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**REMINDER**  
**DELEGATE MEETING**  
 Friday 4/7/23  
 9:30AM in the Theater

Email articles & comments:  
[ucoreporterwpb@gmail.com](mailto:ucoreporterwpb@gmail.com)



## The President's Report

BY DAVE ISRAEL AND  
ROD TENNYSON ESQ.

Construction of residential housing on the former golf course AKA Reflection Bay, will result in significant drainage issues for Century Village, thus certain agreements must be developed with The United Civic Organization, UCO. First we propose The South Canal Renovations Special Fund and Construction Agreement. Which provides as follows:

The Developer is in the process of developing the site plan, drainage and future construction for **621 Town homes** on the old golf course property adjacent to Century Village WPB and referred to as Reflection Bay. During this process the Developer will be creating a Declaration of Restrictions and a future Home Owners Association (HOA) that will govern the 621 Town Homes. As part of this agreement the Developer must agree to include in the future Declaration of Restrictions for Reflection Bay and its HOA a "Future South Canal Maintenance Reserve Fund". In short, **maintenance of the South Canal must be built into the Reflection Bay documents.** The South Canal is some 3,400 feet long and 60 feet wide, and is a key component of the CV drainage system; it will become a shared infrastructure component with Reflection Bay.

UCO has long been responsible for maintaining the entire Century Village South Canal drainage system under a "Water Management Agreement" dated November 30, 1999 and under the Declarations of Condominium for all Condominiums in Century Village. The South Canal consists of a 60 foot wide canal approximately 3,450 feet in length which runs along the southernmost border of Century Village as recorded in Plats 2, 6, 11 and 14. The western edge of the South Canal begins at Windsor A Condominium's southern border and runs easterly to the southernmost border of Bedford G Condominium

The Developer's drainage plan for Reflection Bay will need to discharge storm water into the Century Village drainage system managed by UCO. The Developer's Reflection Bay drainage plan must have on sight retention to hold storm water, a pond. Palm Beach County (PBC) will only allow a limited discharge into the South Canal. The Developer must agree that its drainage plans will only allow the PBC maximum discharge into the South Canal.

UCO Engineers, Simmons and White, will prepare a study on current needed **renovations of the South Canal and associated costs called the "South Canal Renovations" (SCR) costs** which will include current cleaning, dredging, time needed to complete and other needed renovations. These SCR costs will include management, accounting and engineering fees, legal and governmental fees, as well as all construction costs pursuant to the specifications and demands of the South Florida Water Management District and the Lake Worth Drainage District including, if required by the Districts: (a) prepare the necessary permit applications, (b) perform the necessary hydraulic and hydrologic modeling for the South Canal, (c) preparing topographic surveys of typical canal and lake cross-sections and elevations as required by the various Water Management Districts, (d) obtaining the necessary permits from the required Water Management Districts, (e) preparing engineering drawings and other engineering requirements such as construction plans and specifications, and (f) constructing the SCR pursuant to the above specifications.

It is proposed that since Reflection Bay will be using the South Canal for storm water discharge that the Developer will benefit from the SCR. Therefore, UCO and the Developer each agree to pay 50% of the SCR costs but Developer's share will not exceed \$750,000. Developer agrees to deposit \$750,000 for the SCR and UCO agrees to deposit another \$750,000 for the SCR which will be held in a special earmarked fund, administered solely by UCO. The SCR fund totaling \$1,500,000 can only be used for the South Canal Renovations and will not go into any UCO general revenue accounts. UCO shall prepare a detailed monthly statement on all expenditures on the SCR and provide Developer a copy of same each month. Developer shall have the right to reasonably audit the SCR and ask UCO to reconsider any expenditure Developer feels is in violation of this Agreement, but UCO's decision to expend funds on the SCR shall not be challenged unless there is proof of fraud or embezzlement. Should the SCR fund be exhausted, then UCO shall contribute additional funds to the SCR special fund to complete the SCR. These agreements have yet to be developed.

Upon the Developer's deposit of \$750,000 into the SCR fund, **UCO shall then execute and deliver to Developers a Drainage Easement.**

UCO agrees to complete construction of the SCR expeditiously from the date all governmental permits have been issued to begin construction, and which will be extended in the event of delays caused by acts of God, governmental actions or other intervening forces beyond UCO's control.

Upon completion of all construction on the SCR and certifications

## Reflection Bay Drainage Easement and the South Canal Renovations Special Fund and Construction Agreement

of completion by all governmental entities and UCO engineers, UCO shall prepare a final accounting of the SCR fund and provide Developer with a copy for review. Developer shall have the right to reasonably audit the SCR and ask UCO to reconsider any expenditure Developer feels is in violation of this Agreement, but UCO's decision to expend funds on the SCR shall not be challenged unless there is proof of fraud or embezzlement. Should there be a surplus balance of funds in the SCR account then this surplus / balance shall be refunded with 50% to Developer and 50% to UCO.

All water management policy issues, including water levels, irrigation allocation, and water quality stemming from any and all governmental agencies shall be the responsibility and sole decision of UCO in relation to the Interior Lakes and Canals, South Canal and other drainage facilities in Century Village WPB.

This Agreement shall apply to and obligate all successors in interest, assigns, respective heirs and administrators to the parties to this Agreement.

All issues, understandings, and inducements between the parties on the subject of water management are contained herein and any modifications or amendments hereto shall be in writing executed by all parties.

All disputes or claims under this Agreement shall be subject to judicial remedy with venue in Palm Beach County, Florida. The non-prevailing party in such litigation shall be responsible to pay the prevailing party's reasonable attorneys fees and cost of the litigation.

### EXHIBIT A

A. The Reflection Bay HOA has agreed to a cost sharing arrangement, as stated in this Article, with the neighboring Century Village and the United Civic Organization. This arrangement allows Reflection Bay to discharge not more than a limited volume of its storm water discharge drainage into the South Canal owned, operated and maintained by UCO. In consideration for this SCMRF UCO has executed and delivered an easement to allow this discharge recorded in the public records of Palm Beach County.

B. UCO's engineers will have completed a study on the needed funds and cost sharing for the SCMRF and the future maintenance costs for the South Canal all of which will benefit both Reflection Bay and UCO. The SCMRF shall be an earmarked fund (administered solely by UCO) to be used only for future needed maintenance of the South Canal including future dredging and cleaning. These maintenance costs shall include management fees, engineering, legal and Palm Beach County and Water Management Agency fees. The SCMRF shall be calculated out 20 to 30 years of useful life.

C. The initial needed SCMRF yearly funding yet to be calculated and to be re-calculated by UCO each year based on the SCMRF's maintenance and replacement cost needs. The Reflection Bay HOA shall contribute its yearly share of 50% to the SCMRF and UCO shall contribute its yearly remaining share of 50% to the SCMRF.

D. The Reflection Bay HOA yearly share to the SCMRF **shall be a common expense of the HOA** and shall be included in the HOA budget each year. The HOA shall enforce payment of its share of the SCMRF from its members like any other common expense, including enforcement of lien rights against unit town homes. The Reflection Bay HOA shall pay its yearly share to the SCMRF in quarterly installments to UCO, not later than 10 days after the quarter begins. UCO shall prepare a detailed end of year statement on all expenditures on the SCMRF and provide the HOA a copy of same not later than 60 days after the year end. The Reflection Bay HOA shall have the right to reasonably audit the SCMRF and ask UCO to reconsider any expenditure the HOA feels is in violation of this Article. Provided however, UCO's decision to expend funds on the SCMRF shall not be challenged unless there is proof of fraud or embezzlement.

E. This Article may not be amended without the written authorization of UCO.

F. All disputes or claims under this Article shall be subject to judicial remedy with venue in Palm Beach County, Florida. The non-prevailing party in such litigation shall be responsible to pay the prevailing party's reasonable attorneys fees and cost of the litigation.

# U.C.O. REPORTER

The Official Newspaper of Century Village

UCO Office, 2102 West Drive  
West Palm Beach, FL 33417

Tel: 561-683-9189

Send email & photos to:

ucoreporterwpb@gmail.com

Office hours: 9 a.m. to noon, Mon.-Thurs.

Fri: By Appointment

## Your Volunteer Staff, UCO Reporter

Editor-in-Chief.....Ruth Dreiss

Staff Writers.....Ruth Dreiss,

Stew Richland, Lenore Velcroff, Bobbi Levin,

Richard Handelsman

Business Manager..... Fausto Fabbro

Records..... Roweena Bacchus

Sports.....Irwin J. Cohen

Photographers..... Walter Johnson

Production.....OPS

Circulation..... Glow, Inc.



## The UCO Reporter

2102 WEST DRIVE, WPB

New Telephone Number for

UCO Reporter Staff

**(561) 683-9189**

### UCO OFFICERS

President David Israel

Treasurer Edward Grossman

Vice Presidents

Patricia Caputo Domenic Guarnagia

Stew Richland Fausto Fabbro

Corresponding Secretary

Recording Secretary

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Laura Hanley

Jackie Karlan

Bobbi Levin

Joyce Reiss

Flora Simpson

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Gerry Sutofsky

Gloria Tart

Mary Walsh

## 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

UCO Elections have come and gone. Congratulations to all who have been elected to the open seats. Welcome back to Stewart Richland and Fausto Fabbro as VPs and to the ten elected to the Executive Board -- some new and some returning for another two-year term. Many thanks to those who voted to return me to the Executive Board.

In the President's Report this month, you will find complete information about the proposed building of 620 homes in Reflection Bay at the site of the old golf course, and the drainage issues to be resolved. This report is co-authored by President Dave Israel and Attorney Rod Tennyson.

The community is still faced with the problem of speeding and failure to stop at Stop signs, but with multiple tickets being issued by PBSO which are quite costly, perhaps this will encourage driving within the posted speed of 25 mph and mandatory stopping at signs. Another prevailing problem in building associations is the removal of bearing walls during renovation. This has caused some units to become unfit for occupancy. Before you consider work in your unit, consult your board for approval -- sometimes it requires approval of the association membership -- and obtain the required permits for the work. You are otherwise subject to having floors sink and you may find that you will have to move out so that restoration construction can be accomplished.

At this time, our seasonal residents are preparing to leave and are reminded to prepare for the hurricane season in their absence. Season begins on June 1st and ends on November 30th. Have a safe summer and we look forward to your return in the Fall.

*by Ruth Dreiss,  
Editor-in-chief  
UCO Reporter*

## APRIL 2023

### UCO Committee Meetings

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

**Committee Meetings are Subject to change.  
Check with Committee Chair for  
updates/cancellations**

**Committee Members and Officers preferred.  
Limited seating available.  
Masks for attendees requested.**

# UCO OFFICERS' REPORTS



## Dom Guarnagia

vicepresident2@unitedcivic.org

Cambridge • Canterbury  
Chatham • Dorchester  
Kent • Northampton • Sussex

At the expense of seeming too pedantic and harping on the removal of LOAD-BEARING WALLS, this is not safe. The intention of turning the existing array of room partitions, especially in the "Two Story" structures designed for the existing partitions that form the existing layout, cannot be safely executed, mainly on the First Floor. In too many cases this causes irreplaceable damage to those existing structures, built to provide the separation of the wood-framed layout that requires the array of partitions (Wood Framing vertical studs that are arranged to provide the layout and support the First Floor LOAD-BEARING WOOD EL-

EMENTS that separate and create the rooms and mimic/support the upper walls.

Without the proposed layout, accommodations to provide re-use of some and the introduction of support columns that will provide resistance and necessary to support the existing layout, the work should be provided by a Structural Engineer following the acceptable layout with no potential damage to the upper Unit. There is an accelerated attempt by the PBC Building Dept. to peruse the "Village" with the intent to eliminate attempts by those dissatisfied "Owners" to disregard the proper course needed to prevent the adjoining Condos from undesirable damage and prohibiting their occupancy.

At this time, capable, licensed Contractors with time and materials are difficult to find in "Big Home" stores, leading to an extended period where occupancy will not quickly be attained. A fresh open expanse is desirable, very different from your Grandmother's time. Money is often poorly invested for the purpose of this change. It can be accomplished properly with the "open space" atmosphere that you desire, if proper steps are taken. Accomplish your desire, but potentially avoid loss of money and inadvertent damage to your "neighbor".



## Stew Richland

vicepresident1@unitedcivic.org

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

Thank you to everyone who voted for me. You have indicated your faith in me with your vote, and I plan to honor it.

During the past month my fellow VPs have had the opportunity to meet with many newly elected board members. It feels like spring training when you are dealing with new board members and unit owners. On the positive side, we here at UCO have been encouraged by the

energy shown by new board members on what are the best strategies needed to ensure that their Associations are moving in the right direction to ensure financial stability of their building, taking certification courses and practicing a civil and understanding demeanor when interacting with association unit owners.

As you are all aware, the Florida Legislature has passed a series of rules that will impact all three and four story buildings. It is vital that new and old Association Boards understand how these rules will impact their decision making. There are serious financial consequences if these rules are not followed.

Your UCO officers will always be available to help Associations tackle these new rules and, of course, continue to help Associations resolve their day-to-day issues. Sometimes just a little logic and common sense, plus neighborly compassion can mitigate many of the issues that contribute to sleepless nights and indigestion.



## Fausto Fabbro

vicepresident3@unitedcivic.org

Berkshire • Camden  
Hastings • Salisbury • Somerset  
Wellington • Windsor

First, allow me to thank you for re-electing me as VP for two more years. I appreciate your confidence.

CV is undergoing many changes regarding its residents. Many have never lived in a condo community. Many have been home owners. To all the new owners, condo living has rules. Educate yourself about these rules. You must ask permission of your building association to modify the inside of your unit. Some require permits, some don't. Some

require only board approval, others require all unit owners to vote. Board members

should also educate themselves. Some board members are closing an eye and others don't care. In some associations only the president is making all the decisions.

Every day at UCO, we talk to unit owners that have issues with the board not taking proper action or telling unit owners that repairs that should be paid by the association are unit owners responsibility. Recently, two unit owners came to UCO for a water leak that was reported to the president in December and was not repaired for over two months. Now there is a mold issue. To the board members -- if in doubt, speak to your quadrant VP or your property manager. Either will guide you on how to handle your problem.

For the unit owners that will be leaving us for the summer, have a safe trip home. A word to the speeders inside the Village SLOW DOWN! PBSO is enforcing the speed limits. You are subject to a sizable traffic ticket.



