be accepted for:
UCO President - Two (2) Vice Presidents
Recording Secretary - Corresponding Secretary - Treasurer
Ten (10) Executive Board members

Any unit owner who lives in Century Village for at least nine (9) months of the year in which he/she will serve is eligible for nomination.

When nominations for a specific office are opened, come to the microphone. Bring your **Century Village ID** and present it to a designated volunteer.

- Only an **OFFICIAL DELEGATE** or **ALTERNATE** who has **SIGNED IN** before the start of the meeting may **NOMINATE** a candidate or **SECOND** a nomination.
- At the microphone, clearly state **YOUR NAME** and **YOUR ASSOCIATION** and the **NAME, ASSOCIATION** and **OFFICE** of the person you are nominating

or seconding. The nominee must be present to accept the nomination.

- Following nomination and a second, each **NOMINEE MUST COME TO THE MICROPHONE** and **ACCEPT THE NOMINATION** by stating his/her name, association, and the office for which he/she is a candidate.
- All nominees must declare that they reside in Century Village at least 9 months of the year.
- All nominees should email a bio to ruthdreiss@comcast.net no later than February 8. It will be printed in the Election Section of the next UCO Reporter.

Walter Johnson, UCO photographer, will be in the Clubhouse Lobby at the close of the February Delegate meeting to take a photograph of any candidate for inclusion in the Election Section of the next UCO Reporter.

VOTE IN THE CLUBHOUSE ON FRIDAY, MARCH 4, 2022 between 8 a.m. and 9:30 a.m..

Minutes Delegate Assembly

December 3, 2021

0930 – Delegate Assembly called to order.
UCO President Dave Israel leads Pledge of Allegiance. ---- 141 Delegates attending, quorum met.
Law Enforcement Report –
Lt. Monath - Holiday staffing a little low sending patrols into Village.
3 crashes, citations 16 in Nov., 13 written warnings.
Kent- victim
Theft - packages. 265 calls, 58 reports, Northampton area crime drug related. Person jailed.
Question on trespass signs on individual associations. UCO has signs throughout the Village on outside of fences. 561-688-3400 local non-emergency.

Commissioner Weiss - be prepared and patient as we come into the season. 561-355-2202, district2@pbcgov.org

George Franklin stepped down, Al Goodman new Security chair.
AirBnB - Transient rentals are forbidden in documents.
Change in policy on masks - now optional.

Minutes for November are accepted as presented.

Treasurer Report -
Happy Holidays, arbitration was lost. We can still overturn with 32 more association document execution votes - 232 needed, we have 200.
New Business brought forward on agenda.
Transportation Proposal discussed.
Treasurer’s Report/UCO Budget
Report in handout.

Officers’ Reports -
Dom - barcodes, 15-20 a day cost is \$10. HVAC
Bob - Arbitration loss and upcoming for H/VAC, purchase option

possibility of Rec Facilities and benefits of same.
Stewart Richland - people not knowing where to get IDs or even where the clubhouse is.
David Boas - excursion bus on 8th to Wellington Mall - sign up only for self, or self and spouse. Please do not cut grass too close to shoreline.
Fausto Fabbro - magic # 232 is 75% of all associations given to us by lawyer. Happy Holidays
Ruth Dreiss - Jan-Nov reporter ahead \$61k

LCAM- thanks to associations, garbage disposal has gotten better. 3 large pieces per unit or 2 cubic yds.
Questions send email.
Please look for cars that have no or expired tags, junk cars or cars filled with trash.

Speakers -
Wayne Picone Regional Director Seniors vs Crime, info on scams, schemes, fraud. Call us.
UCO Insurance Program - come into UCO if any questions
After you have annual meetings, please bring updated sheets to UCO.

Rodney Statham from Clerk of Circuit Court www.mypalmbeachclerk.com. Volunteers requested to work at County Clerk’s office.

40 yr inspections discussed by County Commissioner Weiss’ Assistant Niels Heimeriks.

Meeting adjourns.

Respectfully Submitted,
Robert C Rivera, USN Ret.
UCO Recording Secretary

Delegate Assembly Attendance

Delegates Present at December 3, 2021 Delegate Assembly

Andover	C, F, G, H, J, M
Bedford	A, D, G, H, I, J, K
Berkshire	B, H
Cambridge	C, D, F, H, I
Camden	C, D, I, K, N, O
Canterbury	B, D
Chatham	A, E, F, G, H, M, R, T, U
Coventry	B, G, I, J, K
Dorchester	D, E, G, H
Dover	(5 of 9)
Easthampton	F, G, H
Golfs Edge	(1 of 7)
Greenbrier	A, B, C
Hastings	C, E, F, G, I
Kent	A, B, E, H, I, J, M
Northampton	D, M, N, S
Oxford	400, 700
Plymouth	3
Salisbury	A, H, I
Sheffield	A, B, C, G, I, J, L, O, P, Q
Somerset	A, E, F, G, H, I, K, L
Southampton	A (2 of 3), C
Stratford	B, C, J, K, L, N, O
Sussex	A, E, F, H, J
Waltham	E, G, H
Wellington	A (1 of 2), B (1 of 2), C (1 of 2), D (1 of 2), E (1 of 2), F (1 of 2), G, H, J (1 of 2), K (1 of 2), L, M (1 of 2)
Windsor	F, L, R

(Thank you to those delegates and alternates who attended this meeting).

**NEW PASS RATES FOR GUESTS
EFFECTIVE: NOVEMBER 1, 2021**

- Pass fee: \$5.00 per day (1-14 days) up to one month
- Photo ID and proof of age required
- Pass not valid for gate entry
- Resident sponsor must be present with guest at all times, except at Hastings gym
- Pass valid for Hastings Clubhouse/Gym (after 10:30 am)
- Pass is non-refundable, non-transferrable, non-replaceable if lost or stolen

Present this pass & photo ID when requested by:
WPRF Staff, Ushers and/or Security

BAR CODES & GATE PASSES

**UCO Office Hours for
Bar Codes & Gate Passes are:**

Monday – Thursday 9:00 AM - 11:30 AM
Friday 12:00 PM - 2:30 PM

To expedite the issue of Bar Codes:


1. Have your CV ID and current auto registration ready for presentation BEFORE coming to the desk.
2. The new fee for a bar code is \$10.00 (Cash Only).

For Gate Passes:

1. Have your CV ID and address of your guest ready for presentation (if he/she is not already in the system) BEFORE coming to the desk.
2. Fee is based upon the number of months requested.
3. Maximum time is 6 months for \$10.00 (Cash Only).


Renters and Occupants must have a current CV ID for any purpose. To save time, have your renewal documents ready to present to the ID office in the Clubhouse to receive an updated ID. Once you have your updated ID, THEN come to the UCO office for a new bar code, bar code update, or gate pass.

**WEARING A MASK BEFORE ENTERING THE UCO OFFICE IS MANDATORY
ONLY ONE PERSON AT A TIME IS ADMITTED**



EXTRA, EXTRA!

Save the dates!



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Lecture Series at Main Clubhouse

Lunch Included
11:30am - 1pm

November 1st Medicare Open Enrollment Changes for 2022 by Marty Bourgon

.....

December 6th Retirement: Making your money last by Scott Doyno

.....

January 3rd Homecare 101: Who needs it, when do you need it by FirstLantic Healthcare

.....

February 7th Scam Prevention by Richard Levy


.....

March 7th Getting your ducks in a row, do you have all your essential documents. We will review them with you with Attorney Barry Siegel

.....

April 4th Tenet Hospital Healthcare Panel Lecture

RSVP to Patti at 561-345-0817




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STRATFORD 1/1½

STRATFORD N - WOW! UPDATED 1 BEDROOM, 1½ BATH.
Light & bright, great lake view. Custom kitchen. Turnkey.\$75,800

NEW LISTINGS

EASTHAMPTON A - GROUND FLOOR, 1/1.
Great location, design your own condo.\$49,000

ANDOVER F - 1/1½, GROUND FLOOR CORNER.
Updated central air conditioning, turnkey.\$65,000

SHEFFIELD H - GROUND FLOOR, 1/1½.
Light and bright, pet friendly building, garden view.\$59,900

SHEFFIELD H - 2nd FLOOR CORNER.
2/1½, updated kitchen and baths.\$82,500

STRATFORD N 1/1½ 2nd floor, central air, light & bright,
partially furnished, great lake view.\$74,900

NORTHAMPTON E - UPDATED ON THE WATER.
Ground floor, pet friendly building.\$79,900

CAMDEN H - 1 BEDROOM, 1½ BATH,
2nd floor, totally renovated.\$61,000

WALTHAM F - 2nd floor corner, 2/1½, bright and airy,
short walk to Haverhill gate and Clubhouse.\$84,900

STRATFORD K - STUNNING WATER VIEW from new lanai
with impact windows. 2/2, 2nd floor. Furnished. Water included in monthly maintenance. Needs some TLC.\$107,000

GREENBRIER C LARGE PENTHOUSE 2/2.
Great views, tile throughout, steps to pool.\$94,999

CHATHAM N - GROUND FLOOR CORNER,
all new, 1/1½, central air.\$62,500

WELLINGTON F - 2/2 UPDATED, new AC,
enclosed lanai.\$189,900

GOLF'S EDGE H - 1/1½, 2nd floor CORNER,
tile throughout, updated, enclosed lanai.\$75,500

GREENBRIER C - ALL NEW 1/1½ PENTHOUSE.
Stunning, gourmet kitchen, large tile throughout, furnished, granite counters, park at your door, move in.\$99,900

GREENBRIER C

2 BEDROOM, 2 BATH PRIVATE OVERSIZED CORNER.
Light & bright, beautiful garden view. Carpet in bedrooms, large tile in living area. Furnished, central air conditioning, 2 sinks with new cabinets in kitchen, steps away from the pool but without a view of the pool. Park at your door.\$135,000

WOW, BEAUTIFUL 1 BEDROOM/1½ BATH,
2nd floor in luxury elevator building. Totally updated. Large tile throughout, furnished, turnkey, neutral colors. Lovely garden view, steps to pool.\$89,000

WELLINGTON

“B” - 2 BEDROOM, 2 BATH, ground floor. Light & bright,
furnished, central air conditioning. Updated kitchen with granite counters, steps to pool.\$174,500

“M” - 2 BEDROOM, 2 BATH, ground floor. Well maintained,
lake view, newer central air, partly furnished, updated kitchen & baths. Park at your door!\$172,000

SOUTHAMPTON C

UPDATED 1 BEDROOM, 1½ BATH PENTHOUSE.
Turnkey, light & bright, move right, furnished, elevator, ceramic tile throughout, laundry room on same floor, steps to pools, hurricane shutters. Newer central air, beautiful garden view, great association.\$68,500

DORCHESTER 1

2 BEDROOM, 1½ BATH, 2ND FLOOR, Move in Ready.
Turnkey, Central Air, Beautiful Furniture, Tile throughout, Steps to Dorchester Pool.\$85,500

Happy New Year To All!!

The “Susans” turn “Listed” into “SOLD”

Avoiding a Money Mule Scam

BY BRIDGET SMALL, CONSUMER EDUCATION SPECIALIST,
FTC (FEDERAL TRADE COMMISSION)

Scammers are looking for people to help them move stolen money. They visit online dating, job search, and social media sites, create fake stories, and make up reasons to send you money, usually by check or Bitcoin. Then they tell you to send that money to someone else by using gift cards or wire transfers. But they never say the money is stolen, the stories are lies, or — if you sent the money — you might be acting as what law enforcement calls a money mule.

If you help a scammer move stolen money — even if you didn't know it was stolen — you could get into legal trouble.

You'll be at financial risk, too. If you deposit a scammer's check, it might clear at first. When it turns out to be a fake check, the bank will want you to repay the full amount. You may be charged fees, and your account may be overdrawn or closed. And using a scammer's money to buy gift cards and turning over the PIN codes, or sending wire transfers is almost like sending cash. In both cases, the scammer gets the money quickly, and it's almost impossible to recover.

How can you avoid a money mule scam?

- Don't forward money for an online romantic interest who sends you money. That's always a scam, and a way to get you to move stolen money.
- Don't accept a job that asks you to transfer money or packages — even if they tell you to send money to a "client" or "supplier." You may be helping a scammer move stolen money or gift cards.
- Don't accept a grant or prize award and forward some of the money. That's another way to get you to move stolen money.

If you think you might be involved in this scam, stop the payment transaction and stop communicating with the person. Tell your bank, the wire transfer service, or any gift card companies right away. If a scammer has your bank account information, close your account immediately. Then tell the FTC at [ReportFraud.ftc.gov](https://www.ftc.gov/report-fraud).

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Synagogue Social Hall

12:00 Noon

Donation: \$25.00

RSVP To: Charlotte Hankin 1-860-965-8395

Harriet Waghelstein 561-596-5635

Please indicate your choice of sandwich and return form to synagogue office no later than Jan. 31st, 2022

Name: _____ Phone: _____

No. of People _____ Amt. Enclosed \$ _____

Turkey _____ Corned Beef _____ Pastrami _____



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LEGAL



New Year, Same Issues?

BY MARK FRIEDMAN, FLORIDA BAR CERTIFIED AS A SPECIALIST IN CONDOMINIUM AND PLANNED DEVELOPMENT LAW

For those who watched the TV Show Westworld, you may see a similarity; you find yourself doing the same exact thing each year with only slight variations. When your seasons are spent without issue, that may be a good thing, but often they are not. I continually see repetition regarding nuisance violations, screening issues, parking problems, smoking issues, etc. In 2022, let's get out of the cycle, and do something about the recurring problems. What are some common problems and how might we take a step to change the outcome?

Screening and discrimination lawsuits

While we cannot make this issue go away entirely, as individuals have the right to sue if they feel they have been aggrieved, you can take steps to strengthen the likelihood that such claims will not succeed. Start by looking at your Declaration of Condominium.

Ensure that your Declaration of Condominium gives you specific non-discriminatory criteria for denials and stick to your list when making your decisions. While the old denial for "good cause" is still viable, it is much better to have specific criteria and to have such criteria based on HUD guidelines. If you have a manager, let the manager collect the information about the person and shield information about race, sex, color, religion, national origin, disability, age, sexual orientation, marital status and gender identity or expression from the decision makers. As you are a housing for older persons community you may be apprised of familial status issues. In a discussion I had with a HUD director, she advised that if the Association did not know that a person fell within one of the protected categories (and could prove that they did not know) that would be a good defense to such a claim. It does not mean that you are discriminating just because you know this information, it just lends to a much stronger defense if you don't know this information at the time the decision is made. All you really need to know is if the prospective purchaser or tenant falls within a specific criterion for denial in your Declaration. Lastly, if you are going to deny someone

for any reason, consult with your attorney, prior to telling the seller and buyer about the denial.

Does someone want an emotional support animal or service animal?

It would take more space than I am allocated to go over this in detail. However, I will say that most of the Board members that have gotten into difficulties on this issue have gotten there not because of what they ultimately did, but because of what they said. When someone gives you information about an animal they want to keep in your building and claim that it is an emotional support animal or a service animal, take the information, tell them you will review it, and provide it to knowledgeable legal counsel. At our Firm, one of my colleagues co-authored the original "Prescription Pets" article with the late Gary Poliakoff over 20 years ago. But whomever you use, ensure that they are knowledgeable in this area.

Happy New Year!

Mark D. Friedman, B.C.S. is recognized by the Florida Bar as a Board Certified Specialist in Condominium and Planned Development Law. This Article is intended for educational purposes only and is not meant as legal advice. Always consult with your own attorney before making decisions to deny an applicant or an emotional support animal or service animal. Mr. Friedman can be reached at MFriedman@BeckerLawyers.com

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1 BEDROOM - 1 BATH

Waltham E	2nd Floor, Ceramic Tile, Great Location & Nice Building.....	\$50,500
Salisbury F	1st Floor, Step in Shower, Updated Kitchen & Bath	\$55,000
Berkshire J	2nd Floor, Updated Bathroom, Tile Floors, Great Location.....	\$65,000
Berkshire F	1st Floor, Completely Renovated! Step in Shower.....	\$75,000

1 BEDROOM - 1 ½ BATH

Southampton B	1st Floor, Huge Porch, Spacious Unit, Move in Ready!.....	\$59,900
Somerset G	2nd Floor, Step in Shower, Incredible Water View, Tile	\$79,500
Wellington C	Completely Renovated, Ceramic Tile, Gorgeous Water View!	\$115,000
Northampton K	2nd Floor, Elevator, Magnificent Water View, Updated.....	\$69,500

2 BEDROOM – 1 ½ BATH

Cambridge B	1st Floor, Corner, Fantastic Kitchen, Central Air	\$105,000
Dorchester B	1st Floor, COMPLETELY Renovate d unit, Furnished, SS Appliances.....	\$139,000
Sussex L	1st Floor, Updated Kitchen & Baths, Central Air.....	\$79,000
Hastings A	1st Floor, Washer & Dryer, Updated, Central A/C Great Location!	\$87,900

2 BEDROOM - 2 BATH

Greenbrier A	Gorgeous! Fully Updated, Hurricane Windows, Central AC	\$173,600
Wellington L	1st Floor, Spectacular Water View, Central AC, Step in Shower, Updated	\$189,900

RENTALS

Chatham H	1st Floor, 1 BR & 1.5 Bath, Amazing Water View! Step in Shower	\$1,325
Kent D	1st Floor, 2 BR, 1.5 Bath, Updated Kitchen, Central AC.....	\$1500
Oxford 300	2nd Floor, 2 BR & 2 Baths, Washer/Dryer, Water View, Central AC.....	\$1,550
Kingswood C	1st Floor, 1 BR & 1 Bath, Updated Bath & Kitchen	\$1,100
Camden P	1st Floor, Ceramic Tile, SS Appliances, Garden View.....	\$1,200
Camden P	2nd Floor, 1 BR & 1 Bath, Updated, Garden View	\$1,200
Bedford F	1st Floor, 1 BR & 1 Bath, Updated Bath & Kitchen	\$1,200
Sheffield L	2nd Floor, Corner, 2 BR & 1.5 Bath, Central AC, Spotless	\$1,275

RECENT SALES

13 Chatham A	\$113,000
346 Camden O.....	\$57,000
101 Oxford 700	\$51,000
107 Wellington L.....	\$125,000
350 Sheffield O	\$65,000
225 Oxford 200	\$132,000
221 Oxford 200	\$56,000
1 NorthamptonA.....	\$70,000
362 Camden P	\$56,000
126 Somerset G	\$65,000
236 Bedford J	\$56,000
372 Camden P	\$44,000
207 Berkshire J	\$50,000

RECENT RENTALS

189 Somerset J	\$1,450
207 Windsor J	\$1,500
109 Salisbury E	\$1,375
350 Sheffield O	\$1,300
47 Kingswood C	\$1,000
33 Chatham B	\$1,500
133 Canterbury F	\$1100
11 Waltham A	\$925
81 Kent F	\$1,200
240 Dorchester K.....	\$1,150
20 Norwich A.....	\$1,100
151 Canterbury F	\$1,100
82 Windsor D.....	\$1,100

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2022 Class Schedule

Taught by Mark D. Friedman, B.C.S.
(Board Certified in Condominium and
Planned Development Law)

All classes will be in the theater

January

- 1. Board Certification Class (3 hours) Wed. January 12 9:00 a.m. to Noon - Registration Required
- 2. Screening of potential purchasers and renters (2 hours) Wed. January 26, 10:00 a.m. to Noon.

February

- 1. Avoiding discrimination in Housing. Avoiding personal liability and liability for the Association.
(2 hours) Wednesday, February 2, 10 a.m. to noon
- 2. Enforcement of the Governing Documents and rules and regulations (1 hour) Wednesday February 16, 10:00 a.m. to 11:00 a.m.

March

- 1. Board Certification class (makeup class for those who could not attend in January)
(3 hours) Wednesday, March 2, 9:00 a.m. to Noon. Registration Required
- 2. Water leaks, repairs, who pays for what? (2 hours) Wednesday March 16, 10 a.m. to Noon
- 3. Bank loans, how to obtain a loan/line of credit/ pitfalls to avoid (1 hour) Wednesday, March 23, 10 a.m. to 11:00 a.m.

Scammers are sending fake IRS emails about Economic Impact Payments

BY CRISTINA MIRANDA - DIVISION OF
CONSUMER AND BUSINESS EDUCATION, FTC

There’s a fake IRS email that keeps popping into people’s inboxes. It says that you can get a third Economic Impact Payment (EIP) if you click a link that lets you “access the form for your additional information” and “get help” with the application. But the link is a trick. If you click it, a scammer might steal your money and your personal information to commit identity theft. It’s yet another version of the classic government impersonator scam.

Here are ways to avoid this scam:

- **Know that the government will never call, text, email, or contact you on social media saying you owe money, or to offer help getting a third Economic Impact Payment (EIP).** If you get a message with a link from someone claiming to be from the IRS or another government agency, don’t click on it. It’s a scam. Scammers will often send fake links to websites or use bogus email addresses and phone numbers that seem to be from the government. Your best bet is to visit the IRS’s website directly for trustworthy information on EIP payments.
- **Say no to anyone who contacts you, claiming to be from a government agency and asking for personal or financial information, or for payment in cash, gift cards, wire transfers, or cryptocurrency.** Whether they contact you by phone, text, email, on social media, or show up in person, don’t share your Social Security, Medicare ID, driver’s license, bank account, or credit card numbers. And know that the government would never ask you to pay to get financial help.
- **Report government impersonators to ReportFraud.ftc.gov.** Your report makes a difference. Reports like yours help us investigate, bring law enforcement cases, and alert people about what frauds to be on the lookout for so they can protect themselves, their friends, and family.

Visit ftc.gov/imposters to find out more about government impersonators. And to learn more about the signs of a scam, what to do, and how to report it, check out ftc.gov/scams.



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Hasting H	1 BR / 1.5 BA	\$89,999
Northampton D	2 BR / 1.5 BA	\$85,000
Sheffield H	2 BR / 2 BA	\$84,750
Coventry C	1 BR / 1.5 BA	\$79,900
Andover F	1 BR / 1.5 BA	\$79,900
Windsor M	1 BR / 1 BA	\$75,900
Northampton P	1 BR / 1.5 BA	\$64,000
Dorchester J	1 BR / 1 BA	\$56,000
Northampton P	1 BR/1.1 BA	\$64,000
Hastings H	1BR/1BA	\$89,999

UNDER CONTRACT

Windsor E	2 BR / 1.5 BA	\$99,500
Windsor L	1 BR / 1 BA	\$82,500
Coventry L	2 BR / 1.5 BA	\$82,500
Easthampton F	1 BR / 1 BA	\$69,000
Hasting G	1 BR / 1 BA	\$55,000

SOLD

Andover H	1 BR / 1 BA	\$38,000
Windsor C	1 BR / 1.5 BA	\$62,900
Sheffield L	1 BR / 1 BA	\$67,000
Sheffield L	2 BR / 1.5 BA	\$79,950
Kent K	2 BR / 1.5 BA	\$89,999
Sheffield H	2 BR / 1.5 BA	\$93,450
Somerset F	2 BR / 2 BA	\$93,500
Somerset C	2 BR / 2 BA	\$123,900

RENTALS

Coventry F	2 BR / 1 BA	\$1,400
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TESTIMONIALS

What our customers say:

**Names available on request.*

“

★★★★★ - Highly likely to recommend

SOLD A HOME IN FLORIDA

“Very professional, and knowledgeable about the market, pleasure doing business with him. My agent went out of his way to accommodate this sale and help facilitate the move out of Century Village. He got the job done!” - D.K.*

“

★★★★★ - Highly likely to recommend

RENTED A CONDO

“My Agent was a life saver in a long distance transaction. Her communication, attention to detail and just plain caring made the impossible happen. A MILLION thanks!” - L.A.*

“

★★★★★ - Highly likely to recommend

BOUGHT A CONDO

“My agent helped me find and buy my Florida residence. She was most helpful explaining and answering all my questions and concerns. She was always available to show me listing and helped gain access to all homes I wanted to see. I wouldn't hesitate to use my agent, both buying and selling. I have recommended her to others who have been very pleased.” - G.G.*

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Ben G. Schachter, Licensed Real Estate Broker

January Tax Talk

ANNE M. GANNON

CONSTITUTIONAL TAX COLLECTOR PBC

First, Happy New Year to you and your family and friends. I am hopeful that 2022 will be a very good year



as we return to some level of normalcy. The new year typically means declaring well-intended resolutions. While not a traditional resolution, I always

look forward to this time of year when the weather offers cooler temperatures and gorgeous sunny days, and I can commit to spending more time working in my garden. From planting and weeding to tending to my very productive honeybees, the South Florida winter months, with the lower humidity and cooler temperatures, give me greater opportunity to enjoy the outdoors and my garden.