## Patricia Caputo

vicepresident4@unitedcivic.org

Coventry • Easthampton  
Norwich • Plymouth  
Sheffield • Stratford • Waltham

I want to congratulate all the candidates that won the elections last month.

As Transportation chair, I ask that all reports be submitted in writing on a form, or via email with as much detail as possible, so I may send it to the vendor.

Happy Passover and Happy Easter...and God Bless.

**FOR LIFE SAFETY CALL**

911

**WHEN RESIDENTS AND/OR GUESTS ARE  
BREAKING WPRF RULES CALL SECURITY**

**561 640-3118**

**SATURDAY NIGHT DANCES  
HAVE BEEN CHANGED TO  
FRIDAY NIGHTS  
STARTING FRIDAY, APRIL 7<sup>TH</sup>**

-----

**KARAOKE WITH MARSHALL  
WILL BE HELD ON  
SATURDAY NIGHTS  
6:00 - 9:00 PM  
IN THE PARTY ROOM  
STARTING SATURDAY, APRIL 8<sup>TH</sup>**

SUBJECT TO CHANGE AND/OR MODIFICATION

H.P.R.F. Inc.



By Donald Foster, LCAM

# Property Manager's Report

UCOMAINTENANCE@GMAIL.COM | UCOGARBAGE@GMAIL.COM

## NEW REQUIREMENTS FOR BUILDING PERMITS-

The Palm Beach County Department of Planning, Zoning, and Buildings (PZB) has instituted a new requirement for condominium unit owners who apply for building permits. John Blake, Senior Building Official at PZB, has sent the following:

“If the scope of work involves any; exterior components, structural components and/or common areas(i.e. work within walls, ceilings, under floors etc.) that should be controlled by the Association, PZB will now ask for a letter of approval from the Association. If someone is painting a unit or replacing flooring, no approval from the Association will be required.”

So, CV Association Boards should be expecting requests from unit owners for approval letters for their remodeling projects. Before approvals are granted, CV Association Boards should consult with their Property Managers and Attorneys to make sure that the Association’s documents are followed, and that engineering, licensing, and insurance requirements are met. In many cases, a Membership vote is required before any alteration to Association common elements are approved by the Board.

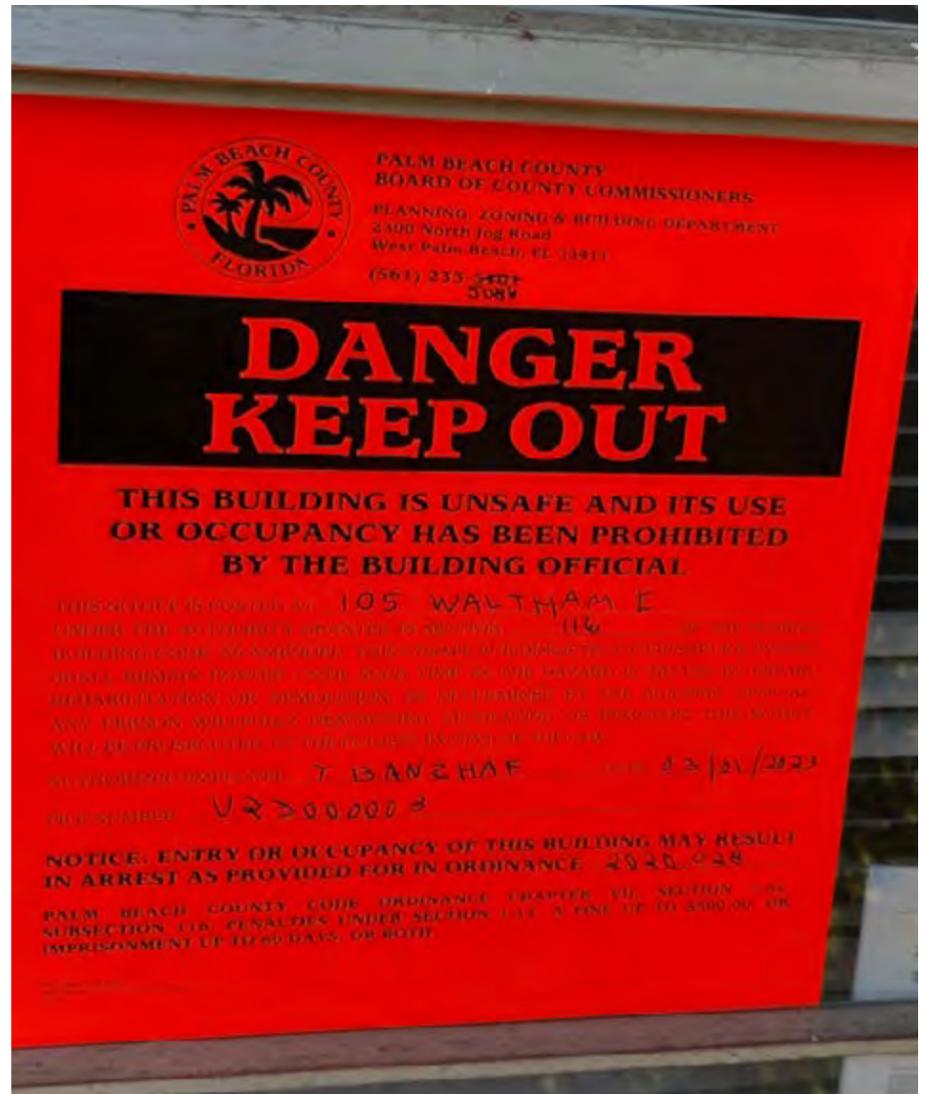
CV unit owners should watch for any work being performed in units, and make sure that building permits are issued before any work begins. When unauthorized or unpermitted construction work is discovered, a report should be immediately sent to PBC Code Enforcement (561-233-5500, pzbcodes@pbcgov.org).



CV ASSOCIATION BOARDS SHOULD CONSULT WITH THEIR PROPERTY MANAGERS AND ATTORNEYS BEFORE AUTHORIZING REMOVALS OR ALTERATIONS TO INTERIOR WALLS, WHICH ARE ASSOCIATION COMMON ELEMENTS.



IN SOME BUILDINGS, INTERIOR WALLS ARE SUPPORTING MEMBERS, WHICH MEANS THAT THEY ARE HOLDING UP THE BUILDING. IN THIS CASE, REMOVAL OF FIRST FLOOR INTERIOR WALLS CAUSED THE SECOND FLOOR TO DROP. THE TEMPORARY SUPPORTS IN THIS PICTURE ARE HOLDING UP THE CEILING/FLOOR.



UNAUTHORIZED ALTERATIONS TO ASSOCIATION COMMON ELEMENTS (INTERIOR WALLS) CAN RESULT IN UNITS BEING DECLARED UNSAFE FOR OCCUPANCY, PUT THE ASSOCIATION AT LEGAL RISK, AND AFFECT THE ASSOCIATION’S INSURABILITY.

## Maintenance



By Dom Guarnagia

As I jokingly say when discussing exterior finishes and their place with regards to cost, proper materials and duration of usefulness, I refer to the materials necessary for maintaining your property outdoor necessities with.... Wood ain't Good! Paint it ain't!... Vinyl is not final and Concrete without a weatherproof covering over mild steel reinforcement is subject to spalling and chipping without the proper paint.

We have been advised over the years to have the exterior masonry elements examined for cracks and

signs of rust-colored areas exposed to the weather. Some causes are expansion/contraction, salt exposure from rainwater blown inland as precipitation that eats away at the finished material, unwashed construction sand in the mix that created the balusters, railings, platforms and other flat concrete elements, as well as the vertical walls that comprise the "scissor-stairwell." Today's exterior paints with ingredients other than linseed oil, work well at repelling the named exposed components, thereby extending the life of the structure and preventing undesirable failings.

Materials that were acceptable fifty (50) years ago, such as cast iron waste-vent piping, mildly-sloped roofs with asphalt shingles that weigh one hundred-eighty (180) pounds for every 100 square ft.,

when the number of events and the velocity are so high, in excess of 180 MPH... tremendously huge waves pound the coastal areas. New roofing with the weight of (300) three hundred lbs. and a Bituminous covering on the roof sheathing with much higher "nail holding" ability, the nails have a far-reaching ability for the shingles to "remain in place," thereby preventing the flooding rains from creating excessive damage.

Built without gutters, run-off water may cause damage to those colorful plantings close to the rear exit screened porch door. Existing trees, close to the building, will be "trimmed-back" with the scale of trimming considered by the Arborist and O.K.'d by the C.A.M, but perhaps not to the desire of the association, but required by the PBC Arborist.

## Transportation



By Ruth Dreiss

There have been numerous complaints from bus riders that bus drivers are talking, eating and not paying attention to riders. They do not know the routes and are speeding. The major complaint is that the drivers are not paying attention.

The Academy supervisor advised at our meeting that speeding will be investigated. There are cameras on the buses to assist with other complaints.

New schedules have been proposed and are on each bus. Riders are asked not to take multiple copies and not to dispose of them in the street.

If schedules run out, there is one plasticized and posted in the bus.

The Committee will be asked at next month's meeting to approve new scheduling which will eliminate the Publix Express and increase service to 5 days per week. There are times when there are 4 buses at Publix at the same time. A record of riders has been in effect for 2 months to learn where routes need to be adjusted.

There have been many requests for more stops and not all can be accommodated. As many additional stops as possible will be added. A final decision will be implemented in 30 days with approval by the Committee.

At the present time, there are buses to Palm Beach Outlets on Fridays -- 2 in the morning

and 2 in the afternoon. There was a motion to institute a new route 5 days per week to Palm Beach Outlets and eliminate the Publix Express. The motion passed and will be presented to the Committee at the April meeting for approval.

Current bus schedules are on all buses. Complaint forms are available in the clubhouse and should include the Bus No., Time, Date and Complaint. When complete, these written complaints must be presented to Chair Patricia Caputo for attention, except driver complaints which should be given immediately to the bus supervisor to follow up. It is important that they be received by the supervisor in order to be resolved, or for retraining of the driver.

## Building Inspections

BY ROD TENNYSON, P.A., UCO GENERAL COUNSEL

New Florida Statute: SB 4D, Structural Building Inspections As Applied To Century Village

Last year, the Florida Legislature passed a major revision to the Condominium Act (F.S. 718) in relation to reserves and building inspections. This new law has several deadlines. The application of these deadlines and reports depends on the height of your building in Century Village, which has twenty-one buildings with three or more stories:

- 12 - Wellington
- 3 - Dover
- 3 - Greenbrier
- 3 - Southampton

Also, distance from the Atlantic coastline can be a factor. The Atlantic Ocean is seven miles from Century Village.

On or before January 1, 2023, each Condominium Association must file with the State:

- The total number of buildings three stories or higher.
- The total number of units in each building.
- The addresses of each building and that they are in Palm Beach County.
- If the 21 Century Village Buildings listed above have not yet filed their reports to the Flor-

ida Division of Condominiums, then they can do so online at this link:

<http://www.myfloridalicense.com/DBPR/condos-timeshares-mobile-homes/building-report/>

By December 31, 2024, all Condominium buildings three stories or higher, regardless of location, must have completed a "Structural Integrity Reserve Study". This required study would apply to the twenty-one Century Village Associations listed above. There are many commercial firms that regularly do reserve studies, but the Division of Condominiums requires the Structural Integrity Reserve Study (SIRS) be performed by any person qualified to perform such study, but the visual inspection portion must be performed by a licensed professional engineer or licensed architect.

Effective December 31, 2024, the Condominium Associations and their memberships cannot waive reserves for their 2025 budget that are part of their "Structural Integrity Reserve Study" and that relate to the integrity and safety of the building including roof, load bearing walls, floor, foundation, fire protection, plumbing, waterproofing, painting, and windows. This only applies to the twenty-one Century Village Buildings listed above with over three stories. This covers just about everything in the build-

ing except paving and recreational facilities detached from the building. In other words, reserve accounts that do not relate to the integrity and safety of the building (i.e., swimming pools) can still be waived for 2025 and later budgets by unit owner vote as has been done in the past.

Since Century Village is seven miles from the ocean, CV Associations will not receive notices from local building officials that requires each Condominium Association to perform a phase one "Milestone Inspection". Thus, Century Village Associations will not have to do an extensive study by an engineer or architect which must be completed by no later than December 31, 2024. And it will not be required to complete a "Milestone Phase Two" repairs report to fix Milestone Inspection defects within 365 days.

The twenty-one Associations listed above need to start planning right away to include new reserves for their 2023 and 2024 budgets. Under the new law, the Associations technically can still waive all reserves by unit owner vote for 2023 and 2024, but this may not be advisable. Based on the age of the Buildings, CV Associations should expect their "Structural Integrity Reserve Study" to show some big increases in mandated reserves.



# 41st ANNUAL INSTALLATION OF UCO OFFICERS AND EXECUTIVE BOARD MEMBERS

BY BOBBI LEVIN, CHAIR - NOMINATIONS/SEARCH COMMITTEE

On Sunday, March 12, Century Village residents came together to carry out one of the most important UCO activities - the installation of its new Executive Officers and Board members. The official oaths of office were administered by Judge Jaimie Goodman.

In an organization, no other ceremony is as important as that of installing its elected leaders. It is a visible demonstration of their commitment and dedication to Century Village and UCO.

During the ceremony, we recognized outgoing Vice Presidents **Fausto Fabbro and Stewart Richland** who both completed a two year term in office. Under their competent leadership, UCO successfully met and overcame a host of unexpected challenges.

We also recognized and acknowledged the

contributions made by the outgoing members of the **Executive Board: Maureen Debigare, Ruth Dreiss, Richard Handlesman, Jackie Karlan, Michael Rayber, Jeffrey Skene, Carole Burns, Olga Wolkenstein, Suzie Byrnes, Joyce Reiss.**

All of these residents are to be commended for the time and effort they unselfishly gave to UCO. They left our organization in excellent shape and ready to achieve new heights in the years ahead.

And, finally, Judge Goodman installed our re-elected Vice Presidents and newly elected Executive Board members will serve until March 2024. They are Vice Presidents **FAUSTO FABBRO and STEWART RICHLAND** and **INCOMING EXECUTIVE BOARD MEMBERS Ruth Dreiss, Maureen Debigare, Joyce Reiss, David Forness, Richard Handlesman, Laura**

**Hanley, Kate Benoit, Jackie Karlan, Gloria Tart, Jeffrey Skene.** These residents have been elected to handle the affairs of UCO in an ethical and competent manner. This is an important responsibility and it seems that with every passing year, these responsibilities grow. It takes very talented and committed people to balance these responsibilities with their own personal lives.