Gardening has always been a passion of mine and I am so honored to have recently been appointed to the Board of Directors for the Mounts Botanical Garden, which is Palm Beach County's oldest and largest botanical garden. If you, like me, share a love for the outdoors and the many native plants here in Florida, I encourage you to visit Mounts Botanical Garden at 531 North Military Trail, West Palm Beach. You can visit www.mounts.org for more information and maybe I will see

you there!

NEW YEAR RESOLUTION: MORE YOU TIME!

Our agency wants to help you accomplish your resolutions in 2022 by freeing up your time. With the many services we offer, we expect at some point you might need to schedule a visit to one of our service centers or perhaps call our office for assistance. Here are some tips to save you time.

Convenient Payment Options

We offer several convenient payment options, such as: online e-Check and credit card payments, mail, drop boxes located in each of our services centers, self-serve kiosks for vehicle registrations, and wire transfers. We don't, however, offer payments over the phone so we encourage you to visit <https://www.pbctax.com/payment-options/> for more information.

View Payment Status Online

Did you know that you can check the status of your payment in 5 easy steps? Step 1. Visit our payment site <https://pbctax.manatron.com/> Step 2. Click the tab you wish to check the status of: Property Tax, Business Tax, Tangible Tax, Tourist Development Tax. Step 3. Click the drop down to search by: Name, Account number, Address, etc. Step 4. Once you find your information,

click on the account number highlighted in blue. Step 5. Look at the right-hand side under the text that says "COLLECTION CART" to see your payment status.

COMING TO A NEIGHBORHOOD NEAR YOU!

After so many ups and downs over the course of the pandemic, we, like you, are excited to be back out in the community and returning to a "new normal." Our team of Community Engagement Ambassadors will be visiting Palm Beach County community events and associations in the coming months, and they look forward to seeing you there!

Some annual events, such as the Palm Beach Pride parade and festival in Lake Worth Beach in March, and Belle Glade's Black Gold Jubilee in April, are open to the public and all are welcome to attend. Our team will be there with educational materials and ready to answer your questions about our services. While other outreach events we participate in are held for smaller groups such as civic or homeowners' associations.

If you are a member of an association that would benefit from educational information from the Tax Collector's Office, reach out to us at www.pbctax.com/contact-us by choosing "Community Engagement Request" on the right-hand side of the webpage. A member of the team will follow up to see how we can best partner with your group.

Follow us on social media: @TaxPBC on Twitter and Instagram, and @PBCTAX on Facebook to see where we will be headed next- perhaps to a neighborhood event near you. We look forward to seeing you soon!

NEW VETERANS' MENTAL HEALTH RESOURCE IN PALM BEACH COUNTY

Local veterans have a new resource to help treat mental health issues. Connected Warriors, a 501c3 nonprofit, has opened a new behavioral health center in Boca Raton. Connected Warriors has been providing services for over 170,000 veterans nationwide the past 11 years through partnerships with the Department of Defense and Department of Veteran Affairs through its therapeutic yoga programs.

The Connected Warriors Center will allow veterans of all eras faster access to licensed and professional mental health treatment. The therapists are either veterans themselves or are experts in the veterans' culture. There is no cost to veterans and services are covered by the 2018 Mission Act as well as local donations.

The new center is designed to provide veterans the support necessary to overcome the trauma of war and military service through customized treatment plans along with their trauma conscious yoga practice. Treatment options include hyperbaric chambers, equine therapy, adaptive sports, aquatics training and yoga.

Connected Warriors is located at 21301 Powerline Road, Suite 106 in Boca Raton. If you or a loved one need assistance, call 954-278-3764 or email info@connectedwarriors.com

IMPORTANT DATES & DEADLINES

January 17 - Martin Luther King Holiday - Offices Closed

January 31 - Last day to receive 2% discount on property tax payment

EXPANDED VISITOR ACCESS



IN AN
EMERGENCY,
TAKE ME TO

Insist on the hospital that is committed to excellence and quality care. **REMEMBER** You can ALWAYS ask EMS to take you to Good Samaritan Medical Center. If your condition is stabilized, you do have a choice.

EXPANDED VISITOR ACCESS

We recognize the importance of having a loved one close by in times of uncertainty and are now allowing one visitor for patients in our ER, inpatient hospitalizations (restrictions may continue for intensive care and COVID units), surgical/medical procedures, and outpatient therapy. Our patients and their speedy recovery are our top priority. To learn more about how we are keeping you safe, visit goodsamaritanmc.com.

For non-life threatening emergencies, you can
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at GoodSamaritanMC.com and wait in the comfort of your home until your appointment time.



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January Property News

DOROTHY JACKS
PBC PROPERTY APPRAISER

Dear Taxpayer:
Happy New Year!

A friend recently said to me, “2021 does not get enough credit for being as challenging as 2020.” And that struck me as true - The past two years represent an ongoing disruption in our lives. But I

am proud that no matter what came our way, my office stayed focused on our goals as public servants: providing essential services and stellar customer service.

With a new year before us, I look forward to continuing to leverage technology to both increase our efficiency and improve service. Online filing of homestead exemptions, portability, and business tangible personal property tax returns (DR-405) show sustained growth as they streamline the process for both you and my staff.

Behind the scenes, we continue to implement new tools and workflows to increase valuation efficiency. Many of these improvements started as suggestions from our appraisers themselves - their ideas drive our progress. We have one of the finest professional staffs in the industry.

2022 South Florida Fair
The Palm Beach County Property Appraiser’s Office will have a display at the South Florida Fair from January 14 to 30, 2022. While we will not be taking new homestead exemption applications on site, there are several filing options and our staff are happy to help! Visit pbcgov.org/PAPA to file online or contact Exemption Services at 561.355.2866 or myexemption@pbcgov.org for more information.

Reduce Tax With the Homestead Exemption

If you are a permanent Florida resident, you may be eligible for a homestead exemption, which can save you generally \$750 to \$1,000 in property taxes each year.

(Did you receive your pink homestead exemption receipt card in the mail? If so, no need to refile. Simply keep the card as your receipt that you have been automatically renewed for another year.)

A \$25,000 exemption is applied to the first \$50,000 of your property’s assessed value if your property is your permanent residence and you owned the property as of January 1. This exemption applies to all taxes, including school district taxes. An additional exemption of up to \$25,000 will be applied if your property’s assessed value is between at least \$50,000 and \$75,000. This ex-

emption is not applied to school district taxes. In addition, a homestead exemption limits any increase to your assessed value to a maximum of 3% each year or the amount of the change in the Consumer Price Index, whichever is lower.

Three ways to apply:

- E File at pbcgov.org/PAPA
- Visit one of our five service centers to file in person
- Complete the application online, print it out, and mail it to our office

All homestead exemption applications must be submitted by March 1. Once you qualify, we will renew your homestead exemption annually as long as you continue to qualify for the exemption.

Visit pbcgov.org/PAPA to E File and for information on other available exemptions for seniors, families, veterans, and more.

Business Tangible Personal Property

Business tangible assets such as furniture and equipment valued at more than \$25,000 are subject to ad valorem taxes. All businesses are required to file a Tangible Personal Property Tax Return (Form DR 405) annually by April 1, unless the value of your tangible personal property last year was under \$25,000 and you received notice from this office that your requirement to file has been waived.

Florida allows an exemption up to \$25,000 in value for tangible personal property assets used by a business. However, you must file an initial Tangible Personal Property Tax Return to receive the exemp-

tion. Thereafter, you need not file an annual return unless the value of your tangible personal property exceeds \$25,000 on January 1.

Save time, paper, and postage by filing online. If you do need a paper form, you can download it using our Forms link. If you have any questions about reporting personal property, tangible E filing, or the \$25,000 tangible exemption, please call our office at 561.355.2896 or email us at patangible@pbcgov.org.

All About Agricultural Land Classification

Properties with bona fide agricultural (good faith commercial) activity may qualify for the agricultural land classification. The taxable value of the land is based on the annual net income per acre attributable to the land from the agricultural operation.

If you had the agricultural land classification on your property in 2021, the application will automatically renew for 2022, so there is no need to file an application. All 5,146 properties with the agricultural classification in 2021 will be reviewed this year.

To qualify for a new agricultural land classification, the qualifying agricultural use must be on site as of January 1, 2022. Applications should be submitted by March 1, 2022. You will be notified of the status of your application for the agricultural classification by mail on or before July 1.

For more information, call our office at 561.355.4577 or email myfarm@pbcgov.org.

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Palm Beach County News

FROM THE OFFICE OF COMMISSIONER
GREGG WEISS

At the December UCO General Assembly meeting questions arose about the status of mandatory 40 year building inspections that have been enacted by several municipalities in the wake of the tragic collapse of the 12-story condo building in Surfside.

The Palm Beach County Board of Commissioners decided at this point to not enact a mandatory inspection program for buildings over a certain age, but instead wait to see if the legislature takes up the issue during this year's session.

Other municipalities, such as Boca Raton, have enacted mandatory building inspections for buildings over certain heights in certain areas. Miami-Dade has had inspection requirements in place for aging buildings for many years and the Surfside condominium tower that collapsed was going through the inspection process.

The exact causes of the collapse are still being investigated and unknown at this time. Though the County Commission expressed a sincere desire to protect residents in aging structures, the board didn't want to act hastily, preferring rules to be consistent across Florida.

"This tragedy serves as an important reminder that condo boards reserve enough money to adequately maintain their buildings," said Vice Mayor Gregg Weiss.

If the legislature does not act, the county would likely consider implementing an ordinance requiring inspections. To that end, the county's building official has been working through The League of Cities of Palm Beach County on a blueprint for the county and the cities within Palm Beach County.

Our Building Department encourages residents to report issues of serious concern and inspectors will come out and investigate buildings if there are life safety issues. If you are concerned about the condition of your building, don't hesitate to contact our office.

Happy holidays and a Happy and Healthy 2022!

ABOUT OUR OFFICE

Constituents are important to us. We want to hear about the issues that affect you.

If you run into problems that we might be able to help with don't hesitate to contact us.

561-355-2202 or email us: district2@pbcgov.org

Sign up for the Weiss Words e-newsletter

Find us on Facebook: @County-CommissionerGreggWeiss

Clerk Report - January

JOSEPH ABRUZZO, PBC CLERK OF THE
CIRCUIT COURT AND COMPTROLLER

Money Drop Returned December 15

This dazzling display of creativity and generosity featured the vocal harmonies of Circuit Sound, our employee-led choir, singing beautiful holiday carols while donations were dropped from the floors above.

The donations collected went to a local family through the Securing Our Future Initiative.

A Wealth of FREE Forms

Did you know we have a number of free forms you can download from our website? From a Quit Claim Deed to a Traffic Citation Guide, there's a wealth of resources available to you at no cost.

32 Years of Award-Winning Reporting

The Accounting and Financial Reporting Department celebrates winning the GFOA award.

The Accounting and Financial Reporting Department was recognized by the Government Finance Officers Association with a Certificate

of Achievement for Excellence in Financial Reporting for the fiscal year 2020 Comprehensive Annual Financial Report.

This honor is given to governments that publish reports that are easily readable and efficiently organized.

Our office has received this award for 32 consecutive years!

In Our Community

Clerk Abruzzo spoke with high schoolers at West Boca Raton High School on December 1 for Ethical Governance Day, inspiring the next generation of community leaders.

We are Clerks for a Cause. Through generous donations, our employees raised over \$51,000 for local Palm Beach County charities, including Speak up for Kids and the YWCA of Palm Beach County.



Dozens of Clerk employees marched in the West Palm Beach Veterans Day parade November 7 alongside Clerk Abruzzo.

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Around the Bases with Irwin Cohen



I have a very large-size book containing pictures of all baseball cards (Bowman company from 1950) and Topps (from its first set issued in 1952 through the 1960s). Due to the great popularity and distribution of the Topps company, Bowman went out of business after the 1955 season.

Each card has special memories for me growing up in the Detroit of the 1950s. Many times during the early part of the decade I can recall where I was and who I was with when I experienced the thrill of opening the wrapper, throwing away the gum and getting my first look at the cards. Most times it was disappointing as I didn't get Detroit Tigers players and star players.

We traded, sold and flipped the cards and even placed them in our bicycle spokes so it would make noise. One face in the card sets throughout the 1950s was Eddie Yost. They called him, "The Walking Man," as he had a knack of waiting for a good pitch to hit and became very adept at drawing a walk (base on balls). Yost, the third baseman of the lowly Washington Sen-

ators for 14 years, one of the worst teams in baseball, had his best season in 1950, the first year I started following baseball as a youngster in Detroit.

Yost batted .295 and trotted to first base via a walk a staggering 141 times. Adding his walks to his hits, Yost had an amazing on base percentage of .440. That's close to being on base almost half the time per at bat. Yost racked up more than 100 walks for five consecutive seasons from 1950 through 1954. During those five seasons he led the league in games played as he only sat out two games in that span and that was due to tonsillitis.

In 1956 Mickey Mantle won the Triple Crown as he led the majors in batting average, home runs and runs-batted-in (RBI), but Yost collected 39 more walks than Mantle that season. Yost drove the pitchers crazy by fouling off pitches, in one at-bat three years earlier he fouled off 13 straight pitches before walking. Yost didn't rely on his baseball salary to make a living as he earned a Masters degree and taught public school in his native New York in the

off-season.

Dealt to the Detroit Tigers in 1958 as Washington made room for a young third baseman by the name of Harmon Killebrew, Yost batted .278 and walked 135 times for an on-base percentage of .435. He batted .260 for the Tigers in 1959 and walked 125 times for an on-base percentage of .414. Not a power-hitter, Eddie hit a career high of 21 home runs in 1959, the only time he hit more than 14 homers in a season in his 18-year career. Yost had a great time in Detroit as he hit it off with the secretary in the Tigers' public relations office and they had a 45 year marriage until death split them up.

After playing two seasons for the expansion Los Angeles Angels, Yost retired as a player with a .254 career average and an exceptional on-base percentage of .394, almost being on base four out of ten times. Eddie spent another 22 years in uniform as a coach for Washington, the New York Mets and Red Sox. Highly respected wherever he went he was a trusted coach and friend under Gil Hodges with the Miracle Mets in 1969 and finally got a World Series

ring that year.

Yost was walking with Hodges after an exhibition game with Atlanta in 1972 when Hodges suddenly had a massive heart attack and was dead before he fell to the ground near where Hank Aaron Drive a few blocks south of Palm Beach Lakes Boulevard is today. Eddie Yost retired at 58 after 40 years in uniform in 1984 and stayed in his Wellesley Hills Mass., home where he kept busy doing baseball card show signings and daily walks and working on his hobbies, restoring antique carousel horses and clocks, and doing crossword puzzles. Eddie Yost celebrated his 86th birthday three days before he died in 2012.

Author, columnist, public speaker Irwin Cohen headed a national baseball publication for five years before working in a front office position for a major league team where he earned a World Series ring. He may be reached in his dugout at irdav@sbcglobal.net.

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*Additional cost from larger units and added vents will apply

*Emergency restoration service for water leaks

LIC: CAC1815439





I personally want to thank all the volunteers in Century Village who have committed their energy and expertise this past year to make our Village a safe place to exist in retirement. Here is what I hope continues in the New Year:

- To count our blessings more often. (Imagine if Century Village did not exist.)
- Compliment others rather than criticize. (Tell all volunteers & staff you appreciate their efforts.)
- Share your concerns, not complaints. (Concerns help to manage situations, complaints cast negativity.)
- Contribute your ideas and expertise by getting involved in managing our Village. (Join a committee or an Association Board.)
- Focus on the Good in any situation. (Staying positive helps maintain our well-being.)
- To enjoy the recreational facilities, informative newspaper & alerts, transportation, and Clubhouse events. (All coordinated by dedicated staff.)

D. Larosee
Cambridge G



Congregation Anshei Sholom celebrating 50 years

Congregation Anshei Sholom is a mainstay in Century Village. We are the only Synagogue in the Community and will soon be celebrating our 50th birthday.

The Anshei Sholom experience includes the joy of song and prayer, the celebration of Shabbat and Holidays, and many programs like breakfast, card parties, films, and Sisterhood events. You do not need to be religious to benefit from all we offer. Even if you are not Jewish, but are curious about a 4000-year-old heritage that has shaped the world, you are always welcome in the Synagogue. We conduct services on Saturday mornings beginning at 9:15 and we celebrate the holidays, including the High Holy Days of Rosh Hashanah and Yom Kippur. I make sure to fill our Sanctuary with song and the chanting of the Torah. My pulpit is based on faith, and I know that congregants appreciate the camaraderie of being part of the Synagogue family.

Congregation Anshei Sholom is here for you, through the good times and those that are difficult. If you suffer a loss, I am here for you, as is the whole Congregation. If you need to say Mourner's Kaddish, you can do so during the service. Memorial plaques are also available and visible in the sanctuary. If you are fortunate to celebrate a bar-mitzvah or wedding of a grandchild, the synagogue is available to you for those events.

As we near the half-century mark, we have much to celebrate. AND we want you to be a part of it. We open our doors to you in friendship and welcome you to participate in the Anshei Sholom experience. All the best for 2022.

Rabbi Eli Kavon



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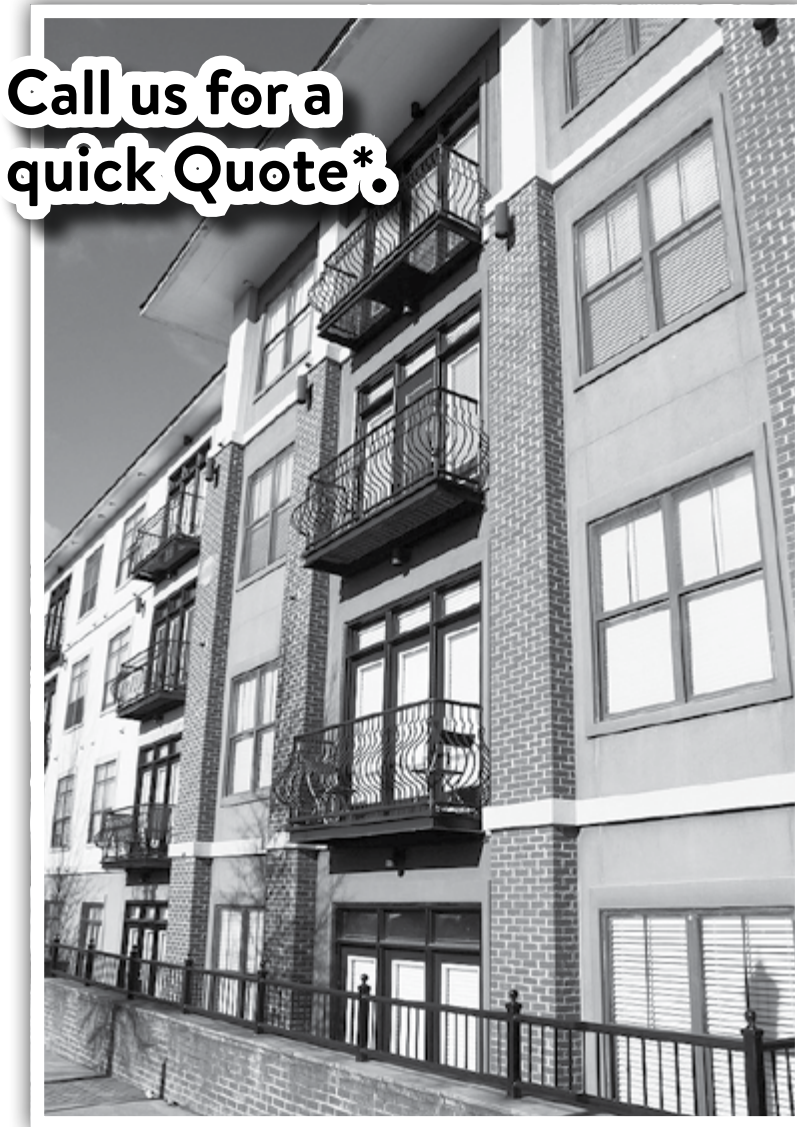


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CENTURY VILLAGE CLASS SCHEDULE JANUARY 2022

RESIDENTS ONLY

MASKS AND SOCIAL DISTANCING RECOMMENDED

PLEASE DO NOT REARRANGE THE TABLES OR CHAIRS IN ANY ROOM.

MUST SIGN UP IN ADVANCE - PLEASE SEE REGISTRATION INFO ON REVERSE

TUESDAY CLASSES

Course Name	Start Date	Time	Cost	# Weeks	Room	Materials	Instructor
WEIGHT LOSS THRU GOOD NUTRITION						classes run 1/4 thru 1/25	
	01/04/22	10am - 11:30am	\$10	4	Class Room B		George Pappadopoulos
Description: Learn How Good Nutrition Can Give You More Energy and Change Your Life!							
PRACTICAL SPANISH FOR BEGINNERS						classes run 1/11 thru 2/15	
	01/11/22	11:30am-12:30pm	\$35	6	Class Room A	***	Beverly Dolgin
Description: Take lessons in Situational Spanish.							
Class dependent on minimum class size							
*** bring pen and notepad							

WEDNESDAY CLASSES

Course Name	Start Date	Time	Cost	# Weeks	Room	Materials	Instructor
FRENCH FOR BEGINNERS						classes run 1/12 thru 2/16	
	01/12/22	11:30am-12:30pm	\$35	6	Class Room A	***	Beverly Dolgin
Description: Take lessons in beginner French.							
Class dependent on minimum class size							
*** bring pen and notepad							
BASIC LINE DANCING STEPS # 1						classes run 2/2 thru 2/23	
CLASS ON HIATUS TILL February 2, 2022							
THIS CLASS MOVED TO HASTINGS AEROBIC ROOM ** See reverse for proper footwear							
		1pm - 2 pm	\$5	4	Hastings Aerobic		Jerri Adams
BEGINNER CLASS Have fun while stimulating your brain and working your muscles!							
BASIC LINE DANCING STEPS # 2						classes run 2/2 thru 2/23	
CLASS ON HIATUS TILL February 2, 2022							
THIS CLASS MOVED TO HASTINGS AEROBIC ROOM ** See reverse for proper footwear							
		2pm - 3pm	\$5	4	Hastings Aerobic		Jerri Adams
INTERMEDIATE CLASS Have fun while learning more advanced Line Dance Steps!							
BALLROOM DANCE BEGINNER						classes run 1/5 thru 1/26	
THIS CLASS MOVED TO HASTINGS AEROBIC ROOM ** See reverse for proper footwear							
	01/05/22	4 pm - 5 pm	\$25	4	Hastings Aerobic		Natalia Bragarnik
Description: Learn Ballroom & Latin Dances with a Professional Dancer/Teacher. Includes: Waltz, Swing, Fox-Trot, Tango, Salsa, Merengue, Cha-Cha-Cha, Rumba, Quick-Step & Samba!							

THURSDAY CLASSES

Course Name	Start Date	Time	Cost	# Weeks	Room	Materials	Instructor
CANASTA BEGINNERS						classes run 1/6 thru 1/27	
	01/06/22	10am - 12pm	\$20	4	Upstairs Lobby		Diane Andelman
Description: Come in and learn to play this exciting card game!							
						Class Dependent on Minimum Class Size	
YIDDISH LANGUAGE CLASS						classes run 1/20 thru 2/24	
	01/20/22	10am - 11:30am	\$7	6	room to be determined		Rachel Gordon
Description: Yiddish for Beginners Or Intermediate Students							
ESL - ENGLISH AS SECOND LANGUAGE						classes run 1/13 thru 2/17	
	01/13/22	11:30am-12:30pm	\$35	6	Class Room A	***	Beverly Dolgin
Description: Learn English as your second language. Class dependent on minimum class size. *** bring pen and notepad							

REGISTRATION INFO, PLEASE READ

Please Register Prior to the Start of the First Class In the Class

Office, Located in the Staff/Ticket Office

Registrations From Mon to Fri 9 am - 4:20 pm

PAYMENTS by CASH or CHECK ONLY. Make checks out to W.P.R.F., Inc.

\$25.00 Service charge on all Returned Checks

No Refunds or New Registrations After the End of the First Class

Room Location Subject to Change or Modification

All Classes are not final, and are subject to change

Please call Class Office with questions: 561-640-3120 option 0

(***) Materials Needed. Please Purchase Materials Prior to Start of First Class.

DANCE CLASSES HAVE BEEN MOVED TO HASTINGS AEROBIC ROOM
DUE TO THE A/C PROJECT IN MAIN CLUBHOUSE.

**** ATTENTION DANCE STUDENTS ****

THIS FOOTWEAR ALLOWED IN HASTINGS AEROBIC ROOM

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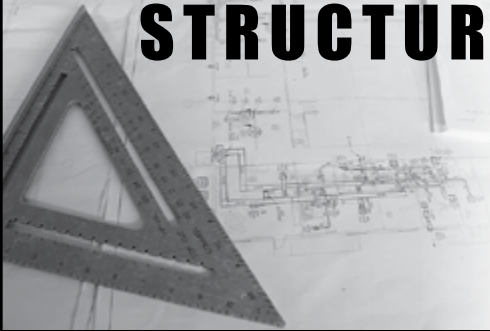
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RUN FOR A UCO OFFICE ON MARCH 4, 2022

Positions to be filled:

President - 2 Vice Presidents

Recording Secretary - Corresponding Secretary - Treasurer

10 Executive Board members

All candidates must be unit owners and be in residence in Century Village for no less than 9 months of each year he/she will serve.