With the guidance of these new leaders, and with the assistance of previously elected officers, **Vice Presidents Patricia Caputo and Dom Guarnagia, Recording Secretary JoAnne Robinson, Corresponding Secretary Bob Rivera and Treasurer Ed Grossman,** UCO will certainly continue to grow and develop.

Congratulations and good luck to all.



CV Clubhouse - Judge Jaimie Goodman swears in UCO Vice Presidents Stewart Richland and Fausto Fabbro



CV Clubhouse - Judge Goodman swears in Executive Board members Gloria Tart, Maureen Debigare, Kate Benoit, Ruth Dreiss and Joyce Reiss



Over one hundred UCO Volunteers attended the luncheon that followed the swearing-in ceremony. Thank you UCO Volunteers!

## WPRF News



By **Eva Rachesky**

Dear Residents,  
The Hastings Clubhouse will close sometime over the summer months for a men's and women's locker room overhaul. Additional to that large project, the ladies sauna will be replaced, as well as the lobby carpeting that was under two inches of dirty

water from the sprinkler system. Since there is no money in this year's budget for the men's locker room, that project will take place in the 2023 - 2024 budget starting November 1st of this year. WPRF apologies for any inconvenience.

Coming over the bridge to the main clubhouse everyday makes it easy to overlook the signs

posted on said bridge. This is a reminder to read the signs, so all residents and guests know what is expected of them. One of the signs refers to "Service Animals" only as defined by the Florida Statutes being allowed on any recreational property.

Another sign instructs residents to park "NOSE IN". Your vehicle will be stickered by Security if you park nose out. Since the spaces are angled, to park nose out puts your vehicle at the wrong angle against the arrows. Additionally, when exiting your vehicle, please look to see if you are pulled in far enough and "within" the lines. With a full parking lot, we do not need vehicles blocking the aisles.

Another issue is where the buses drop off and pick up. There is a parking space by a light pole. A sign has been put up reading "Compact Car

Only". Please comply, as a larger vehicle extends too far out narrowing the space for a bus that needs to go around the other buses to continue on their route. This is more important than ever as the new bus company has larger buses than the last one. Let's work together to avoid blocking the buses from being able to get started on their next run.

Yet another issue of great concern is watching many residents driving across parking spaces of the clubhouse parking lot instead of following the directional arrows. This increases the chance of having an accident of which the driver would be charged for not following the directional arrows. I ask that everyone drive slowly, exercise common sense and navigate with great caution while looking for that parking space.

Let's all do our part in keeping everyone safe!

# Minutes Delegate Assembly

## March 3, 2023

The meeting was called to order by Fausto Fabbro, acting Chairperson, at 9:30 AM.

196 delegates were signed in representing a quorum.

Captain Palenzuela, PBSO led the Pledge of Allegiance.

Minutes accepted as corrected.

**Lt Eric Monath** – PBSO Law Enforcement Report – 5 crashes for February, citations 187 may be an all-time new high, 112 written warnings. Cases of interest were not bad for February. An incident at one of the guard houses happened where a resident damaged the gate. The person involved has been criminally charged and the case has been referred to the State's Attorney. The fraud cases have come down quite a bit. There were 350 calls for service.

**Patricia Caputo** – UCO VP reminded everyone that on March 12th the clocks change. Reminder also that Board approval and sometimes member approval is required before any walls are taken down in a building.

**Stewart Richland** – UCO VP reports that traffic issues continue to be a major problem in Century Village. Invites anyone with issues or questions to come to the office, and that the Officers are available to attend your building meetings to answer any questions.

**Dominick Guarnagia** – UCO VP reports that people are still asking about how to get bar codes.

**JoAnne Robinson** – UCO Recording Secretary thanked everyone for attending and turning out to vote. The election results will be posted later in the day on both the blog and Channel 590/591/592. Asked that any new people go to the blog and sign up for email alerts.

**Bob Rivera** – UCO Corresponding Secretary reported that he is starting a Veterans Committee and he is seeking volunteers for the committee. You do not have to be a Veteran to be a member of the committee. He asked that you leave your name and phone number at the office and he will get in touch with you.

**Fausto Fabbro** – UCO VP mentioned that this month's package includes a page that shows the responsibilities of the condo association versus those of the unit owners. Reminds everyone of the requirement of all new board members to take the certification class. After the election today David will be appointing, or reappointing, new committee chairpersons. Once the chairperson is named it is their responsibility to populate that committee. Also, included in the package is a letter for

the ones in the 3 story and 4 story buildings. Reminded everyone that reserves will be required eventually for all buildings.

**Ed Grossman** – UCO Treasurer reported that there is no financial report in this month's package and that it will be included in next month's package.

**Donald Foster** – UCO LCAM reported that yet another unit removed an interior wall that resulted in the unit above sustaining damage. He also reported that Palm Beach County Building Department will now require that any permit request for a condo will now require board approval. A signature of the CAM and a board member will now be required before a permit is issued. Also pointed out the letter from Attorney Rod Tennyson regarding changes to laws that are being proposed. Changes are coming and everyone should be paying attention.

**Bobbi Levin**, UCO Social Committee Chairperson reported on the Volunteer Luncheon scheduled for March 12th in the Clubhouse Party room. The newly elected UCO Officers will also be installed promptly at 12:00 Noon. Lunch will be served at 12:30 PM.

**Ruth Dreiss** – Editor-in-Chief, UCO Reporter reviewed the financial information. Any delivery issues should be reported to Donald Foster.

**Neils Heimeriks**, Office of Palm Beach County Mayor Gregg Weiss mentioned that there will be some traffic congestion in the Lantana area due to construction for the next 6 months. Also mentioned that Greg Weiss is addressing the problem of antisemitism recently with a Town Hall Meeting in Delray Beach.

**Amy Ebersbach**, Office of Anne M. Gannon, Tax Collector reported that the "Tax Planners Guide for 2023" is out and copies are at the UCO Office.

**Mike Pratt**, Office of Dorothy Jacks, Palm Beach County Property Appraiser reminded us that representatives from his office are at Century Village on the first Thursday of every month from 1:30 PM to 2:30 PM here at the Clubhouse.

**Alan Plotnick** – UCO COP reports that several people signed up as volunteers. Also he wanted to alert us to a scam he received from a Home Warranty company. It has a check attached that looks very official. Do not use the check.

Meeting adjourned at 10:53 AM.

*Respectfully submitted by,*

*JoAnne Robinson*

*UCO Recording Secretary*

## Delegate Assembly Attendance

### Delegates Present March 3, 2023 Delegate Assembly

Andover	C, E, G, I, J, K	Kingswood	D, F
Bedford	A, F, G, H, J, K	Northampton	A, B, M, N, R
Berkshire	B, C, E, G, H, J	Norwich	A, D, M
Cambridge	C, D, E, F, G, H, I	Oxford	100, 200, 400, 500, 700
Camden	B, C, D, E, H, I, K, N, O, P	Plymouth	4 (1 of 2)
Canterbury	A, B, D, H	Salisbury	A, D, H, I
Chatham	A, B, D, E, F, G, H, I, L, M, N, Q, R, S, T, U	Sheffield	A, F, G, H, J, L, M, O, P, Q
Coventry	A, B, D, J, K	Somerset	A, B, C, D, E, F, G, H, I, K
Dorchester	A, B, C, D, G, K	Southampton	A (1 of 3), B, C
Dover	(2 of 9)	Stratford	C, D, H, J, K, L, O
Easthampton	C, F, G, H	Sussex	A, E, F, H, J, M
Golfs Edge	(5 of 7)	Waltham	F, H, I
Greenbrier	A, B, C (1 of 2)	Wellington	A, B (1 of 2), C (1 of 2), D, E, F (1 of 2) G, H, J, K, L (1 of 2), M (1 of 2)
Hastings	C, E, G, H, I	Windsor	A, D, E, F, J, K, L, P, Q, R
Kent	B, C, D, E, F, H, I, J, M		

**Thanks again to the delegates/alternates who contributed to attaining a quorum for this meeting. Your interest is much appreciated.**

# LEGAL

## Mandatory Milestone Inspection



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

It was brought to my attention that there may be some misconceptions about whether the Mandatory Milestone Inspections must be performed by Century Village condominiums. If your buildings are three stories or higher you must conduct a structural integrity reserve study (SIRS), discussed in a prior article, and a Mandatory Milestone Inspection.

### Mandatory Milestone Inspection

This new requirement was put in place by the Florida legislature for aging condominium buildings to ensure that such buildings are safe for continued use. The provisions of the Mandatory Milestone Inspection are found in two separate sections of the Florida Statutes.

718.112(2)(h) provides that the requirements are determined by the language of Section 553.899, Florida Statutes. In Section 553.899, the basic provisions are set forth, in relevant part, as follows:

“A condominium association under chapter 718 . . . must have a milestone inspection performed for each building that is three stories or more in height by December 31 of the year in which the building reaches 30 years of age. . . .”

Then for buildings older than 30 years, it pro-

vides:

“If a milestone inspection is required under this section and the building’s certificate of occupancy was issued on or before July 1, 1992, the building’s initial milestone inspection must be performed before December 31, 2024. If the date of issuance for the certificate of occupancy is not available, the date of issuance of the building’s certificate of occupancy shall be the date of occupancy evidenced in any record of the local building official.”

Therefore, the Mandatory Milestone Inspection must be conducted by all condominium associations whose buildings are three stories or more in height.

The inspection is broken out in two phases:

Phase 1 requires a licensed architect or engineer authorized to practice in Florida to perform a visual examination of habitable and non-habitable areas of a building, including the major structural components of the buildings and provide a qualitative assessment of the structural conditions. If they find no signs of substantial structural deterioration under visual examination phase 2 is not required.

Phase 2 is required if the engineer or architect find substantial structural deterioration, then in this phase destructive and non-destructive testing will be required. Destructive testing means that they can open up small sections of walls,

ceilings, or concrete to be able to fully assess any existing issues.

A report under seal is provided to the Association and to the County with a summary of the material findings and recommendation. The Association must distribute copies to all of its members and, if it has a website, it must publish the report on its website.

What if you are only a two-story building?

The law does not apply to a one or two-story building. However, you live in buildings that are approximately 50 years old. Based on anecdotal information from internet searches, modern concrete can start to break down around 50 years. So even though not required by law, if any issues with your building become apparent from visual observation (e.g., spalling, cracking in stairs or walls or ceilings), you should have your building inspected by an engineer.

*Mark D. Friedman, B.C.S. is a shareholder in the law firm of Becker and is recognized by the Florida Bar as a specialist in Condominium and Planned Development law. The foregoing article is for educational purposes only and is not meant as a substitute for consultation on these issues with your own legal counsel. Mr. Friedman may be reached at MFriedman@Beckerlawyers.com.*

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# April Tax Talk

ANNE M. GANNON

CONSTITUTIONAL TAX COLLECTOR PBC

Dear Friends:

You all know that I am a cat lover and have two kitties, Biden and Bader. Recently, Bader, my youngest kitty, was lost. Those of you who are pet owners, know the feeling of missing your beloved pet. For days, I had no idea

where Bader was and I was growing more concerned as each day passed. Then, I received a call from the animal shelter advising me that they had Bader who was brought in by a person in my neighborhood. Relieved and anxious, I learned first-hand just how important it is to have your pet microchipped. Bader, without knowing, carried valuable owner information with her. The animal shelter was able to scan her chip, identify her, and contact me to let me know that she was safe and sound. So, if you have pets, please make sure you not only maintain their vaccinations, but have them microchipped. You will be so grateful you did!

For information about Palm Beach County's microchipping program, please visit [discover.pbcgov.org/publicsafety/animalcare/pages/my\\_pets.aspx](https://discover.pbcgov.org/publicsafety/animalcare/pages/my_pets.aspx).

## HOA EXPO

A wise person once said, "service to others is the rent you pay for your room here on earth." My staff and I are always eager to help answer any questions you may have and remain dedicated to serving the community. We pride ourselves on being available and providing exceptional service to the residents of Palm Beach County. We always look forward to opportunities to engage with the community on the various services our office provides.

In February, we had the privilege of attending the Palm Beach Condo and Homeowners Association (HOA) Expo in West Palm Beach. The event was open to the public and attended by the various homeowner associations around the county. Our Community Engagement Ambassadors were on hand to interact and exchange information with property managers, board members from various homeowner associations, and new and existing residents of Palm Beach County. We provided timely information about the services we offer, ranging from property tax to tourist development tax and motor vehicle services, to name a few. My community engagement team and I value the opportunity to participate in these community events and look forward to seeing more of you at future events.

## OUR COMMITMENT TO GIVING BACK

On February 28, I was honored to host our two Charity Partners and present them with checks as a result of our employees' fundraising efforts throughout this past year. Every two years, two local charities are chosen by our employees for our Community Involvement Partner Program.

Our partners for 2022 were Making Every Day Count, represented by Martha Ahr, Founder and Living Hungry, represented by Maura Plante, Founder. Due to the immense compassion of the entire tax collector staff, \$17,594 was raised in support of these two organizations. I am extremely proud of the generosity demonstrated year after year by our employees as every dollar raised and items donated come directly from them, no public tax dollars are used. Funds are raised through our office's Dress Down for Charity program along with other fundraising activities throughout the year. For more information visit [www.pbctax.com/about-us/community-involvement](http://www.pbctax.com/about-us/community-involvement).

## SCHOOL IS OUT FOR SUMMER!

We are approaching that time of year when kids are counting down the days until summer break, meanwhile parents are scrambling for ideas on how to keep them busy. Two words – summer camp! Palm Beach County Youth Services offers over 100 summer camps across the county, so no matter where you live there is a camp not

far away! They also offer a scholarship program to help cover costs for those who qualify, for more information, visit [https://discover.pbcgov.org/youthservices/pages/summer\\_camp.aspx](https://discover.pbcgov.org/youthservices/pages/summer_camp.aspx)

Does your child like sports? There is a camp for that! Does your child like learning? There is a camp for that! They offer a wide range of activities to support a diverse group of children. Summer camps are typically categorized as, education enrichment, sports, regular, special needs, and specialty.