**SUBMIT YOUR BIOGRAPHY,
AS YOUR STATEMENT OF INTENT TO RUN, TO:
ruthdreiss@comcast.net by January 15, 2022**

Organization News

Act 2: Meeting in Clubhouse Room C, Mondays. & Wednesdays, 6 PM. See Kitty Muldoon-Gragg.

Baby Boomers: meet 3rd Wed. each mo., 3:30 pm. Bring your own chairs. Contact Lynn for info at: LynnSevan@aol.com.

Brooklyn Queens Club: meets in the Clubhouse Party Room, October thru March on the second Wednesday of the month at 2 PM, door open at 1:30 PM. For info, call Club President Harriet Levine 684-9712 or Vice President Estelle Stepler 478-0900.

Christian Club: We will post info re club dates when we are permitted. Pres. Rae Boyle 561-254-2290, Marilyn Figueroa 561-707-6548.

Computer Club: Monthly meetings resumed first Thurs. of the month at the clubhouse, Classroom C 1 PM. Members unable to attend can connect by Zoom. For link and passcode email cvccwpb@gmail.com with

Zoom in the subject line. Check website for latest info at <http://www.cv-computerclub-wpb.com>.

Cong. Anshei Sholom: 5348 Grove St, welcomes you to our Synagogue. Shabbat Services Sat. morning, 9:15 AM. (Masks Mandatory). Our synagogue is cleaned & sanitized each week. Hand sanitizers available.

2022 Mah Jongg card orders being taken. Large print cards: \$10.00 each; Small print cards: \$9.00. To place order: Harriet Waghelstein: 561-596-5635.

50th Birthday Celebration, Feb. 13, 2022. Please attend this milestone event. Cost: \$25.00 includes deli luncheon, photobooth & entertainment. Contact Harriet for info & reservations: 561-596-5635.

For further info on any events, call Synagogue office: 684-3212.

CV Overeaters Anonymous: Meeting Tuesdays, 5:00pm, 110 Century Blvd, Suite 200, Cano Health Conf. Rm. above

Walgreens; take elevator to 2nd fl. Further info: Jennie: 781-593-6383 - Vinny: 631-889-2614.

Democratic Club of CV: Board Meetings 3 PM, Clubhouse, room posted in lobby - January 10, February 14, March 14, April 11, May 9, June 13, September 12, October 10, November 14, December 12.

General Membership Meetings 1:30 PM, Clubhouse, room posted in lobby - January 20, February 17, March 17, April 21, May 19, June 16, September 15, October 20, November 17, December 15.

Falling Star Players: a CV acting group producing 3 shows a year. Meets in Classroom C every Tues. 6PM. Can't memorize lines? No problem. We take our scripts on-stage. Come join the fun! Call Jody Lebel 561-531-3373.

Irish American Club: meeting first Tues of month, 1PM in the clubhouse; Next meeting Jan. 4th.

Trip to Isle Casino Jan. 12th, leaving clubhouse 10AM. Cost \$20, Casino will give \$10 play back;

Irish Soda Bread Tea on Jan. 20th, 1PM, Party Room.

More info: please call Carole 914-343-5547.

Italian American Club: No meetings at this time. Notification when meetings resume. For club info: call Fausto 478-1821.

Shuffleboard Club: Winter season has started. Play every Tues., Wed., & Thurs. at 1:15. Everyone is welcome, including beginners. Equipment will be provided. Questions, please call Ed Wright: 561-632-5268.

Snorkel Club: has resumed meetings on the 3rd Friday of the month, 10AM in the Clubhouse, Classroom B. Please join us.

Zoom Programs: Poetry, Karaoke, Yiddish Vinkl programs. Contact Marcia Love - mgmaita@aol.com



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For appointments, and information please call Cindy White at (561) 220-3600

JANUARY 2022 CLUB LIST

All Clubs are active as of revised date. Clubs may have been discontinued or cancelled.

Rooms or dates may be subject to change or modification

Masks and Social Distancing Recommended; Some Clubs May Have Additional Rules | Clubs are for Residents Only

CLUB NAME	ROOM	DAY	TIME
Act 2 Community Theater	Meeting Room C	Monday & Wednesday	5pm-9pm
Actor's Studio	Class Room A	Every Monday	7pm-9pm
African American CC Meetings	Class Room A	1st Wednesday	6pm-7pm
African American CC Potluck	Meeting Room C	4th Sunday	3pm-6pm
Baby Boomers Dinner	Picnic Island	3rd Wednesday	3:30pm-6:30pm
Ballroom Dance Practice Group	Hastings Aerobic	Every Monday	2pm-4 pm
Bible Study Club in Spanish	Class Room A	Every Tuesday	6:30 pm-8:30pm
Brooklyn Queen's Club	on hiatus		
Camera Club	Meeting Room C	2nd Tuesday	10am-12pm
C.E.R.T.	Meeting Room C	2nd Friday	1pm-3pm
Christian Club	on hiatus		
Computer Club	Meeting Room C	1st Thursday	12:30pm-3pm
C.O.P.	Class Room B	2nd Thursday	9:30am-12pm
Falling Star Players	Meeting Room C	Every Tuesday	6:30 pm-8:30pm
Fishing Club	Class Room B	1st Wed	3 - 4:30
Homestead Exemption Outreach	Clubhouse Lobby	1st Thursday	1:30pm-2:30pm
Irish American Game Club	Hastings Card Room	Every Wednesday	6pm-9:30pm
Irish American Club Pickleball	Pickleball Court # 4	Daily	3:30pm-5:30pm
Italian American Culture Club	on hiatus		
Latin American Club Mtg	Class Room A	2nd Thursday	6pm-9pm
Latin American Club Dance	on hiatus		
Line Dancing Club	Hastings Aerobic	Monday & Friday	12pm-2pm
Mah Jong Musketeers	Upstairs Lobby	Every Monday	1:30pm-3:30pm
Northern Stars	on hiatus		
Sailing Club Mtg	Meeting Room C	2nd Friday	9:30am-11:00am
Sailing Club Potluck	Guest Pool	1st Tuesday	5pm-6:45pm
Snorkel Club	Class Room B	3rd Friday	10am-11am
UCO Delegate Assembly	Theater	1st Friday	9:30am-12pm
Yiddish Culture Chorus	Class Room A	Mon beginning 1/17	1pm-3pm
Yiddish Culture Program	begins in February		
Yiddish Vinkle	to be determined		

Note: Pickleball Court is always available to use. Please bring your own equipment.



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Ground floor.\$49,000
- BEDFORD I - 1 BEDROOM, 1 BATH.
Ground floor.\$52,000
- CAMBRIDGE B - 1 BEDROOM, 1½ BATH.
Great location.\$59,900
- ANDOVER F - 1 BEDROOM, 1½ BATH.
Ground floor and turnkey..\$78,500
- GOLF'S EDGE E - 2 BEDROOM, 2 BATH.
Very private. Garden view.\$82,500
- WELLINGTON F - 2 BEDROOM, 2 BATH.
Water views. Updating needed.\$119,900
- GREENBRIER C - 2 BEDROOM, 2 BATH.
Ground floor corner!!!\$135,000

WELLINGTON M - GROUND FLOOR!!!

PARK AT YOUR DOOR! Renovated kitchen with extra cabinets. Updated baths. Custom closet systems for maximum storage. Lovely views of water & green space from enclosed lanai. ...\$172,000

WELLINGTON

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- "B" - Ground Floor! 2/2 Updated kitchen. Lovely views.\$174,500
- "M" - Impeccable! 2/2 Updated. UNDER CONTRACT.....\$184,000
- "G" - Penthouse! 2/2 Great views! UNDER CONTRACT.....\$169,000
- "A" - Ground floor! 1/1½ Tile floors. SOLD.\$68,500
- "F" - Long Water Views! 2/2 Updated. SOLD.....\$175,000
- "L" - Corner! 2/2 Great views! Tile floors. SOLD.....\$140,000
- "F" - Penthouse! 2/2 Long water views. SOLD.....\$167,400
- "M" - Ground Floor! 2/2 Updated lanai. SOLD.....\$168,000

Recreation News Sailing Club

BY CHRISTINE MOHANTY

The pandemic, along with its variations, may have sometimes becalmed our Sunfish; however, sailing is by its very nature a Covid-safe activity. Seven of our members have already recertified and for those who have yet to do so, we look forward to welcoming you aboard once you've qualified. If you'd like to practice, Kathy Forness will be at the docks Tuesdays and Thursdays from 12:45 to 3:45. At other times, certified sailors may still go out provided there's a buddy aboard. Yours truly can vouch for the joy of navigating our lagoons when the winds are gentle. What a different perspective and experience from that of watching from ashore. Once we have a fairly strong contingent of qualified sailors, racing will resume. Thanks to the joint efforts of Dave & Kathy Forness, along with Bart Snow, all our boats are in sound condition. "Sailing" forward, boats will be assigned to specific individuals to assure they remain operational. At our last board meeting held Friday, December 10, it was determined

that current officers will remain in their positions through 2022: Ron Helm as Commodore, Kathy Forness Treasurer and Barbara Seide Secretary with the addition of Dave Forness as Vice-Commodore. On the sidelines, Sondralee Wynn volunteered to serve as chair of the Sunshine Committee while Christine Smith has agreed to continue her efforts keeping members informed of upcoming news and photographing events, the most recent of which was our first monthly potluck held December 7 at the Clubhouse guest pool with 20 people in attendance. WPRF Vice-President, Eva Rachesky, has approved continuation of this activity on the first Tuesday of every in-season month at 5:30. In addition, although the unavailability of the party room necessitated cancellation of our inauguration breakfast, we are still planning a luncheon off campus, along with our Memorial Service and end-of-season picnic outside the Clubhouse. Future meetings will remain the second Friday of the month with the next one slated for



Photo by Christine Smith. l. to r. Barbara Seide (Sec'y.) Christine Mohanty (UCO columnist), Ron Helms (Commodore), Julie Helms

January 14 at 10AM in Classroom C. Why not come down to join one of the most vibrant organizations on campus and perhaps contemplate the possibility of SAILING AWAY!

Tennis Club

We are inviting old and new tennis players to our annual breakfast meeting which will be held on Wednesday, January 12, 2021, at 8:30 a.m. Come out and join us.

If new to Century Village, come out and meet Tom Speerin, our WPRF Representative. He is available Monday through Friday, 8:00 a.m. to 12:00 p.m. He is happy to

meet residents and explain the ins and outs of the rules for playing tennis. He can also introduce you to some of the players. He is there to answer all your questions.

For more information, please contact John (561) 596-3390, Les (315) 529-1221 or Yvan (516) 425-4049.



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December Sales

147 STRATFORD K.	2/2	SOLD	\$106,000.	11 GOLFS EDGE E	2/2	PENDING	\$82,500
201 WELLINGTON F	2/2	SOLD	\$159,000	100 KINGSWOOD E	2/2	SOLD	\$95,900-
191. CAMDEN H	1/1½	SOLD	\$61,000	189 STRATFORD N	1/1½	SOLD	\$74,900
7 GOLFS EDGE H	1 1½	SOLD	\$75,500	411 GREENBRIER C	1/1½	PENDING	\$99,900
292 SHEFFIELD L	1 1½	PENDING	\$69,900	144 WALTHAM F. 2	1½	SOLD	\$77,500
218 BEDFORD I	2/2	PENDING	\$168,000	75 SOMERSET D.	2/2	PENDING	\$135,000

Recent Sales

36 SHEFFIELD B	2/2	SOLD	\$115,000	101 DOVER A	1/2	SOLD	\$230,000
6 PLYMOUTH A	2/2	SOLD	\$130,000	284 COVENTRY L	1/1½	SOLD	\$65,000
219 BEDFORD I	2/1/2	SOLD	\$82,500	272 CHATHAM N	1 1½	SOLD	\$75,200
29 PLYMOUTH C	1 1 1½	SOLD	\$67,500	57 SOMERSET C	2/2	SOLD	\$118,000
304. SHEFFIELD M	1 1½	SOLD	\$67,000	2 GOLFS EDGE E	2/2	SOLD	\$77,000
61 WALTHAM C	2 1 1½	SOLD	\$75,000	192. SHEFFIELD H	2/2½	SOLD	\$ 170,000
151 DOVER C	1 1½	PENDING	\$94,900	350. SHEFFIELD O	1/1½	SOLD	\$65,000
103 WELLINGTON M	2/2	SOLD	\$168,000	301 WELLINGTON D	2/2	SOLD	\$190,000
205 DORCHESTER I	1/1½	SOLD	\$61,000	75 BEDFORD C.	1/1	SOLD	\$40,500
76. NORTHAMPTON E	1/1½	SOLD	\$76,000	15 GOLFS EDGE D	2/2	SOLD	\$128,000
101 OXFORD 600	2/2	SOLD	\$120,000	272. ANDOVER K	2/1½	SOLD	\$76,000
167 SHEFFIELD G	2 1½	SOLD	\$81,000.	144 CANTERBURY F	1 1½	SOLD	\$72,000
181 SHEFFIELD H	1/1½	SOLD	\$59,900.	1 EASTHAMPTON A	2 1½	SOLD	\$89,900

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Sugar Cane Bus Trip to Clewiston

(Sponsored by the Florida Sugar Cane League)

December 17 was a beautiful, clear day and twenty-nine Century Village residents were on their way, via bus, to visit sugarcane country in north-western Clewiston. Not only was it enjoyable to see firsthand sugarcane farming, milling and processing operations up close, but we learned that sugarcane farming in Florida employs more than 12,500 people

and generates \$3.2 billion for Florida's economy. Before visiting the mill, we were taken to Sonny's Barbecue where we had a delicious lunch served by an upbeat waitress. Our tour guide was great and in between jokes, he explained the Florida sugar cane industry in detail. At one point, we got off the bus and

experienced the taste of a natural sugar cane before harvesting. After stopping at the Clewiston Museum, we were given tote bags filled with a bag of sugar, a cap, a measuring spoon, a cookie cutter, a large chocolate chip cookie, and various reading materials. It was a fun trip and I would highly recommend it (if another trip is

planned in the future), to anyone who has not been to the Clewiston sugarcane mills. A sincere thank you is extended to both Norma Pullman and Bobbi Levin of UCO's Transportation Committee who carefully organized this all day excursion.

Ilean Guthartz, Resident

See Palm Beach County this Winter Season

With family visiting, now is the perfect time to get out, enjoy the Florida "winter" and visit one of Palm Beach County's many outdoor recreational spots. Looking for the perfect beach? With 47 miles of coastline, you'll find the beach that is right for you! Did you know Palm Beach County has the third-largest barrier reef system in the world? Take a snorkeling

or diving trip at Phil Foster Park, Peanut Island or Coral Cove Park and be on the lookout for sea turtles and tropical fish! How about animal encounters on land? With visits to Loggerhead Marinelife Center in Juno Beach and Gumbo Limbo in Boca Raton you can learn more about the sea life that calls Palm Beach County home. To see Florida's state marine mammal,

take a trip to Manatee Lagoon in Riviera Beach which features hands-on exhibits and an observation deck to spot manatees. Don't want to get out of your car, then Loxahatchee's Lion Country Safari, Florida's only drive-through safari park allows you to see lions, giraffes, rhinos and more without ever leaving your car.



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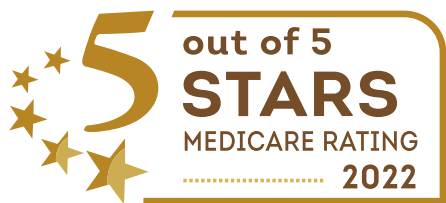
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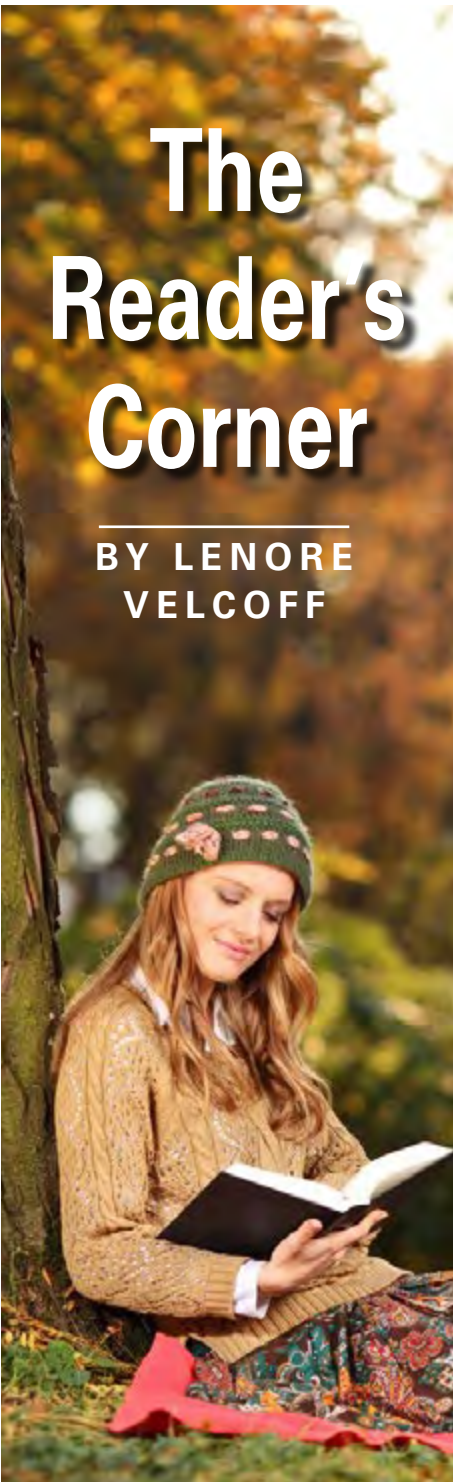
- | | |
|--|---|
| <input type="checkbox"/> Bread & pasta | <input type="checkbox"/> Frozen meals |
| <input type="checkbox"/> Eggs | <input type="checkbox"/> Nutritional shakes |
| <input type="checkbox"/> Dairy products | <input type="checkbox"/> Canned goods |
| <input type="checkbox"/> Fruits & vegetables | <input type="checkbox"/> Snacks |
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When We Were Young and Brave

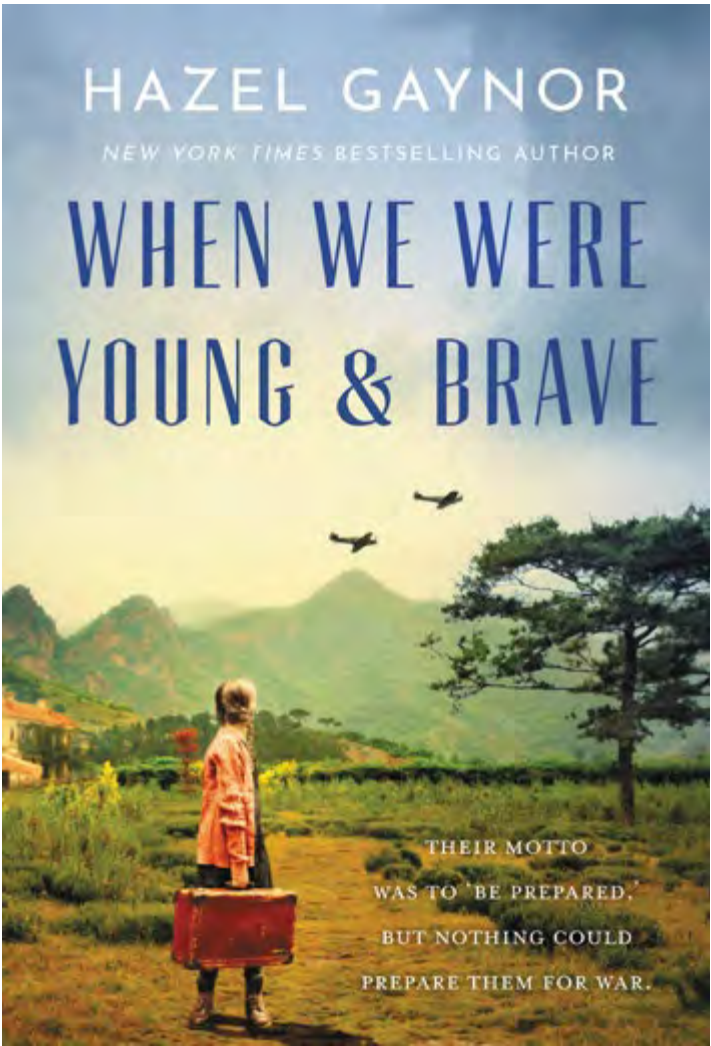
by Hazel Gaynor

Inspired by true facts, this is an amazing story of human spirit, the strong bond and trust formed between teachers and students, friendship made and never giving up despite the harshness of WWII and the cruelty of the Japanese army and guards.

China 1941, the children of Chefoo missionary school have always felt safe, secure and have been well looked after. Suddenly the children and staff are cut off from their loved ones, the outside world when Japanese forces arrive and take over the school and the comfortable life of the students, teachers and Chinese staff are changed very quickly. This is due to Japan attacking Pearl Harbor and both Britain and America declare war on Japan. This is an overwhelming time of fear, peril and hard times. To survive they must rely on each other and the bonds they have formed to overcome these challenging times.

Nancy Plummer (Plum) and her friends Dorothy (Sprout) and Joan (Mouse) are the main focus of this story. Elspeth Kent is one of the teachers at the school. She guides her fellow teachers and students through years of Japanese oppression. This book has alternating chapters from Elspeth and Nancy who are 10-years old.

There are some great pieces in the book with the Girl Guides (what is now Girl Scouts) and how many of the guiding principles of this club keep the girls going, earning new badges and having ceremonies, even while the school is under Japanese control.



This is a different take on WWII than most of the books I have read, being set in Japan rather than Germany. It shows the resiliency and creativity of human nature to work with what you have. There are a lot of

hard parts to read in this novel and my heart was breaking for so many of the characters, but I found this book well worth reading.



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JANUARY 2022

Notables Born in January

BY LENORE VELCOFF

BETTY WHITE who will celebrate her 100th birthday on the 17th, is an actress and comedian. She was a pioneer of early television. She is widely known for her roles in The Mary Tyler Moore Show, The Golden Girls and Hot in Cleveland.



JACKIE ROBINSON was a professional baseball player who became the first Black to play in the major leagues in the modern era. During his 10 year career, he won Rookie of the Year, was an All Star for 6 consecutive seasons and won the National League Most Valuable Player in 1948.

RICHARD NIXON was the 37th president of the United States. After five years in the White House that saw the conclusion of the Vietnam War, détente with the Soviet Union & China, and the first manned moon landing, became the only president to resign from office, following the Watergate scandal.



Fun Facts & Events for January

BY RUTH BERNHARD-DREISS

The end of another year and Welcome to January, 2022, a 31-day month. The gemstone is the Garnet, thought to keep the wearer safe during travel; the Flower is the Carnation and the Zodiac signs are Capricorn and Aquarius. In January we celebrate New Year's Day on the 1st and Martin Luther King, Jr. Day on the 17th.

The original Roman calendar had only 10 months. January and February were not included, but added later. In other languages, we call January: Chinese (Mandarin) yiyue; Danish januar; Italian gennaro; Latin Ianuarius; French janvier and Spanish enero.

Born in January are Muhammed Ali; Wolfgang Amadeus Mozart; Jeff Bezos, famous as founder of Amazon; Elvis Presley and former president Richard Nixon.

Did you know that:

January 1 is Z Day? On this day those whose last name begins with "Z" get to go first instead of last. According to folklore, the weather of the first 12 days of the year is said to be indicative of the following 12 months. Check your long-range weather prediction for the year.

Fog in January brings a wet Spring.

Smartness and productivity are among the several traits of people born in the month of January. They are also very ambitious and diligent, the characteristics which make them highly productive at work. Although, generally serious, they can also be humorous at times. But, they are mostly reserved and do not talk much, unless they are required to. They are strong, hardworking and very tolerant individuals. Success to these people does not come overnight. They have to struggle hard to achieve their goals. Focus and determination, the basic requisites for anyone to succeed in life, are innate to them. They are highly observant and are extremely careful about the decisions they make. They know how to make someone happy, but are too reticent when it comes to expressing their love. Their reserved demeanor makes it difficult for them to open up to others and makes them uncomfortable in the presence of new people. Basically, they need to improve their social capabilities.

Have a lovely January and a wonderful start to 2022.



Welcome Dave Bach into his new role here at Seacrest Services, Inc. as Interior Pest Control Manager. Dave has been apart of the Seacrest team for 10 years and is excited to be apart of the Century Village operations. If you have any interior pest control needs, please contact our Customer Service Department, and Dave will be happy to reach out to you!