You can rest assured that whatever your child's interests, there is a camp for them. For more information on the summer camps that Palm Beach County has to offer, visit [https://discover.pbcgov.org/youthservices/pages/summer\\_camp.aspx](https://discover.pbcgov.org/youthservices/pages/summer_camp.aspx).

**APRIL**

**IMPORTANT DATES & HOLIDAYS**

- 3 Tourist Development Taxes Due\*
- 5 Passover Begins
- 7 Good Friday
- 9 Easter
- 13 Passover Ends
- 30 Deadline to enroll in the Installment Payment Plan

**RENEW TAGS**

**Renew Your Vehicle Registration INSTANTLY!**

For details visit [pbctax.com/kiosks](http://pbctax.com/kiosks)

# April Property News

DOROTHY JACKS, PBC PROPERTY APPRAISER

Happy Spring!

My office continues to work on the 2023 tax roll and make preparations for the release of the estimated 2023 taxable property values to the Palm Beach County taxing authorities at the end of May.



These preliminary estimates assist the county, municipalities, and other taxing authorities in projecting their budgets and tax rates and also provide a benchmark as to what revenue they can expect to receive from property taxes in the coming year.

After the taxing authorities have determined their budgets and proposed tax rates based on the preliminary estimates, my office will mail the Notice of Proposed taxes to every property owner in August. The notice will detail the assessed value of your property, your proposed tax rates, and an estimate of your tax bill. Stay tuned.

Also, as "Snowbird Season" comes to a close, we've included important information on short-term rentals on a homesteaded property for those property owners who benefit from the homestead exemption and are considering renting all or a portion of their homesteaded property.

I hope you find this information beneficial and interesting.

## Palm Beach County Property Appraiser's Office Service Centers

While a vast array of services and information are available online 24/7 at [pbctax.com/PAPA](http://pbctax.com/PAPA), my office maintains five service centers, conveniently located throughout Palm Beach County and staffed by qual-

ified professionals. They administer the homestead exemption, additional property tax exemptions, mailing address and ownership changes, portability applications, and more.

2022 customer service by the Numbers:

- Phone calls: 100,291
- Counter visits: 28,556 (up 4,820 from 2021)
- E files: 18,343
- Total new homestead exemptions: 31,126 (up 1,389 from 2021)
- Portability applications: 6,541

## Short-Term Rental of a Homesteaded Property

You may rent your homesteaded property for 30 days or less per calendar year and maintain a homestead exemption. Rental for more than 30 days for two consecutive years or for more than six months constitutes abandonment of a homestead exemption.

Exempt property rented after January 1 of any year does not affect the homestead exemption for that particular year. If the property is rented on January 1 of the following year or the terms of the lease are six months or more, the exemption will be denied. Property owners are required to notify the Property Appraiser's Office when their property no longer qualifies for exemption. Failure to do so could result in a homestead tax lien with substantial penalty and interest.

Be aware of the law before deciding to rent your property. (Florida Statute 196.061 and 196.011 (9) (a)). For more information, visit [pbctax.com/PAPA](http://pbctax.com/PAPA) or contact Exemption Services at 561.355.2866.

**IMPORTANT DATES**

**Tax Roll Calendar**

- JANUARY 1**: Automatic renewal of existing homestead exemptions.
- MARCH 1**: Filing deadline for:
  - Homestead and additional exemptions
  - Portability
  - Agricultural Classification
- APRIL 1**: Deadline for tangible personal property tax return filing.
- MAY 1**: Deadline to submit income information for limited-income seniors 65 or older.
- JULY 1**: Preliminary tax roll submitted, denial notices mailed for exemptions, agricultural classifications and portability.
- JULY 31**: Deadline to appeal denied exemptions and agricultural classification to the Value Adjustment Board.
- AUGUST**: Notice of Proposed Property Taxes and Assessments mailed.
- SEPTEMBER**: Deadline to appeal market values and denied portability applications to the Value Adjustment Board.
- OCTOBER**: Final tax roll issued.
- NOVEMBER**: Annual property tax bills mailed by the Palm Beach County Tax Collector.



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SCAN ME



## RECURRING THEATER ANNOUNCEMENTS

When attending live performances, men must wear long pants and a collared shirt and women must wear skirts, dresses or pants below the knee.

No perfumes or colognes are permitted. Should you encounter someone using fragrances, please make note of their row and seat number and report that information to one of the ushers before you leave.

Please remember to inform your guests of these rules.

For your safety and out of respect for both the performers and the other residents, please REMAIN IN YOUR SEATS until the lights come up at the end of the show. The bus drivers have been told to wait for the show to end so that you have a chance to safely board before they start their scheduled run.

Theater doors open at 7:30 for an 8:00 PM show. Those in wheelchairs are to enter first, followed by those with walkers and then the remainder of our residents.

In case of an emergency requiring evacuation, please be aware of the exit nearest you. Please note there are side exits leading outdoors to the left and right of the stage, one door halfway up on the left side of the theater, as well as the door through which you entered. Be aware the door you used to enter may not be the one to exit from. If you are unsure, look to our Ushers for directions.

In case of emergency, all residents, renters and guests entering the Main Clubhouse, the Hastings Fitness Center and/or using any of the WPRF facilities, pools and sporting areas must have with them, in addition to their CV ID or Guest Pass, some form of photo ID, such as a Driver's License, State ID, School ID, etc.

Theater protocol requires that you remain seated during the performance – no standing or dancing to the music – and all cell phones must be turned off before entering the theater. Photography and video-taping are not permitted. If you are caught using cell phones, cameras or video cameras during the show, you will be asked to leave the theater.

### SEASONAL ANNOUNCEMENT

In order to give the ushers time to resolve any unforeseen theater seating issues without interrupting a performance and/or other audience members, please proceed directly to the theater for seating at least 10 min. prior to show time. If you arrive more than 10 mins. late for a theater performance, the ushers will automatically redirect you to a balcony seat.

### OUTDOOR ACTIVITIES

Are you interested in relaxing outdoor activities? We have just the thing for you, FISHING! Bring your Century Village ID to the Admin Office (ask for Marge) or the ID Office (ask for J.M.) to request a fishing permit. Beginning this year, the permit will be valid for two years.

Your guests can fish, too. Come in with them to get a temporary permit

## UCO OFFICE HOURS

### BAR CODES & GATE PASSES

Monday – Thursday 9:00 AM - 11:30 AM

Friday 12:00 PM - 2:30 PM

### INVESTIGATIONS

Monday – Thursday 9:00 AM – 12:00 PM

Friday 12:00 PM - 3:00 PM

### NOTARY SERVICE

Monday – Thursday 9:00 AM – 12:00 PM

Friday 12:00 PM - 3:00 PM

# DANCE PARTY

**JOIN US IN THE  
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# Organization News

**Actors Studio 1:** meets Monday 7-9 PM in the clubhouse. Openings for actors of all skill levels. Writers and stage hands are welcome. Performances every year. Participants read from scripts. Call Marshall: 561-596-1738.

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

**African American Culture Club:** business meetings first Wed. each mo., 6:00 PM. Potluck 4th Sun. every month, 3-6 PM. Play Hand, Knee and Foot, Mons. & Thurs., 5:30 pm. All skill levels invited, continue to teach new players. For more details, contact Eula (561) 718-7478 or Les (315) 529-1221.

**Atheist Discussion Group:** For non-theistic, non-spiritual persons. Discuss reality, world affairs, etc., from a scientific point of view. Please contact Rick at socguy45@gmail.com to join. Meeting at clubhouse, room to be announced.

**Baby Boomers:** meet 3rd Wed. each mo., 3:30 pm, clubhouse Room C, December to April. No reservations, no dues. Contact Lynn for info at: lynnsevan@aol.com for questions.

C.E.R.T. (Community Emergency Response Team): Meets 2nd Friday of month, CH Room A, 1 PM. Next mtg. Mar. 10th.

**Christian Club:** Meetings first Wed. of month, 1 PM Clubhouse Party Room. Upcoming Meetings: April 5th, May 3rd. Upcoming Events: Figgy's Trips: May 21-27 Nashville Tenn motor coach trip to Country Club Music City, Grand Ole Opry with backstage visit included. Casino Trips: Apr. 3rd, May 1st. For Club & Casino info call: Rae 561-254-2290; For Trip info call: Figgy 561-707-6548 or Nancy 561-629-4620.

**Computer Club:** meets first Thursday of mo., CH Room A, 12:30 pm, refreshments served, drawings for door prizes. Classes to learn new digital skills, improve

knowledge of computers, phones & tablets. Membership: \$12 per yr. Share your skills with others as a volunteer teacher. For info: email cvccwpb@gmail.com. For Website: https://www.cv-computerclub-wpb.com/

**Cong. Anshei Sholom:** 5348 Grove St. Invites you to join them for Shabbat Services Sat. morning, 9:15 AM with a kiddush following. Our synagogue is cleaned & sanitized each week. Hand sanitizers available. For further information, please call the Synagogue office: 561-684-3212.

**CV Friends of Bill W:** Meetings Mondays, 6:30 pm, F/O Walgreens (outside parking lot - bring a chair). Thursdays 5:30 pm, 2nd fl. Cano Health (above Walgreens - elevator to 2nd fl.). Further info: 631-889-2614.

**Democratic Club of CV:** Meetings 3rd Thursday each mo., 1:30 pm., Mtg. Apr. 20th.. For more info please contact: Les Rivkin 315-529-1221.

**Falling Star Players:** a CV acting group producing 3 shows a year. Meets in Classroom C every Tuesday. 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:** meetings first Tues. of month, November thru April, 1 PM in the clubhouse. More info: please call Carole 914-343-5547.

**Italian American Club:** Meeting 3rd Wed. of the month, Party Rm. For more info: call Fausto 561-478-1821. Upcoming Tours: Bus tour Amelia Island/St. Augustine- Jacksonville/Kennedy Space Center, dbl. occup.; Apr. 3-7, 5 days/4 nights Charleston, SC, bus tour, dbl. occup. For further info on rates, etc.: Call Michelina DiGennaro 914-648-0054.



**Russian-Ukraine Club:** meets 2nd Mon. of mo., Meeting Rm. A, 4-7 PM. For info call Pres. Raisa Kogan 302-345-9627.

**Sailing Club:** Meets Nov.-April, 2nd Friday of month, 10AM, Room C. Monthly Potluck 5:30 PM, 1st Tues. of mo., Guest Pool, Nov.-Apr.

**Shuffleboard Club:** Summer Season May thru Oct., Tues. 9 AM. Winter Season Nov. thru April, Tues., Wed., Thurs. 1:15 PM. Everyone is welcome. Equipment will be provided. Any questions, 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.

**Tennis Club:** For 2023 season, team sponsorship to (2) two Senior Men's League teams. Exclusive use of the "ball machine," mixed match tournaments, 2 social/feast gatherings. Membership fee \$10. See Les Rivkin, Yvon Poulin or John Bagdonas to sign up.

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

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# APRIL 2023 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

CLUB NAME	ROOM	DAY	TIME
Act 2 Repertory Theater	on hiatus till further notice		
Actor's Studio	Class Room A	Every Monday	7pm-9pm
African American Culture Club	Art Room	1st Wednesday	6pm-7pm
African American CC Potluck	Party Room	4th Sunday	3pm-6pm
Arts of Palm	Art Room	Every Tuesday	3pm-5pm
Baby Boomers	Meeting Room C	3rd Wednesday	3:30pm-4:30pm
Baby Boomers Book Club	Meeting Room A	2nd Monday	11am-12pm
Ballroom Dance Party-SPECIAL NIGHT	Party Room	2nd Tuesday	6:30-9:30
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
Bible Study	Meeting Room D	Every Sunday	3pm-5pm
Camera Club	Meeting Room C	2nd Tuesday	10am-12pm
C.E.R.T.	Meeting Room A	2nd Friday	1pm-3pm
Christian Club	Party Room	1st Wednesday	1pm-3pm
Computer Club	Meeting Room A	1st Thursday	12:30pm-3pm
C.O.P.	Meeting Room A	2nd Thursday	10am-12pm
C.V. Crafter's Club	Meeting Room A	2nd & 4th Friday	9:30am-12pm
Dance Party	Party Room	Every Wednesday	7pm-10pm *
Democratic Club	Party Room	3rd Thursday	1:30pm-3pm
Falling Star Players	Meeting Room C	Every Tuesday	6:30 pm-8:30pm
Fishing Club	Class Room B	1st Wednesday	3pm-4:30
Friends of Bill Wilson (Mondays)	Meeting Room D	Every Monday	6:30pm-7:30pm
Friends of Bill Wilson (Thursdays)	Craft Room	Every Thursday	6:30pm-7:30pm
Fun Seekers	Meeting Room A	2nd Wednesday	7pm-9pm
Homestead Exemption Outreach	Clubhouse Lobby	1st Thursday	1:30pm-2:30pm
Irish American Culture Club	Party Room	1st Tuesday	12:30pm-2:30pm
Irish American Game Club	Hastings Card Rm	Every Wednesday	6pm-10pm
Italian American Culture Club	Party Room	3rd Wednesday	1pm-3pm
Karaoke -- NEW NIGHT	Party Room	Every Saturday	6pm -9pm
Kathy's Kitchen, Can We Dish?	Meeting Room A	3rd Friday	1pm-3pm
Latin American Club Mtg	Meeting Room A	2nd Thursday	5pm-7pm
Latin American Club	Party Room	3rd Sunday	5pm-9pm
Line Dancing Club	Hastings Aerobic	Monday & Friday	12pm-2pm
Polish American Social Club	Art Room	1st Thursday	6pm-10pm
Quilting Club -- NEW ROOM	Craft Room	Every Wednesday	1pm-3:30pm
Russian-Ukraine Club	Meeting Room A	2nd Monday	4pm-7pm
Sailing Club End of Season Picnic	Picnic Island	2nd Friday	9:30am-11am
Sailing Club Potluck	Guest Pool	1st Tuesday	5pm-7pm
Snorkel Club	Class Room B	3rd Friday	10am-11am
Somerset Club	Somerset Pool	2nd Friday	5pm-8pm
UCO Delegate Assembly	Theater	1st Friday	9:30am-12pm

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# LUNCH WITH LENORE

BY LENORE VELCOFF

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This is a tiny restaurant next door to the Farmer's Market that serves Chinese & Vietnamese food. They have about six inside tables and a few more outside, but for a quick lunch or dinner, you can't go wrong. Since the last time I was there, they have expanded their menu, but not their space. But don't be put off by their small size. The food here is plentiful and with a big taste.



They have 11 appetizers such as Krab Rangoon or Steamed Dumplings and 7 soups like Wonton Egg Drop. Additionally, they have Fried Rice by the quart, Noodles like Pad Thai (stir-fried noodles with bean sprouts, green onion & egg in sweet sour sauce with crushed peanuts). They even have a Health Menu.

Some of their Signature Dishes are Thai Red Curry with chicken, beef or shrimp (onion, carrot, green pepper, broccoli, snow peas & mushrooms) or Happy Family (chicken, roast pork, beef, shrimp & scallops wok fried with veggies in a brown sauce). But my companion and I opted for one of their 15 Lunch Specials. It is served with pork fried rice or white rice & a choice of spring

roll or soup or soda. I had wonton soup and my companion had spring roll, both very good. My entrée was Honey Chicken (deep fried) and she chose Pepper Steak with onions, delicious.

Their Pho' Vietnamese Beef Soup or Rice Noodle Bowl is cooked for over 12 hours and topped with scallions, sliced onions, cilantro and served with a side of fresh sprouts, basil, jalapenos & lime wedges. They serve it 6 different ways, such as, with rare steak & well done brisket or with meatballs. Uniquely tasty.

For a neighborhood restaurant, they have a big varied menu at good prices and excellent food.



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# Nutrition and Health Kidney Health

BY JEANIE W. FRIEDMAN, MS RD LD/N

This month's focus is on our amazing kidneys!

## Your Kidneys and How They Work

Your kidneys are two bean-shaped organs, about the size of a fist. The term "Small but mighty" comes to mind, for kidneys do a lot of the tasks to keep your body running smoothly.

Kidneys work round the clock, endlessly filtering out any medications or waste from your blood and then returning the cleaned blood back to the body for use. They also regulate fluid and electrolyte balance, and also produce hormones that are involved in red blood cell production and activating vitamin D into a form that is usable by the body.

## Kidney Disease

It may not always be obvious that there is a problem with kidney function. According to the National Kidney Foundation, there are a few signs of possible kidney disease, however, people may attribute them for something else:

- An increase in the urge to urinate, especially at night
- Trouble sleeping

- Swollen ankles or feet

Seeing your doctor is important. Issues are usually easier to deal with when caught earlier on, especially with symptoms such as blood in your urine or excessively foamy urine.

## What Can Increase Risk for Kidney Disease

- Diabetes
- Heart Disease
- Family History

## Kidney Stones

Kidney stones are hardened deposits that are formed in your urinary tract. Urine becomes concentrated and minerals start to crystallize and clump. Passing a kidney stone can be painful. Generally, people do not know they have one until it starts moving around in the kidney or ends up in one of the ureters (tubes that carry urine from kidney to bladder). There may be observable changes in urine, like blood or a cloudy appearance. Urine may also become foul-smelling. Your doctor would be able to assess the situation and provide a plan of care for you.

## What Can Increase Risk for Kidney Stones

There are a few things that can increase your risk of developing kidney stones. Some risk factors are out of our control, like having a family history or even a personal history (if you've had them before) but there are a few that we can do something about to lower our risk:

- Dehydration

Drink more water to stay hydrated. Carry a water bottle or thermos with you when you are out and about. Set reminders on your watch or phone to take a sip.

- Diets high in sugar, protein, and especially salt can increase your risk of kidney stones forming.

- Certain medications or supplements

Read the drug information pamphlet that comes with your medications, and of course, address any concerns with your doctor.

- Obesity
- Digestive issues or surgeries

Changes in the digestive process can increase your risk of kidney stones because absorption can be affected. Inflammatory Bowel Disease or gastric bypass are some examples. Again, remember to ask



your doctor how to lower your risk of kidney stones.

Yearly physical exams, lab work, and visits with your doctor can help you stay on top of your kidney health.

## Diet to Help with Kidney Health

What we eat is something we can control. By making healthier choices, we can be proactive in our health.

By choosing heart-healthy foods, your kidneys also benefit. Limit sodium and aim for whole foods, minimally processed, low-fat or fat-free dairy products, whole grains. Drink adequate water to keep body processes at optimal performance.

For those with kidney disease or kidney stones, follow what your healthcare professional has determined for you and your needs.

*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.*

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## The Texas Rangers- The most famous police force of them all!

BY STEW RICHLAND

### What is so special about the Texas Rangers?

They protected settlers and enforced laws, but also sometimes executed thieves without a trial, drove Native American tribes from their homelands, and some Rangers even lynched Mexicans and Mexican Americans along the Texas-Mexico border. They were men who could not be stampeded and they supervised more than 260,000 square miles with just 50 men who made up the most famous and oldest law enforcement body in North America!

The shows opening theme stated, "All Texas Rangers sworn to duty, their work is never through, they fight and fight for rights and justice to enforce the law for you."

The history of the Texas Rangers spans nearly 200 years. Thousands of Rangers patrolled the frontier, fought in military battles, and arrested cattle rustlers. Their story contains heroic acts of bravery, but also moments that challenge our idea of the Rangers as noble lawmen. They protected settlers and enforced laws, but also sometimes executed thieves without a trial and drove Native American tribes from their homelands.

The radio show began with the stirring strains of "The Eyes of Texas Are Upon You" and announcer Hal Gibney excitedly proclaimed, "Texas. More than 260,000 square miles! And 50 men who make up the most famous and oldest law enforcement body in North America!"

From July 8, 1950 until September 14, 1952, Tales of the Texas Rangers was a western radio drama which ran on the NBC radio network. The show was modeled after the very successful Dragnet program of the time. Although set up as a western, the show was actually a police drama which used sophisticated scientific techniques to track down and apprehend the guilty party. Also, instead of setting the time frame in the 1800's that was common for westerns at the time, the show dealt with modern crimes which occurred in Texas between 1928 to 1948.

The Tales of the Texas Rangers old time radio show was a procedural drama based on actual modern Texas Rangers. Star Joel McCrea led as "Texas Ranger Jayce Pearson, who used forensic science to track and identify the criminals. Joel McCrea was not only a popular Hollywood star, but he also was a proficient horseman, as he worked as a ranch hand as a teen. Though most of the



criminals used automobiles, the plot would often necessitate Pearson riding his faithful horse, Charcoal. The clop, clop, clop of sound effects would indicate Charcoal much awaited gallop. The program's attention to historical fact and detail distinguished it from other radio Westerns of the time—plus the fact it was set in a more modern West.

For almost 200 years, the Rangers have lived up to the newspaper headline that called them "The Fightingest Men on Earth."

"The presentation of the quintessential Ranger owes much to fictional rendering, but a good portion of it came from the Rangers themselves," From the earliest days, Rangers wrote about their exploits or told them to reporters who later acted as script advisers to Hollywood interpreters of their legends. (Doug J. Swanson, a former Dallas journalist who attended the University of Texas and now teaches in Pittsburgh, has written a book, "Cult of Glory: The Bold and Brutal History of the Texas Rangers,")

The Texas Rangers are one of the oldest, most storied law enforcement agencies in the world, so it's remarkable that there are so few films about them. Not films with Texas Rangers in them: there are scores of those, dating back to the silent era, when early cowboy stars such as Tom Mix and Buck Jones churned out a one-reeler a week playing interchangeable Rangers tasked with rounding up cattle rustlers and Mexican "banditos" before marrying the sweet farm girl back home.

In pop culture, during the 30s to the 60s, the Texas Ranger has proved most durable as an idea—the stoic, square-jawed manifestation of all that is honorable and exceptional about the state of Texas.

A couple of anecdotes about how the Texas Rangers impacted American culture. In the 1880s, an eastern business man arrived in a Tex-



as town and was shocked by the violence that he saw. Fearing for his life, he took refuge in a pastor's house. He was there for hours waiting for things to settle down. The pastor looked out the window of his home and noted that it would now be safe for the visitor to leave because a Texas Ranger had arrived riding his horse down the main street and his very presence will end the violence. One of the groups of soldiers that led the invasion on the shores of France were the American Rangers. When many German soldiers began to surrender, they said that they gave up because they were told that the "Texas Rangers" were attacking them.

Westerns made in the 1940's and 1950's idealistically focused on upholding American laws and patriotism; unfortunately many progressive groups have adopted views that are in sharp contrast with these ide-

als. In the past few years, some progressive authors have written books attacking many of the policies employed by the Texas Rangers.

However, the radio show and the popularity of the television show of the 60s still remain popular. The radio shows can be found on the internet. If you want to hear programs that support upholding American laws and patriotism, then the "Tales of the Texas Rangers" is the site for you. Enjoy.



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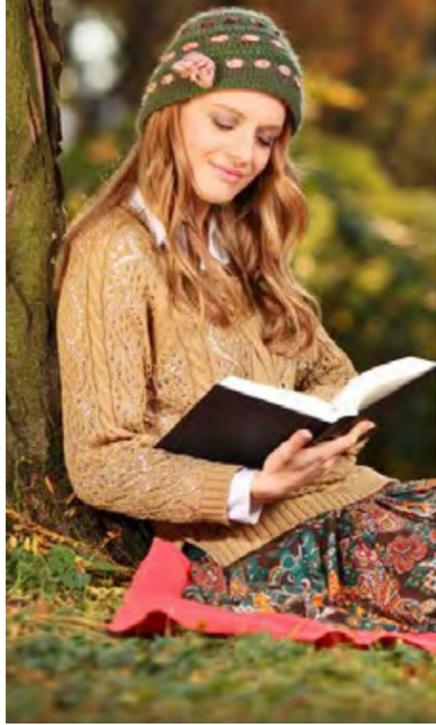
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# The Reader's Corner

BY LENORE VELCOFF

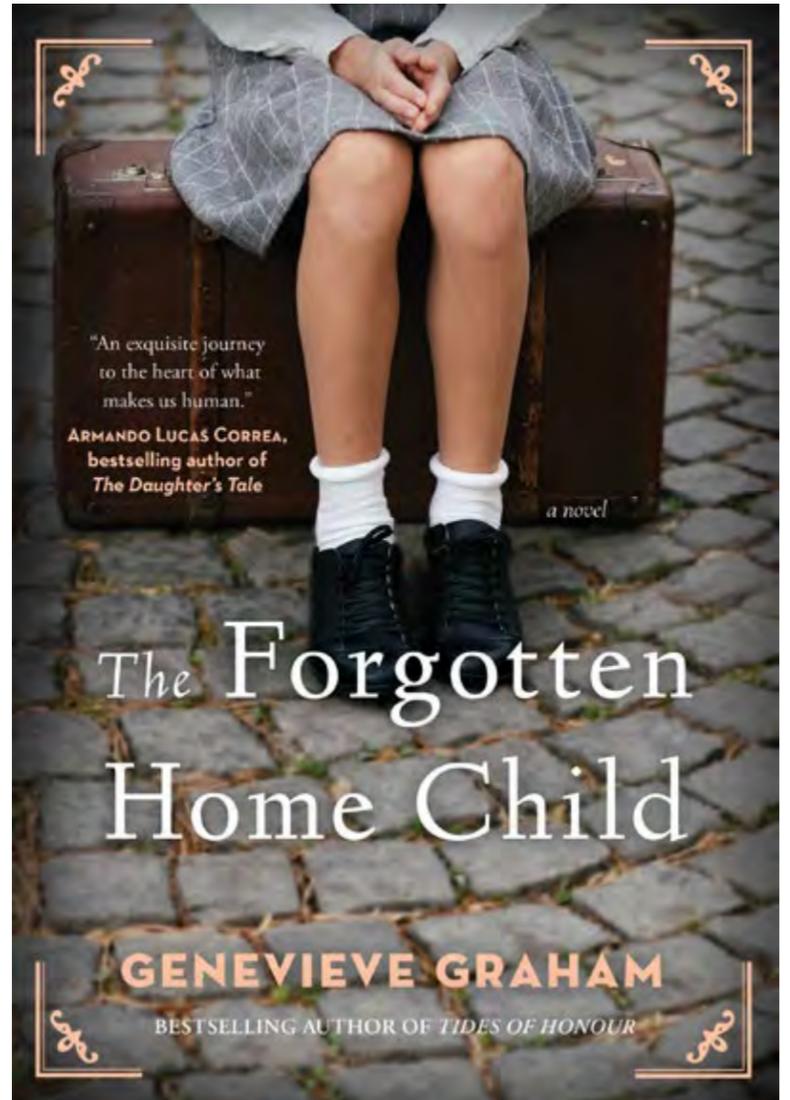


## The Forgotten Home Child by Genevieve Graham

I changed gears from my usual thriller reading when my friend gave me this book. This novel is based on the true story of the British Home Children. Over 100,000 poverty stricken children were sent from England to live and work in Canada. Starting in 1869 until 1948, ostensibly to improve their lives, since many of these children were turned over by their own parents, were forcibly removed from their homes, or were orphaned. Although some were treated kindly and even adopted by loving families, a high percentage of these children were overworked or treated more like slaves than family members. This book tells the story of five of them.

This book features the popular dual timeline story – modern day and the past. For modern day, we have 97-year-old Winny, and her great-grandson who wants to know more about where she came from and his roots. Winny retells what happened to her, Mary and Charlotte. We are also given Jack's point of view as we learn what happens to the boys. She tells him how these young children were despised by both the English and Canadians for no apparent reason. They were promised a better life, which in reality was more likely to include forced labor. They were totally at the mercy of these folks, since there was no monitoring once they were placed.

I was shocked to learn in the author's notes that twelve percent of all Canadians are descended from these kids. You will become enraged, but I believe you will also be comforted to see that many of these kids survived and did manage to overcome the trauma to live fulfilling lives. Canadians can never forget this shameful



past, just as Americans can never forget our shameful past of slavery.



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# Fun Facts & Events for April

BY RUTH BERNHARD-DREISS

There are special days in the month of April:

April 2 is Light it Up Blue for Autism Day and the whole month is Autism Awareness Month. Arbor Day is for planting trees and observed on various April days. The Jewish Festival of Pesach, or Passover, is celebrated early in this month. Easter is almost always in April and with it comes other Christian celebrations, such as Palm Sunday, Maundy Thursday and Good Friday.