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Tired of the “EVERYDAY GRIND?”

If you really want to **ESCAPE**, here is a great alternative to the daily grind of TV fare.

BY STEW RICHLAND

Radio has often been called “The Theatre of the Mind.” Few series from the Golden Age of Radio rivaled Escape in the ability to combine acting, scripts, music, direction, and sound effects to transport the audience anyplace in the world, or in some cases, out of this world, and place them in the middle of impossible situations.

Escape hooked the audience from its unique opening, which had gradually evolved over time into an anonymous Voice (which became known as The Voice of Escape) that was soothing, but at the same time somehow dangerous that asked some seemingly innocuous questions:

Tired of the everyday grind?
Ever dream of a life of ... romantic adventure?

Want to get away from it all?
We offer you ... **ESCAPE!**

This was the famous opening line of the extremely popular radio drama “Escape.”

The best radio actors appeared on the show week in and week out. Some of the greats associated with the show include William Conrad (Gunsmoke), John Dehner (Have Gun Will Travel), Jack Webb (Dragnet), Elliott Lewis (Voyage of the Scarlet Queen, Broadway is My Beat), Georgia Ellis (Gunsmoke), Frank Lovejoy (Nightbeat), Hans Conreid, Jeanette Nolan, Jay Novello, Jack Edwards, Joan Banks, Parley Baer (Gunsmoke), Paul Frees and Peter Leeds. And that's only a few of the dozens of radio actors who were a part of the greatest high adventure series on radio.”



William Conrad

Escape featured a superb mix of adaptations of novels and short stories and original scripts. The initial run of Escape began in July 1947 and featured adaptations of classic and contemporary fiction that set the standard for quality scripts that

would be the hallmark for Escape. Four adaptations of classic stories by Rudyard Kipling – “The Man Who Would Be King,” Joseph Conrad’s “Typhoon” and stories by Robert Louis Stevenson and Arthur Conan Doyle. Through the end of 1949, the stories aired on Escape were almost exclusively adaptations of classic and contemporary fiction. Three radio adaptations had their first airings on the series, “Leiningen versus the Ants,” “A Shipment of Mute Fate,” and “Three Skeleton Key” would terrify and captivate audiences .

Here are just a few examples:
Science Fiction – “The Time Machine,” “Mars is Heaven” and “The Outer Limits.” Westerns- “Command” and “Wild Jack Rhett”; Espionage – “The Great Impersonation” and “Confidential Agent.”

“Sorry, Wrong Number” was its most popular and successful episode and was aired several times. It’s a fairly simple tale of a woman trying to call her husband’s office at night to check in and find out when he’s coming home. The telephone switchboard wires get crossed somehow and she ends up listening in on a conversation she definitely should not be hearing. There are some unintended consequences, and this story has another ending that will leave you a little bit shocked

“The Thing On the Fourble Board” which was aired in 1948 is widely regarded as the finest piece of radio horror to ever hit the airwaves. It starts fairly slowly, with a man, Porky, describing working on an oil rig derrick. His friend comes to join him for some pork chops, and they discover something that comes up from the bottom of the earth. This story was designed to give listeners goosebumps and featured the most chilling “voice” ever heard on a radio broadcast.

“Tanglefoot” was a tale that deals with the classic horror niche of giant insects. A plumber finds a way of growing a common fly to giant proportions. It’s cute at first, as a pet, but as you can imagine, things get out of hand very quickly. The sound effects are so realistic that you feel that the insects are really in your house plus the eerie music that was played in the background provided the extra shock and shivers.

“House In Cypress Canyon” tells a story of a young couple, new to the Los Angeles area, and needs a house to rent. They stop by a realtor’s office, find a place they like and move in. All seems well, until they find a locked closet that has no key. They write it off, but in the middle of the night they hear noises , seemingly emanating from the closet. After closer inspection....and that’s where I’ll stop and let you listen to the episode yourself. (All these stories can



be found on Old Time Radio internet downloads.)

Radio Life Magazine wrote, “These stories all possess many times the reality that most radio writing convey”, it hit the nail on the head. This is a quality show in every way.

At the reading for the final episode, “The Heart of Kali”, on September 25, 1954, announcer George Walsh said, “Next week,” the audience was not treated to the usual music bridge used to proceed the teaser for the next week’s episode of Escape. Instead, the theme of the series that Escape had filled in for those last twelve weeks rose in volume and became recognizable. It was the theme from Gunsmoke. Walsh turned the microphone over to Gunsmoke star

and frequent Escape voice and performer, William Conrad who told the audience, “Today, marks the last of the current series of Escape programs...” Conrad then told the audience that Gunsmoke would replace Escape.

With this announcement, one of the finest anthology series in Radio history ended. However, since so many Escape episodes have survived, future generations of listeners can still be transported to exotic locales for “...a half hour of high Adventure...” and be placed in situations “from which there is no Escape!” Without costing a dime, all of the episodes can be easily found on “Old Time Radio” streaming and download sites.



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- 269 CHATHAM N** INSIDE CORNER, CENTRAL AIR CONDITIONING, GREAT LOCATION, GREAT ASSOCIATION, CARPET AND TILE, FURNISHED, **\$62,000**

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133 SALISBURY F NEWER KITCHEN, CERAMIC TILE FLOORING, NEWER BATHROOMS, OUT SIDE CORNER, RENT ABLE, UNFURNISHED. LOTS OF UPGRADES. NEAR THE HAVER HILL GATE AND CLUBHOUSE, GREAT INVESTMENT..... **\$95,000**

136 WALTHAM F NEAR THE HAVER HILL ENTRANCE AND CLUBHOUSE, INSIDE CORNER, FURNISHED, GREAT LOCATION AND A GREAT ASSOCIATION. COME SEE!!..... **\$66,500**

22 GOLFS EDGE D VERY SERENE AREA, TWO FULL BATHS, LIFT ON STAIRS, LARGE SPACIOUS ROOMS DEVEL HAS ITS OWN POOL, CENTRAL AIR CONDITIONING **\$99,000**

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57 SHEFFIELD C LOTS OF POTENTIAL, THIS CONDO HAS A WATERVIEW, UPGRADES EVERYWHERE, CLOSE TO THE HASTINGS FITNESS, BEAUTIFULL WALK IN SHOWER. **\$75,000**

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112 GREENBRIER A STEPS TO PARKING AND A BEAUTIFUL POOL, CERAMIC TILE FLOORING THRU OUT, UNFURNISHED, ENCLOSED PATIO OVERLOOKING THE GARDEN AREA. LARGE SPACIOUS ROOMS, LIGHT AND AIRY, CUL DE SAC, LAUNDRY AND GARBAGE SHOOT ON EVERY FLOOR, ADDITIONAL STORAGE IN BUILDING, ELEVATOR BUILDING, VERY DESIRABLE AREA. **\$99,000**

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- 168 BERKSHIRE H** COMPLETELY RENOVATED BEAUTIFULLY, GREAT BUILDING AND NEIGHBORS, YOU WILL NOT HAVE TO DO ANYTHING BUT MOVE IN, 18 MONTH RESTRICTION ON RENTING..... **\$89,900**
- CHATHAM L** CERAMIC TILE FLOORING, UPDATED, UNFURNISHED, ONE OF THE BEST WATER VIEWS IN CENTURY VILLAGE, VERY DESIRABLE AREA, CENTRAL AIR CONDITIONING, STEPS TO PARKING, HEART OF THE VILLAGE CLUBHOUSE AND THE EAST GATE, GREAT BUILDING, GREAT RESERVES **\$91,900**

ANNUAL RENTALS

GROUND FLOOR CORNER 1 BEDROOM 1.5 BATHS

260 NORWICH K PARTIALLY FURNISHED, INSIDE CORNER WITH CENTRAL AIR CONDITIONING, CABLE INCLUDED NEAR THE EAST GATE AND CLUBHOUSE..... **\$1,050**

UPPER FLOOR 2 BED 1/5 BATH

302 NORWICH M CERAMIC TILE FLOORING, UNFURNISHED, WALL UNITS, EXTRA CLEAN, NEAR THE HAVERHILL ENTRANCE AND CLUBHOUSE..... **\$1,100**

GROUND FLOOR 2 BEDROOM CORNER

45 DORCHESTER C ABSOLUTELY BEAUTIFUL AND WELL TAKEN CARE OF, FURNISHED AND PERGO FLOORING WITH CENTRAL AIR CONDITIONING, CUL DE SAC..... **\$1,450**

UPPER FLOOR 1 BEDROOM 1 BATH

37 KINGSWOOD B SOME FURNISHINGS, NEW KITCHEN AND BATH, CERAMIC TILE FLOORING WITH LIFT IN BLDG..... **\$1,025**

UPPER FLOOR 2/1 2/1.5

- 2580 EMORY DRIVE EAST, APT D .** CARPET, CENTRAL AIR CONDITIONING, PARKING AND LAUNDRY WITH IN WALKING DISTANCE 1 BEDROOM ONE BATH... **\$1,050**
- 2885 CROSLY DRIVE EAST, APT F .** TENANT IN PLACE, NEW REFRIGERATOR, CLOSE TO PARKING AND LAUNDRY, QUITE AREA **\$55,000**

LUNCH WITH LENORE

BY LENORE VELCOFF

MARIO THE BAKER
1007 State Rd 7 | Royal Palm Beach
Phone: 561-798-4030

Finally, my dear friend and I were ready to enjoy eating in a restaurant instead of my dining room. She chose this spot because they have a lovely side patio with room for social distancing, although we were the only ones seated out there.

We both had a simple lunch - a cup of thick pasta, fagioli soup and individual pizza. We both opted for pepperoni as an additional topping on the pie. Good crust and tasty sauce. Good basic food. But you could certainly be a lot more adventurous.

To start, they have Insalata Caprese, Antipasto or a House Salad, or a bowl of soup. Then you could move on to Spaghetti or Penne (Ziti) with one of 15 sauces, everything from Clam Sauce (White or Red) to Gnocchi Sorrentina. Perhaps a baked dish is more for you - Cannelloni (Cheese, Meat or Spinach) or Eggplant Parmigiana w/ Spaghetti. Still not what you want? Try a meat dish such as Sausage & Peppers or Veal Scaloppine or a hot sub (1 of 14) such as Chicken Parmigiana or Egg & Peppers. They



also have 5 cold subs and numerous Specialty Pizzas. So knock yourself out selecting from THE BUTCHER which is Pepperoni, Sausage, Meatball, Ham & Bacon to PIZZA GAETA, their tribute to their Father - made with Fresh Mozzarella & Fresh Basil to MARIO'S "WHITE" Garlic, Olive Oil, Oregano, Mozzarella and Dollops of Ricotta Cheese. Enough!

If after all this you can squeeze in a dessert, they have 5 to choose from. We found that they have tasty, plentiful food and fair prices. So go. Enjoy!



Nutrition and Health Healthy New Year!

BY JEANIE W. FRIEDMAN, MS RD LD/N

With the arrival of a new year, it brings promise for a fresh start. Taking charge of our health is the perfect way to begin anew!

The last year has wreaked havoc on our health; not only due to infection from the COVID virus. Our healthcare routines were disrupted. Doctor visits were cancelled or postponed. Diets had also suffered as we stayed home and chose foods that may not have contributed much nutritional value.

For the new year, it is time to put a spotlight on our health once again. Some key points include:

Hydration

Water is the best source of hydration. Make sure you are receiving enough water for your body's needs. If you'll be out in the heat and humidity, remember to take water with you to lessen the temptation of grabbing a sugary beverage like soda or sweet tea. It is surprising how the calories (and sugars) add up so quickly.

Diet

The foods you choose for yourself

can make a difference in how you look and feel. Empty calories from typical junk foods would not give your body enough nutrients to perform the multitude of tasks that we generally take for granted.

Variety

Aiming for a wide variety of foods would help ensure you meet the needs of your body. Different foods contain different nutrients. And not to mention, the same foods everyday may get boring!

Moderation

Along with variety, moderation is also important. Monitoring what and how much you eat can help in reaching and maintaining a healthy weight. Limit sugar and salt. Substitute healthier fats like olive oil or corn oil for saturated fats, which include butter, lard and coconut oil.

Whole, Unprocessed Foods

Include lots of whole, unprocessed foods, such as fruits and vegetables, whole grains, and lean sources of protein. The more processed

the food, the more likely it would contain little nutritional value, for example instant potatoes compared to fresh mashed potatoes made from scratch.