April Fools Day comes 4/1; Palm Sunday 4/2; Passover begins 4/5; Good Friday 4/7; Easter 4/9 and Earth Day 4/22.

The Birthstone for April is the Diamond; the Zodiac Signs are Aries (March 21-April 19) and Taurus (April 20 to May 20). The Birth Flowers are the Sweet Pea and Dai-

sy.

America's first astronauts were announced by NASA on 4/9/1959; the first Webster Dictionary was copyrighted by Noah Webster on 4/14/1828; the Titanic sank on 4/15/1912; the Revolutionary War in America began on 4/19/1775; small animals that hibernate are coming out of their burrows in April; the birds fly back northward and settle down to have their families; the bees and butterflies begin to gather nectar from the flowers of the season. April is Humor Month, so laugh it up!

April is host to some famous birthdays: Leonardo da Vinci 4/15/1452; Charlie Chaplin 4/16/1889; Jack Nicholson 4/22/1937 and William Shakespeare 4/23/1564.

Happy Birthday to the April Fools!

## Notables Born in April

BY LENORE VELCOFF

**CHARLIE CHAPLIN** was an English comic actor, filmmaker and composer who rose to fame in the era of silent film. He became a worldwide icon through his screen persona, the Tramp, and is considered one of the film industry's most important figures.



**DUKE ELLINGTON** was an American composer, jazz pianist and leader of his jazz orchestra. He was a master at writing miniatures for the three-minute 78 rpm recording format and he wrote or collaborated on more than one thousand compositions. His extensive body of work is the largest recorded personal jazz legacy.



**ELLA FITZGERALD** was an American jazz singer, sometimes referred to as the "First Lady of Song", "Queen of Jazz", and "Lady Ella". She was noted for her purity of tone, impeccable diction, phrasing, timing and a "horn-like" improvisational ability, particularly in her scat singing.

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SUSPENSION OF  
THEIR PRIVILEGES**

The gala March 12 Volunteer Luncheon  
honored

125 residents who volunteered on UCO committees during 2022.

Bobbi Levin, UCO Social Events Committee Chair,  
sincerely thanks

**Dianna Larosee, Marilyn Curtis, Diane Andelman,  
Bob Walters, Gail Walters, David Boas,  
Maureen Debigare, Flora Simpson,  
Kathleen Guarnagia, Walter Johnson,  
WPRF VP Eva Rachesky and her staff**

- and -

**Carolyn Speranza, UCO Administrator**  
for their help  
planning the afternoon's festivities.



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#### HASTINGS A

LIGHT AND BRIGHT 1/1/2 bath unit with water view wall in air conditioning \$1,500 credit towards flooring. Pet friendly, rentable after 1 year. Steps to Hastings Center. ....\$105,000

#### CAMDEN F

LIGHT AND BRIGHT FURNISHED 2bed/ 1 1/2 baths. second floor condo w/ beautiful water views. new central air, tile throughout. steps to the Camden pool. ....\$149,000

#### COVENTRY J

MOVE RIGHT INTO THIS LIGHT AND BRIGHT, turnkey 1 bed 11/2 bath 2nd floor unit. Great location, short walk to the clubhouse, Hastings Fitness center and the Haverhill Gate. ....\$115,000

#### PLYMOUTH F

Stunning large 1 bed/ 2 bath 2nd floor Unit, newly renovated, central air, water view from the lanai, new refrigerator and dishwasher. washer and dryer in the unit. ....\$152,700

#### PLYMOUTH V

Large end corner 1 bed 1 1/2 bath unit with wrap around porch, central air garden view. ....\$169,000

#### CANTERBURY F

LIGHT AND AIRY 1 bed /11/2 bath updated ground corner. Updated open concept kitchen impact windows. Recessed lighting, updated bathrooms central air, recessed-in friendly well maintained association. .... \$135,000

#### SALISBURY D

Location ! UPDATED Ground Floor 1 bed 1 bath impact windows tile throughout. ....\$105,000

#### DORCHESTER J

Move right into this 2nd floor sun filled newly updated 2 bed 1 1/2 bath complete with open concept kitchen, tile throughout central air. 5 minute walk to Hastings Fitness Center..... \$177,995

#### SOUTHAMPTON C

Large 1 1/2 penthouse tile throughout large lanai garden view. ....\$89,900

#### GOLFS EDGE A

Ground floor corner 1/1 .....\$125,000

### March Sales

100 ANDOVER D	1 1 1/2	PENDING	\$135,000	10 GOLFS EDGE A	1/1 1/2	SOLD	\$116,500
155 STRATFORD L	2/2	SOLD	\$196,000	10 KENT A	1/1	PENDING	\$99,900
110 WELLINGTON A	2/2	PENDING	\$249,900	9 HASTINGS A	2 1 1/2	PENDING	\$149,000
11210 GREEN LAKES DR	2/2	SOLD	\$279,900	89 HASTINGS F	2 1 1/2	PENDING	\$139,000
19 CHATHAM A	1/1	SOLD	\$83,000	342 CHATHAM Q	1/ 1 1/2	PENDING	\$128,000

### Recent Sales

5 GOLF'S EDGE C	2/2	SOLD	\$212,500	45 SALISBURY B	1/1 1/2	SOLD	\$116,000
85 STRATFORD G	2/2	SOLD	\$211,000	409 GREENBRIER A	2/2	SOLD	\$120,000
209 WELLINGTON F	2/2	SOLD	\$275,000	94 PLYMOUTH L	1/1 1/2	SOLD	\$125,000
241 CHATHAM L.	2/1 1/2	SOLD	\$178,500	120 COVENTRY E	2/1 1/2	SOLD	\$145,000
274 CAMDEN L.	1/1 1/2	SOLD	\$115,500	111 PLYMOUTH N	2/2	SOLD	\$180,000
64 COVENTRY C.	2/1 1/2	SOLD	\$175,000	95 SOMERSET E	2/2	SOLD	\$195,000
48 KENT C.	2/1 1/2	SOLD	\$159,000	186 SOMERSET J	2/2	SOLD	\$194,000
171 SOMERSET I	2/2	SOLD	\$195,900	78 DORCHESTER D	2/1 1/2	SOLD	\$115,000
188 STRATFORD N.	2/2	SOLD	\$229,900	147 SALISBURY G	2/2	SOLD	\$160,000
172 NORWICH H.	2/1 1/2	SOLD	\$138,000	15 KENT A	1/1	SOLD	\$94,000
25 GOLF'S EDGE D	1/1 1/2	SOLD	\$111,000	313 WELLINGTON B	2/2	SOLD	\$170,000
420 WELLINGTON G	2/2	SOLD	\$160,000	201 WELLINGTON E	2/2	SOLD	\$190,000
175 DORCHESTER H	2/1 1/2	SOLD	\$129,000	171 NORTHAMPTON I	2/1 1/2	SOLD	\$171,000
205 COVENTRY I	2/1 1/2	SOLD	\$117,000	14 HASTINGS A	2/1 1/2	SOLD	\$145,000
304 WELLINGTON F	1/2	SOLD	\$172,000	343 WINDSOR O	1 1/2	SOLD	\$83,000
27 GOLF'S EDGE A	1/1 1/2	SOLD	\$115,000	191 STRATFORD N	1/1 1/2	SOLD	\$135,000

“Susan turns listings into **SOLD**”

# CENTURY VILLAGE CLASS SCHEDULE APRIL 2023

**May Tickets will go On Sale Monday, April 17**

**NEW CLASS! TAI CHI FLOW with  
JERRY ZIFFER on Tuesdays!**

## TUESDAY CLASSES

Course Name	Start Date	Time	Cost	# Weeks	Room	Materials	Instructor
<b>TAI CHI FLOW</b>	<b>NEW CLASS!</b>						
	04/04/23	1:00 to 1:45	\$25	4	Hastings Aerobic	***	Jerry Ziffer
classes run 4/4 thru 4/25							
Come in to learn Tai Chi. <b>Class dependent on minimum class size.</b>							
<b>STAINED GLASS FOR BEGINNERS</b>							
	04/04/23	1:00 to 3:00	\$25	4	Stained Glass	***	Pete Grobman
classes run 4/4 thru 4/25							
<b>Description:</b> Create stunningly beautiful objects with colored glass. The possibilities are endless! Beginning students will obtain supplies and tools from the teacher. <b>MASKS REQUIRED DUE TO SIZE OF ROOM. Class dependent on minimum class size.</b>							

## WEDNESDAY CLASSES

Course Name	Start Date	Time	Cost	# Weeks	Room	Materials	Instructor
<b>LINE DANCE REVIEW</b>	<b>No Sign-Ups Needed</b>						
	WEEKLY	9:30 to 11:30	FREE		Party Room	***	Janine Fitzgerald
class has no end date							
<b>Description:</b> Revue and learn the dances you'll enjoy at the Saturday Night Dance. No Sign-up needed, just come in prepared to have fun!							
<b>INTRODUCTION TO LINE DANCE STEPS (Beginners)</b>							
This Class is on Hiatus till Further Notice							
<b>CONTINUING BASIC LINE DANCE STEPS (Intermediate)</b>							
This Class is on Hiatus till Further Notice							
<b>BALLROOM DANCE BEGINNER</b>							
	04/05/23	4 to 5 pm	\$25	4	Hastings Aerobic		Natalia Bragarnik
classes run 4/5 thru 4/26							
<b>THIS CLASS TAKES PLACE IN HASTINGS AEROBIC ROOM ** See Last Page for proper footwear</b>							
Learn Ballroom & Latin Dances with a Professional Dancer/Teacher. Includes: Waltz, Swing, Fox-Trot, Tango, Salsa, Merengue, Cha-Cha-Cha, Rumba, Quick-Step & Samba!							
<b>BALLROOM DANCE INTERMEDIATE</b>							
	04/05/23	5 to 6 pm	\$25	4	Hastings Aerobic		Natalia Bragarnik
classes run 4/5 thru 4/26							
<b>THIS CLASS TAKES PLACE IN HASTINGS AEROBIC ROOM ** See Last Page for proper footwear</b>							
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
<b>CANASTA BEGINNERS</b>							
	04/06/23	10:00 to 12:00	\$20	4	to be determined		Diane Andelman
classes run 4/6 thru 4/27							
Description: Come in and learn to play this exciting card game! <b>Class Dependent on Minimum Class Size</b>							
<b>STAINED GLASS FOR BEGINNERS</b>							
	04/06/23	10:00 to 12:00	\$25	4	Stained Glass	***	Pete Grobman
classes run 4/6 thru 4/27							
<b>Description:</b> Create stunningly beautiful objects with colored glass. The possibilities are endless! Beginning students will obtain supplies and tools from the teacher. <b>MASKS REQUIRED DUE TO SIZE OF ROOM. Class dependent on minimum class size.</b>							
<b>HEARTFUL EXPRESSIONS: THERAPUTIC ART CLASS</b>							
classes run 4/6 thru 4/27							
<b>MATERIALS NEEDED:</b> Students will need a sketchpad and any personal painting materials they would like to use. <b>Instructor will provide most other materials.</b>							
	04/06/23	2 - 4:30 pm	\$45	4	Art Room	***	Kalimba Love
Weeks 1 & 2: Abstract Art - Drawing, Painting, Layering Week 3: Abstract Art - Pinata Paint --- Week 4: Vision Board/Book <b>Class dependent on minimum class size.</b>							

## CLASS REGISTRATION INFORMATION

**CLASSES ARE FOR RESIDENTS ONLY**

Register Prior to the Start of the First Class

Register for Classes from Mon to Fri 9 to 12 & 1 to 4:15 in Class Office, located in the Ticket Office

**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 after first class unless class is cancelled

No New Registrations after the end of the 1st Class

All Classes are subject to change, cancellation or modification

Room Location Subject to Change or Modification

Please do not rearrange the tables and chairs in any room

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

Masks may be required for some classes at the Instructor's discretion

(\*\*\*) This symbol indicates Materials Needed. Please Purchase Materials Prior to Start of First Class.

**If you are interested in teaching a class come into the Ticket Office Monday thru Friday, 9 to 12 and 1 to 4 to see Melissa at the Class Office Desk.**

## ATTENTION DANCE STUDENTS ATTENDING CLASSES IN THE HASTINGS AEROBIC ROOM

**THIS FOOTWEAR ALLOWED IN HASTINGS AEROBIC ROOM:  
SNEAKERS, SOCKS, SUEDE SOLED DANCE SHOES WITHOUT HEELS, OR BAREFOOT  
(NOT IDEAL) - NO OTHER TYPE OF SHOE ALLOWED**

# Letter to the Editor

I would like to take this opportunity to thank the Infrastructure Committee, the Officers and our LCAM for recognizing, approving and implementing the installation of the new curbing along Century Boulevard. If anyone needs further proof of the necessity of this project, all you have to do is look at all the TIRE MARKS already made on the new curbing. Thanks to all again.

*David A Boas*

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April 2023							May 2023						
SUN	MON	TUE	WED	THU	FRI	SAT	SUN	MON	TUE	WED	THU	FRI	SAT
			5	6	7	8		1	2	3	4	5	6
2	3	4					7	8	9	10	11	12	13
9	10	11	12	13	14	15	14	15	16	17	18	19	20
16	17	18	19	20	21	22	21	22	23	24	25	26	27
23	24	25	26	27	28	29	28	29	30	31			
30													

June 2023						
SUN	MON	TUE	WED	THU	FRI	SAT
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

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Gary J. Drucker



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**1 BEDROOM - 1 BATH**

Camden G	2nd floor, ceramic tile - TLC to make it your own paradise .....	\$95,000
Berkshire A	2nd floor, ready to move in - waterview .....	\$99,900

**1 BEDROOM - 1 1/2 BATH**

Northampton B	1st floor, rentable immediately, step-in shower, tile floors.....	\$139,900
Andover F	1st floor, corner, central ac, step in shower in bath & tub.....	\$110,000
Southampton C	4th floor, very large open floor plan - ready to move-in .....	\$96,500
Easthampton H	2nd floor, great condition, ready to move in.....	\$87,500
Easthampton H	2nd floor, near the East gate and clubhouse.....	\$135,000
Camden H	2nd floor near the pool - friendly association .....	\$100,000
Southampton C	4th floor - open floor plan - spacious LR and porch .....	\$96,500
Oxford 500	2nd floor, updated and ready to move in .....	\$159,900

**2 BEDROOM - 1 1/2 BATH**

Canterbury H	1st floor corner, association patio, ready to move in .....	\$172,900
Dorchester G	2nd Floor elevator, remodeled corner Central Air .....	\$175,000
Coventry H	2nd Floor, Completely Renovated! New Baths & Kitchen .....	\$149,900
Windsor C	2nd floor, ceramic tile floors, fully updated.....	\$145,000

**2 BEDROOM - 2 BATH**

Golfs Edge D	2nd Floor, Corner, Central A/C, Overlooks the Pool! .....	\$255,000
Wellington G	4th Floor, Move in ready - new low price.....	\$257,000
Wellington L	3rd Floor, Fantastic view, furnished, remodeled.....	\$235,000

**RENTALS**

Salisbury B	1st floor, 1/1 gorgeous must see to believe & walk-in shower.....	\$1,485
Chatham U	1st floor, all new kitchen with SS appliances, new bath.....	\$1,550
Northampton B	1st floor, step in shower, ceramic tile, waterview, 1/1.5 .....	\$1,500
Cambridge D	2nd floor beautiful, clean, ready to move in .....	\$1,350
Camden L	1st Floor - corner - 1 bedroom/1 bath .....	\$1,500
Golfs Edge	1st floor, rare two bedrooms/two baths, near clubhouse.....	\$2,100
Coventry C	2nd floor, two bedrooms/two bathrooms .....	\$1,750
Stratford J	1st floor, two bedrooms/two bathrooms .....	\$2,000

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**RECENT SALES**

312 Chatham O.....	\$119,000	329 Norwich N.....	\$125,000
329 Norwich N.....	\$120,000	109 Wellington F .....	\$160,000
205 Salisbury I.....	\$120,000	307 Wellington C.....	\$145,000
19 Chatham A.....	\$83,000	32 Berkshire B .....	\$117,000
4 Chatham A.....	\$190,000	176 Dorchester H.....	\$173,900
36 Bedford B.....	\$103,000	96 Norwich D.....	\$150,000
205 Salisbury I.....	\$120,000	432 Chatham U.....	\$99,900
251 Sheffield K.....	\$110,100	260 Wellington J .....	\$198,000

ALL INFORMATION IS DEEMED CORRECT AT TIME OF PUBLICATION 3/2023

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## SALES

### GROUND FLOOR

1 BED / 1 BATH		1 BED / 1.5 BATH		2 BED / 1.5 BATH	
<b>WINDSOR B</b>	Ceramic Tile Flooring, Canal View, Great Location, Close to Parking, Tenant in Place, Near Okeechobee Gate <b>\$79,900</b>	<b>CANTERBURY F</b>	Unfurnished, Wall Units, Cul De Sac, Ceramic Tile Flooring, Near Dorchester Pool, Great Association and Neighbors <b>\$85,000</b>	<b>CAMDEN F</b>	Beautiful Condo with Serene Waterview off Patio, Furnished, Ceramic Tile Flooring, Rentable, Close to Kent Pool, Near the West Gate <b>\$169,900</b>
<b>WINDSOR M</b>	Garden View, Great Building, Ceramic Tile Flooring, Tenant in Place, near Camden Pool, Well Taken Care of Condo <b>\$75,000</b>	<b>SOUTHAMPTON B</b>	Garden View, Ceramic Tile Flooring, Unfurnished, Steps to Parking, Close to Laundry, Central Air Conditioning, Garbage Chute <b>\$130,000</b>	<b>CHATHAM H</b>	Upgrades Galore, New Kitchen, Extra Storage, Ceramic Tile Flooring, Furnished Beautifully, Central Air Conditioning, Waterview & Close to the Kent Pool <b>\$195,000</b>
<b>LISTING PENDING</b>	Furnished, Tile Throughout, Beautifully Decorated <b>TBD</b>	<b>COVENTRY D</b>	Impact windows, Fully Furnished, Immaculate, Walk Right In, Great <b>\$139,900</b>		
<b>2 BED / 2 BATH</b>					
<b>GREENBRIER C</b>	Fully Furnished, Hurrican Shutters, Cul De Sac, Central Air Conditioning, Steps to Parking, Large Spacious Rooms with Lots of Light, Close to Pool <b>\$195,000</b>				



### GROUND FLOOR CORNER

1 BED / 1.5 BATH		2 BED / 1.5 BATH	
<b>NORTHAMPTON S</b>	Garden View, Outside Corner, Unfurnished, Close to Kent Pool with Central Air Conditioning <b>\$95,000</b>	<b>SHEFFIELD C</b>	Unfurnished, Waterview, Serene Patio Overlooking Water, Ceramic Tile Flooring, Beautiful, Will not Last!! <b>\$179,900</b>
<b>CANTERBURY K</b>	Outside Corner, Unfurnished, Garden View, Close to Dorchester Pool <b>\$90,000</b>	<b>NORTHAMPTON K</b>	Completely Updated, Ceramic Floors, Plantation Shutters, Tastefully Furnished, Private Rear Patio with Water View <b>\$184,900</b>
<b>SHEFFIELD J</b>	Inside Corner, Cul De Sac, Serene Unit & Area, Tenant in Place, Central Air Conditioning, Close to Hasting Fitness <b>\$97,000</b>	<b>LISTING PENDING</b>	Unfurnished, Garden View, near Fitness Center <b>TBD</b>
<b>COVENTRY D</b>	Furnished, Ceramic Tile Flooring, Impact Windows, Cul De Sac, Near Haverhill Gate, 24hr Gated Community, Transportation, Pools, Fitness Center <b>\$139,900</b>	<b>LISTING PENDING</b>	Furnished, Tile Throughout, Beautifully Decorated <b>TBD</b>



### UPPER FLOOR

1 BED / 1 BATH		2 BED / ( 1.5 or 2 ) BATH	
<b>BERKSHIRE G</b>	Unfurnished, Garden View, Close to Pool & Parking, Well Taken Care of, Desirable Location, Ceramic Tile Flooring near Okeechobee Gate <b>\$79,900</b>	<b>NORWICH L</b>	Wall Units, Carpet, Tile, Rentable, Tenant in Place, Near Hastings and Haverhill Gate <b>\$93,000</b>
<b>SUSSEX K</b>	Unfurnished, Tile Flooring, Garden View, Great Association, Tenant in Place, Near Kent Pool, Well Taken Care of Condo <b>\$75,000</b>	<b>SOUTHAMPTON A</b>	Fully Furnished, Rentable Building, Elevator in Building, Extra Large Patio, Development has it's Own Pool, Laundry, Large Spacious Rooms <b>\$165,000</b>
<b>WINDSOR K</b>	Furnished, 24hr Security, Community Patio, Rentable, Handy Man Special, Near Camden Pool, Active Clubhouse and Fitness Center <b>\$69,900</b>	<b>LISTING PENDING</b>	Furnished, Great Condition, near Fitness Center <b>TBD</b>
<b>CANTERBURY F</b>	Unfurnished, Ceramic Tile Flooring, Cul De Sac, Near Transportation, Close to Dorchester Pool, Active Clubhouse and Fitness Center <b>\$75,000</b>		



### UPPER FLOOR CORNER

2 BED / ( 1.5 or 2 ) BATH			
<b>NORWICH K</b>	Unfurnished, Garden View, Ceramic Tile Flooring, Rentable, Pet Friendly, Renovated Condo, Pet Friendly, Well Taken Care of <b>\$149,000</b>	<b>LISTING PENDING</b>	Furnished, Great Condition, Outside Corner <b>TBD</b>
<b>LISTING PENDING</b>	Unfurnished, Good Condition, Corner, Ready for Updating <b>TBD</b>	<b>LISTING PENDING</b>	Unfurnished, Excellent Condition, Outside Corner <b>TBD</b>

## RENTALS

GROUND FLOOR		GROUND FLOOR CORNER		UPPER FLOOR	
<b>1 BED / 1 BATH</b>		<b>1 BED / 1 BATH</b>		<b>1 BED / 1 BATH</b>	
<b>NORTHAMPTON I</b>	Furnished or Unfurnished, Freshly Painted, Well Taken Care for, Close to Pool <b>\$1,500</b>	<b>HASTINGS E</b>	Absolutely Beautiful, Unfurnished, Excellent Condition, Outside Corner <b>\$1,650</b>	<b>STRATFORD K</b>	Beautifully Done, Unurnished, Porcelain Tile, Walk Right into it, Both Baths Renovated <b>\$1,800</b>
<b>LISTING PENDING</b>	Furnished, Great Condition, Bathroom fully Renovated <b>TBD</b>			<b>1 BED / 1.5 BATH</b>	
				<b>LISTING PENDING</b>	Furnished, Great Condition, Tile Throughout <b>TBD</b>
<b>UPPER FLOOR CORNER</b>					
<b>1 BED / 1.5 BATH</b>					
<b>NORWICH J</b>	Inside Corner, Furnished, Great Neighbors, Near Haverhill Entrance <b>\$1,500</b>	Helping you Buy, Rent, & Sell exclusively in Century Village			

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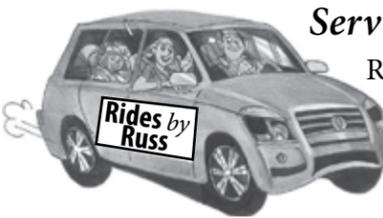
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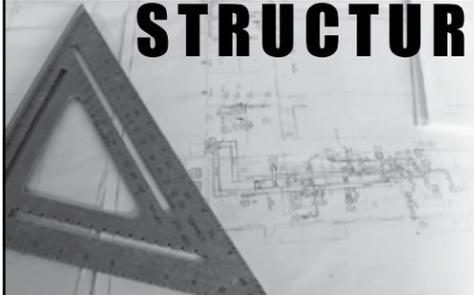
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# JEWISH ZODIAC

(EXCERPTS TAKEN FROM A NON-SCIENTIFIC JOURNAL BY BOBBI LEVIN)

For those who frequent Chinese restaurants and see the placemats showing the Chinese zodiac (Year of the Rat, Year of the Monkey, etc.), here is the official Jewish equivalent. Personally, I never put much stock in the zodiac until I found my birth year. **RIGHT ON!**

**The Year of CHICKEN SOUP - 1907, 1919, 1931, 1943, 1955, 1967, 1979, 1991, 2003:** You're a healer, nourishing all whom you encounter. We feel better just being in your presence. Mothers want to bring you home to meet their children - resist this at all costs. Compatible with Bagel and Knish.

**The Year of EGG CREAM - 1908, 1920, 1932, 1944, 1956, 1968, 1980, 1992, 2004:** You've got a devious personality, since you're made with neither eggs nor cream. Friends find your pranks refreshing; others think you're too frothy. Compatible with Blintz, who also has something to hide.

**The Year of CHOPPED LIVER - 1909, 1921, 1933, 1945, 1957, 1969, 1981, 1993, 2005:** People either love you or hate you, making you wonder, "What am I, chopped liver?" But don't get a complex; you're always welcome at the holidays! Bagel's got your back.

**The Year of BLINTZ - 1910, 1922, 1934, 1946, 1958, 1970, 1982, 1994, 2006:** Creamy and dreamy, you're rightfully cautious to travel in pairs. You play it coy, but word is that, with the right topping, you turnover morning, noon and night. Compatible with Schmeear.

**The Year of LATKE - 1911, 1923, 1935, 1947, 1959, 1971, 1983, 1995, 2007:** Working class with a grating exterior, you're a real softie on the inside. Kind of plain naked, but when dressed up you're a real dish. Compatible with Schmeear's cousin Sour Cream.

**The Year of BAGEL - 1912, 1924, 1936, 1948, 1960, 1972, 1984, 1996, 2008:** You're pliable and always bounce back, although you feel something's missing in your center. If this persists, get some therapy. Compatible with Schmeear and Lox...Latke and Knish, not so much.

**The Year of PICKLE - 1913, 1925, 1937, 1949, 1961, 1973, 1985, 1997, 2009:** You're the perfect sidekick: friends love your salty wit and snappy banter, but you never overshadow them. That shows genuine seasoning from when you were a cucumber. Marry Pastrami later in life.

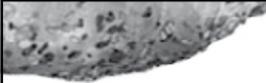
**The Year of SCHMEAR - 1914, 1926, 1938, 1950, 1962, 1974, 1986, 1998, 2010:** You blend well with others but often spread yourself too thin. A smooth operator, you could use some spicing up now and then. Compatible with Bagel and Lox. Avoid Pastrami - wouldn't be kosher.

**The Year of PASTRAMI - 1915, 1927, 1939, 1951, 1963, 1975, 1987, 1999, 2011:** Brisket's hipper sibling, always smokin' and ready to party. You spice up life, even if you keep your parents up at night. Compatible with Pickle, who's always by your side.

**The Year of BLACK AND WHITE COOKIE - 1916, 1928, 1940, 1952, 1964, 1976, 1988, 2000, 2012:** Kids love you, but make up your mind! Are you black or white? Cake or cookie? You say you're "New Age," all yin & yang. We call it "bipolar." Sweetie, you're most compatible with yourself.

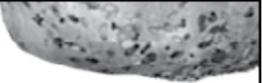
**The Year of KNISH - 1917, 1929, 1941, 1953, 1965, 1977, 1989, 2001, 2013:** Flaky on the surface, you're actually a person of depth and substance. Consider medical or law school, but don't get too wrapped up in yourself. Compatible with Pickle. Avoid Lox, who's out of your league.

**The Year of LOX - 1918, 1930, 1942, 1954, 1966, 1978, 1990, 2002, 2014:** Thin and rich, you're very high maintenance: all you want to do is bask in the heat, getting some color. Consider retiring to Boca. Compatible with Bagel and Schmeear, although you top them both.



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# Around the Bases with Irwin Cohen



I like the new rules major league baseball introduced to make the game more interesting and to speed up the innings this season.

Pitchers used to fiddle and dawdle around until a pitch was thrown. Now they must start their motion within 15 seconds or an automatic ball will be called. Pitchers have five extra seconds to throw a pitch with a runner on base. The bases are larger this season and that should provide more infield hits and stolen bases. It's 4.5 inches shorter between first base to second and the same from second base to third.

Home plate remains the same size but if there's a runner on third base, the enlarged base could get him a short step closer. We should see the art of bunting more often to move runners around in scoring position. Speed in a speeded-up game should provide much more interest.