Physical Activity

Regular exercise can offer so many health benefits. It can help in reaching or maintaining a healthy weight. Physical activity also can help improve heart health by reducing risk of stroke and high blood pressure. The increased blood flow from movement can also help you manage anxiety and lift your mood.

Physical activity is also a great way to have more social time with others. Bowling, tennis, dancing, and yoga are a few of many choices to move your body.

Remember to ask your doctor about participating in any physical activity before you start to be sure that activity is safe for you to do.

Lifestyle Habits

If you smoke, this is a great time to quit! Smoking can negatively impact your health with risks such



as cancer and heart disease. It's a new year and time for some new decisions. Some people choose to gradually cut back. Others may just quit "cold turkey." Quitting smoking, and doing the other things discussed above will begin the process of creating a new you in 2022. (Ask your doctor about your goals and how to best accomplish them.)

Jeanie W. Friedman is a Registered Dietitian and nutritionist licensed in the State of Florida. This article is intended for educational purposes only and is not intended as a substitute for consultation with your health care professional.

HASTINGS FITNESS CENTER CLASS SCHEDULE AS MONDAY, DECEMBER 13, 2021

MONDAY		TUESDAY		WEDNESDAY		THURSDAY		FRIDAY	
STRENGTH & BALANCE 8:30 - 9:15AM BY: GAILY		STRENGTH & BALANCE 8:30 - 9:15AM BY: GAILY		STRENGTH & BALANCE 8:30 - 9:15AM BY: GAILY		STRENGTH & BALANCE 8:30 - 9:15AM BY: GAILY			
WATER AEROBICS AT CAMDEN POOL BY: DOLLY 8:00 - 9:00AM 9:00 - 10:00AM	CHAIR AEROBICS 9:30 - 10:15AM BY: GAILY	CHAIR AEROBICS 9:30 - 10:15AM BY: GAILY		WATER AEROBICS AT CAMDEN POOL BY: DOLLY 8:00 - 9:00AM 9:00 - 10:00AM	CHAIR AEROBICS 9:30 - 10:15AM BY: GAILY	CHAIR AEROBICS 9:30 - 10:15AM BY: GAILY		WATER AEROBICS AT CAMDEN POOL BY: DOLLY 8:00 - 9:00AM 9:00 - 10:00AM	
WATER AEROBICS 10:00 - 11:00AM AT HASTINGS BY: ARLEEN	YOGA 10:30 - 11:30AM BY: SARA	STRETCHING 11:00 - 12:00PM BY: SARA		WATER AEROBICS 10:00 - 11:00AM AT HASTINGS BY: ARLEEN	YOGA 10:30 - 11:30AM BY: SARA	STRETCHING 11:00 - 12:00PM BY: SARA		WATER AEROBICS 10:00 - 11:00AM AT HASTINGS BY: ARLEEN	YOGA 10:00 - 11:00AM BY: SARA

CLASSES ARE FREE

**“ATTENTION”
THEATER GOERS**

**WITH COVID STILL PRESENT,
MANY RESIDENTS WILL CHOOSE TO
PURCHASE THEIR TICKETS THE
EVENING OF EACH SHOW.**

**WPRF ANTICIPATES LONG LINES IN THE
MONTHS OF:
JANUARY, FEBRUARY & MARCH.**

**TICKETS WILL STOP BEING SOLD AT
7:45 PM SHARP**

**EVEN IF YOU HAVE BEEN
WAITING IN LINE.**

**TO AVOID BEING TURNED AWAY WE URGE
ALL RESIDENTS TO PURCHASE THEIR
TICKETS EARLIER THAN THE TYPICAL
“ONE HOUR” BEFORE THE SHOW STARTS.**

THANK YOU,

Dear Residents,

On the afternoon of December 24th, I received a call from WPRF Security Supervisor Steve, who had just been notified by UCO’s Security Supervisor that the Hastings and MCH keys were no longer going to be accepted for drop off at the Haverhill Guard House starting immediately. It has been a long-standing policy since prior to my employment as Site Administrator that the Hastings and MCH keys are delivered to and kept at the Haverhill Guard House overnight. UCO made the change to this long-standing policy unilaterally and without any prior notice to or input from WPRF.

On duty Friday, December 24th (Christmas Eve) was S/O Ernesto. When S/O Ernesto’s shift ended, the guard at the Haverhill Guard House refused to accept the Hasting and MCH keys. Because S/O Ernesto was not scheduled to be back to work until Wednesday, December 29th,

he could not take the Hastings and MCH keys home with him. I attempted contact UCO officers to discuss the situation, but no one answered my call. As a result of the extremely short notice, the Christmas holiday, and my inability to speak to anyone at UCO, I was unable to put another procedure in place and was faced with finding a safe location for the keys at the last minute. Having no other choice, after S/O Ernesto’s shift on Christmas Eve, I authorized delivery of the MCH and Hastings keys to Noreen Stead (my assistant) for safe keeping. Because Noreen was not scheduled to work Christmas Day and had prior commitments on her holiday, the facilities remained closed on Christmas and reopened at noon on Sunday the 26th.

Eva Rachesky
Vice President
W.P.R.F., Inc.

Dave Israel Birthday Celebration



UCO OFFICE HOURS

Bar Codes and Gate Passes
Mon. thru Thurs. 9:00 AM – 11:30 AM
Friday 12:00 PM – 2:30 PM

Investigations
Mon. thru Thurs. 9:00 AM – 12:00 PM
Friday 12:00 PM – 3:00 PM

Notary Service
For Association Documents Only
Mon. thru Thurs. 11:30 – 12:00 PM
Friday 2:30 PM – 3:00 PM



Due to circumstances beyond our control, the performance of **A Jew Grows In Brooklyn** scheduled for January 1, 2022 has been cancelled. A movie will be shown at 6:30 pm in its place.

Refunds will be distributed at the Ticket Office from November 30, 2021 through January 30, 2022, after that date, no refunds will be given. In order to receive your refund, you must come to the Ticket Office with your show ticket(s) and Century Village ID. If tickets were purchased online, the convenience charge will not be refunded.

You can contact the Ticket Office at 561-640-3120 x 1 for any questions.

www.centuryvillagetheater.com



Effective immediately facial coverings are optional for all persons utilizing the theater. All persons using the recreation facilities do so at their own risk. As public health and safety protocols evolve, management will continue to abide by all CDC recommendations and guidelines. In the event the CDC or your Management and Operations committee deem it necessary to require facial coverings and/or social distancing in the theater, please be prepared to comply with such guidelines. All persons using the recreation facilities, including the theater, do so at their own risk.

**MOVIE SCHEDULE
HAS CHANGED
FOR
THE FOLLOWING
MONTHS:

JANUARY
FEBRUARY
MARCH**

SUNDAYS 1:45 PM
(CLOSED CAPTIONS)

MONDAYS 6:30 PM

W.P.R.F., Inc.

**2021-22
EVENTS
CANCELLED**

NEW YEAR'S EVE DANCE

Friday, December 31st

TAILGATE PARTY

Sunday, February 6th

SWEETHEART'S BALL

Saturday, February 12th

DUE TO HVAC PROJECT

SUBJECT TO CHANGE AND/OR MODIFICATION

WPRE, Inc.

JANUARY 2022 ENTERTAINMENT



Sat., January 8 at 8 pm
The G String Chronicles
Starring Gary Lovini

The King Of The Strings Bridges
The Gap Between Classical And
Pop



Sat., January 15 at 8 pm
Dance Alive Presents
Destination Lovelands

All Aboard To Loveland For A Trip
Filled With Romance, Passion And
Fun



Sat.,
January 22
at 8 pm
Comedy
Night -
Monty Ala
Modi

A Superb Evening Of
Great Comedy



Sat., January 29 at 8 pm
Live From Nashville Presents
Country Legends

Bringing You Some Boot-Kickin'
Country Music

NOTE: The only dance will be on New Year's Eve. All programs are subject to change and/or modification.

Sarge

Tuesday, January 4 at 8 pm

Amazing Improvisational Comedian,
Musical Piano Savant and Great Singer

The Bronx Wanderers

Tuesday, January 11 at 8 pm

One Of Century Village's Favorite
Groups Is Back

**Live In Central Park [Revisited]: Simon
& Garfunkel With A Taste Of Taylor**

Thursday, January 13 at 8 pm

Cherished Moments From The Simon &
Garfunkel & James Taylor Central Park
Concerts

**Smokey & Me: A Celebration Of
Smokey Robinson**

Tuesday, January 18 at 8 pm

Starring Charl Brown, Tony Nominee
For His Portrayal Of Smokey Robinson
In Motown: The Musical

Melissa Manchester

Tuesday, January 25 at 8 pm

Singer, Songwriter & Actress Extraor-
dinaire

Jay And The Americans

Thursday, January 27 at 8 pm

A Magic Moment From One Of The
Most Popular Groups Of The 1960s

Entertainment information
is provided by W.P.R.F.
Any questions regarding
Clubhouse entertainment
should be directed to
W.P.R.F. at 640-3120.

"R" Rated Movies

**"R" Rated (under 16 requires
accompanying parent or adult
guardian).**

Additional ratings for this movie are:
V for Violence

L for Language (strong language and
drug content)

N for Nudity (graphic nudity)

SC for Sexual Content (pervasive
language including sexual references and
situations)

An "R" rated motion picture, in the view
of the Rating Board, contains some adult
material. An "R" rated motion picture may
include adult themes, adult activity, hard
language, intense or persistent violence,
sexually-oriented nudity, drug abuse or
other elements. Due to a wide viewing
audience, WPRF will not censure "R" rated
movies. **Therefore, if you find any of the
above offensive, WPRF suggest you "OPT
OUT" of seeing this movie.**

MOVIE SCHEDULE

•• JANUARY 2022 MOVIES ••

Movies will be presented with captions when available on the first Sunday at 1:45 pm
of each new movie. No charge for residents.

Sat. January 01 6:30 pm

WRATH OF MAN
**R, 1 HOUR, 59 MIN. (RATED R FOR STRONG VIOLENCE,
LANGUAGE & SOME SEXUAL REFERENCES.)**

A new security guard for a trucking company responsible for moving hundreds of
millions of dollars surprises his co-workers with his skills during a hold-up. The
crew is left wondering who he really is, where he came from and most important-
ly, what his motive is in this action/thriller.

Sun. January 02 1:45 pm

Mon. January 03 6:30 pm

RESPECT
PG-13, 2 HOURS, 25 MIN.

Jennifer Hudson stars in this biopic based on the life of Aretha Franklin. The film
follows Aretha's career from a child singing in her father's church choir to interna-
tional superstardom. Aretha hand-picked Jennifer Hudson to portray her.

Sun. January 09 1:45 pm

Mon. January 10 6:30 pm

TOGETHER TOGETHER
**R, 1 HOUR, 30 MIN. (RATED R FOR SOME SEXUAL REF-
ERENCES & LANGUAGE.)**

Anna is a young loner hired as a gestational surrogate for a single man in his 40s
who wants a child. In this comedy/drama, these two strangers come to realize
their unexpected relationship challenges their perceptions of connection, bound-
aries and love.

Sun. January 16 1:45 pm

Mon. January 17 6:30 pm

SENIOR MOMENT
N/R, 1 HOUR, 32 MIN.

A retired NASA test pilot who races his convertible around Palm Springs has his license
revoked for drag racing and his car impounded. Forced to take public transportation, he
meets a woman and learns about love and life again in this romantic comedy.

Sun. January 23 1:45 pm

Mon. January 24 6:30 pm

STILLWATER
**R, 2 HOURS, 19 MIN. (RATED R FOR LANGUAGE AND
SOME VIOLENCE.)**

An unemployed oil-rig worker from Stillwater, Oklahoma travels to Marseilles, France
to re-connect with his estranged daughter who is in prison having served five years of a
nine-year sentence for murdering her girlfriend. Trying to prove her innocence, he meets
with language barriers, cultural differences and a complicated legal system in this drama.

Sun. January 30 1:45 pm

Mon. January 31 6:30 pm

CRY MACHO
PG-13, 1 HOUR, 44 MIN.

Clint Eastwood directed and stars in this action drama about a one-time rodeo star
whose ex-boss asks him to travel to Mexico to remove his young son from an alcoholic
mother and bring him home. The journey proves challenging for the rodeo star but he finds
redemption as he teaches the young boy what it means to be a good man. The movie also
stars Dwight Yoakam, Daniel V. Gauriau and Amber Lynn Ashley.

Movies will be presented with captions
when available on the first Sunday at 1:45
pm of each new movie.

CV Wednesday Night Dance - December 1, 2021

PHOTOS BY WALTER JOHNSON



Latin American Club Pot Luck

PHOTOS BY WALTER JOHNSON