One thing I won't miss is the time wasted by a batter by spitting and scratching and other time-wasters. Batters only have eight seconds to be ready for the pitch or an automatic strike will be called. Another good move is that an infielder can't

be stationed in short right field when a left-handed batter is up and those batters usually hit to right field making it harder for them to hit safely. Now two infielders have to be on either side of second base on the infield dirt until the pitcher goes into motion then the four infielders can move anywhere they want.

Left-handed batters should get more hits as they were frustrated in past seasons by being thrown out on a hard hit ball to the outfield with an extra outfielder in short right field. We should see much more motion this year, higher batting averages, more stolen bases, more runs scored and shorter games.

One thing I'll miss this season is following Albert Pujols. He was 42 when he retired after last season and amassed 703 career home runs and a career .296 batting average. A classy guy who batted right handed, he topped the 40 home run mark in six seasons, the highest number 47, in 2009.

He started his career with the St. Louis Cardinals and it was fitting that he ended his career with them

by hitting .270 with 24 homers last year. He had enough left in the tank to be offered a new contract and probably would have reached the 714 career home run number Babe Ruth posted. Eleven home runs is all Pujols needed to tie the Babe. But Pujols said he didn't need to hang around and chase legends. The 755 career homers that Hank Aaron reached was unreachable for a player who passed his 43rd birthday. But I was surprised that Pujols didn't give it one more shot to see if he could pass The Babe.

Barry Bonds has the highest number of career home runs with 762, but that number was reached by several years of allegedly using PEDs, performance enhancing drugs and that number isn't considered tops by most fans and media people. Pujols is considered in third place behind Aaron and Ruth. Aaron played several more years than Pujols and collected more home runs, homering an average of every 16.38 times at -bat. Pujols averaged a home run every 16.25 at-bats while Babe Ruth homered more often than anyone who didn't use PEDs at 11.76 at bats.

Based on his 500 plus career

home runs and .308 career batting average, another future Hall of Fame first baseman is Miguel Cabrera. The latter, however, hung around too long. Tigers management and fans are happy that he finally reached the end of his ten year contract. You can't blame him for collecting an average of \$30 million yearly, but he hasn't earned it. Over the last six seasons Cabrera only hit 61 home runs, about an average of 10 homers a year and his batting average for the past six seasons is in the .260s.

This year some young players will become bigger stars while older players like Cabrera, who turns 40 in April, will play with diminished skills while they collect big money on long-term contracts. That's why ticket prices are so high.

*Author, columnist, public speaker Irwin J. Cohen headed a national baseball publication and interviewed many legends of the game including Joe DiMaggio and Hank Greenberg. Irwin went on to a front office career with the Detroit Tigers and earned a 1984 World Series ring.*

## PROHIBITION OF BOATS AND WATERCRAFT ON CENTURY VILLAGE WEST PALM BEACH WATERWAYS

To All Condominium Associations, Residents and/or Renters | Re: Boats and Watercraft in Century Village Waterways

An issue has arisen regarding the storage of sailboats and other types of watercraft on the lakes and on the shoreline around the lakes within the West Palm Beach Century Village. As many of you know, UCO initiated a shoreline restoration project throughout the entire Village. In furtherance of that project and to clarify W.P.R.F., Inc.'s position regarding this matter, the UCO Operations Committee was requested to advise the Century Village condominium Boards of Directors and residents that all privately-owned sailboats and other watercraft were to be removed from the lakes and the shoreline around the lakes and that arrangements were to be made for the storage and use of their watercraft outside of the West Palm Beach Century Village. The only boats and/or watercraft allowed to be used within Century Village are those owned by W.P.R.F., Inc. and located in the appropriate sailboat area outside of the main Century Village Clubhouse.

The presence of privately-owned boats and other watercraft presents a very serious hazard to life and property if a hurricane,

tornado or other natural disaster should strike our community. Therefore, it is imperative that the removal of all boats and watercraft be permanent. There will be no exceptions.

Please keep in mind that the prohibition of boats and other watercraft is contained in the original condominium documents, as well as in the 1999 model documents that were adopted by many of the associations within Century Village. Additionally, the cost of maintenance and repairs to the interior lakes and canals was made a part of the operational rent under the Millennium UCO Amendment to the Long-Term Lease and the Operating Agreement attached thereto.

Anyone failing to remove their sailboat and/or other watercraft from any lakes and/or shoreline within the West Palm Beach Century Village shall have their watercraft removed by W.P.R.F., Inc. and stored off site. The cost of removal and storage will then be added to the owner's W.P.R.F., Inc. account.

Thank you for your anticipated cooperation in this regard.

Sincerely,  
W.P.R.F., INC.

## Take advantage of our 4 for 3 Summer special!

Purchase tickets for 3 shows and receive 1 free show in the same month. This offer is valid for residents ONLY and MUST be purchased at the Ticket Office. To receive the free ticket it must be processed at the time of purchase. Caregiver Passes and New Owner Vouchers are excluded from the special.

No reprints - No refunds - Non-transferrable. Effective for April – October 2023.

APRIL 2023

# WEST PALM BEACH *at the movies*



## TICKET TO PARADISE PG-13, 1 HOUR, 44 MIN.

George Clooney and Julia Roberts reunite to portray a divorced couple in this romantic comedy. They find themselves united in a mission to stop their lovesick daughter from making the same mistake they made twenty years ago. The film also stars Sean Lynch and Kaitlyn Dever.

Sun. April 02 1:45 pm



## THE GOOD HOUSE R, 1 HOUR, 44 MIN.

(RATED R FOR BRIEF SEXUALITY AND LANGUAGE.)

Sigourney Weaver stars in this dramedy about a New England realtor who ignites long-buried emotions and family secrets when she rekindles a romance with her old High School flame. The film also stars Kevin Kline and Morena Baccarin.

Sun. April 02 6:30 pm  
 Mon. April 03 6:30 pm  
 Sun. April 09 1:45 pm



## THE BANSHEES OF INISHERIN R, 1 HOUR, 54 MIN.

(RATED R FOR LANGUAGE, SOME VIOLENT CONTENT AND NUDITY.)

Winner of 8 Golden Globe Awards and nominated for 9 Oscars, this dark comedy tells the story of two lifelong friends living on a remote island off the West Coast of Ireland who find themselves at a standoff when one of them abruptly ends their friendship. When a friend and a sister try to help them repair their relationship, events escalate with shocking consequences. The film stars Colin Farrell, Brendan Gleeson and Kerry Condon.

Sun. April 09 6:30 pm  
 Mon. April 10 6:30 pm  
 Sun. April 16 1:45 pm



## SEE HOW THEY RUN PG-13, 1 HOUR, 38 MIN.

In this comedic mystery set in the West End of London in the 1950s, a movie version of a smash-hit play comes to an abrupt halt when a member of the crew is murdered. A world-weary inspector and an over-enthusiastic rookie take on the very puzzling case. The film stars Sam Rockwell, Saoirse Ronan, Adrien Brody, Harris Dickinson, Pearl Chanda and Gregory Cox.

Sun. April 16 6:30 pm  
 Mon. April 17 6:30 pm  
 Sun. April 23 1:45 pm



## I AM WOMAN N/R 1 HOUR, 56 MIN.

(CONTAINS PROFANITY AND DRUG USE.)

The movie is based on the true story of Helen Reddy, the singer and activist. Arriving in New York in 1966 with her three-year old daughter and only \$230 because she had been told she won a recording contract, her hopes are dashed when she is told there are enough female recording stars. She eventually wrote and sang the hit recording of *I Am Woman* which became the anthem for the women's movement of the 1970s. The film stars Tilda Cobham-Hervey, Evan Peters, Chris Parnell and Danielle Macdonald.

Sun. April 23 6:30 pm  
 Mon. April 24 6:30 pm  
 Sun. April 30 1:45 pm



## TILL PG-13, 2 HOURS, 10 MIN.

The true story of Mamie Till Mobley's relentless pursuit of justice for her fourteen year-old son, Emmitt Till. Emmett was visiting cousins in Mississippi in 1955 when he was abducted, tortured and lynched. The film stars Danielle Deadwyler, Jalyn Hall, Frankie Faison and Whoopie Goldberg.

Sun. April 30 6:30 pm

(Continued in May)

Tickets are not required. An ID card for each person is required for admittance. Please refrain from saving seats for more than one person. No admittance once the movie begins. Movies will be presented with captions when available on the first Sunday at 1:45 pm of each new movie.

### "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 censor "R" rated movies. **Therefore, if you find any of the above offensive, WPRF suggest you "OPT OUT" of seeing this movie.**

Tickets will be sold month to month on the 22nd of the previous month online at [www.gateaccess.net](http://www.gateaccess.net) and at the Ticket Office. Please see Clubhouse Happenings for monthly dates. All programs are subject to change and/or modification without notice.

# IT'S HAPPENING

## *this summer* West Palm Beach 2023 SUMMER

### LAUREN JELENOVICH POP GOES PUCCINI! SATURDAY, APRIL 1 AT 8 PM

Immensely talented as well as beautiful, vocalist Lauren Jelencovich has traveled the world as Yanni's featured vocalist in concert. In an exciting evening of entertainment, Lauren, accompanied by her pianist, will sing Broadway, classical and crossover hits.

### JIM BERRY STARRING IN AN EVENING OF SMOOTH JAZZ & MORE SATURDAY, APRIL 8 AT 8 PM

Jim Berry is a smooth jazz singer with a soulful touch and a unique style. He will be accompanied by jazz pianist Matt Wigler while he features the music of Nat King Cole, Lou Rawls, Frank Sinatra and more.

### THE FABULONS SATURDAY, APRIL 15 AT 8 PM

It's party time whenever The Fabulons perform! South Florida's live, favorite party band performs a wide variety of music including '50s, doo-wop, classic rock, disco, Motown, The Beach Boys and The Beatles.

### MIA STARRING MIA VASSILEV SATURDAY, APRIL 22 AT 8 PM

Mia Vassilev is a virtuoso pianist with a charismatic stage presence whose musical diversity and artistry has resulted in world-wide acclaim. Her show is a throwback to the hits of the 1940s - 1960s in flashy piano style accompanied by percussion, dancers, and multimedia. From Latin to classical, boogie-woogie, rock and roll and even polka, Mia will have you dancing in your seats! Based in Miami Beach, Mia is an international performer and can't wait to see you.

### MICHAEL PARENTI SATURDAY, APRIL 29 AT 8 PM

Trading in the big apple for oranges, Michael Parenti has brought his unique comedy style to Florida from New York City. With over seventeen years of joke-telling experience, his quick wit, hilarious stories and insightful, clean comedy has made him an audience favorite. Opening is Jordan Bennett, a talented pianist, comedian and singer.

### KATHLEEN KANE SATURDAY, MAY 6 AT 8 PM

She's talented, captivating and a bundle of energy. Kathleen Kane is a vivacious singer with a range from alto to mezzo-soprano. Her repertoire includes a wide variety of musical styles from jazz, swing, blues, country, Top 40, pop, rock and roll to even a little bit of Broadway.

### DIRECT FROM NEW YORK STARRING MARLENA ROSE SATURDAY, MAY 13 AT 8 PM

Direct from New York and with a diverse repertoire, songstress Marlena Rose performs songs by Donna Summer, Adele, Amy Winehouse and ABBA as well as standards, Broadway, classic rock and even a little bit of hip hop. Opening is singer, guitarist and keyboard player, Oscar Yacotu.

### THE RHYTHM CHICKS ROCKIN' THE DECADES SATURDAY, MAY 20 AT 8 PM

Take three tremendously talented 'chicks', add in wonderful harmonies, choreography and beautiful costumes and you have a 'rockin' great show! The Rhythm Chicks pay tribute to the great girl groups and female entertainers of the '40s up to the present.





**THE FABULOUS '60s & '70s  
STARRING EDDIE MICHAEL  
SATURDAY, MAY 27 AT 8 PM**

Eddie Michael takes to the stage in a high-energy, fast-moving show highlighting the songs of Neil Diamond, Engelbert Humperdinck, Elvis Presley, Frank Sinatra, Roy Orbison, The Duprees, Jay Black, Dion and Dusty Springfield.

**CELEBRATING THE MUSIC OF  
THE DIVAS WITH JAYCEE DRIESEN  
SATURDAY, JUNE 3 AT 8 PM**

Vocalist JayCee Driesen has entertained audiences nationally with her signature voice. Her performance will celebrate the the music of divas like Barbra Streisand, Aretha Franklin and Shirley Bassey.

**LEESAH STILES  
SATURDAY, JUNE 10 AT 8 PM**

If you love Bernadette Peters, Bette Midler, Dolly Parton, Linda Ronstadt and Patsy Cline, you will love Lessah Stiles' Songstresses with Stiles show. A dynamic redhead with a brassy, sassy and classy style, Leesah's Songstresses with Stiles show will have you applauding for more!

**A NIGHT OF COMEDY & IMPRESSIONS  
CARL RIMI AND JOSHUA ROSEN  
SATURDAY, JUNE 17 AT 8 PM**

Carl Rimi has been a professional, stand-up comedian for twenty-six years. He has headlined all over the country. Impressionist Joshua Rosen is famous for his spot-on impressions of celebrities and has performed in comedy clubs, on radio and on podcasts.

**THE GERRY WILLIAMS TRIO  
SATURDAY, JUNE 24 AT 8 PM**

Gerry Williams is a talented vocalist, keyboardist, percussionist and vibraphonist as well as a vocal coach and music producer. In an exciting show that is a cross between funk, soul and R&B, The Gerry Williams Trio adds in a unique mix of theatrics, improvisation and orchestration. Besides original music, The Trio will perform songs from the '60s to the present by such groups as Earth, Wind & Fire, Stevie Wonder, The Jackson 5, Steely Dan, Huey Lewis, Hall & Oates and Prince.



**PEDRO ROMAN  
SATURDAY, JULY 1 AT 8 PM**

Pedro Roman is an international recording singer who has appeared in musical comedies, on television and in the movies. He has performed in concert at Carnegie Hall and won numerous awards. Opening is hilarious comedian Steve Lazarus.

**YESTERDAYZE  
THE ULTIMATE '60s EXPERIENCE  
SATURDAY, JULY 8 AT 8 PM**

With every song a '60s Top-40 hit, the Yesterdayze band delivers a high-energy show that is a non-stop blast from the past! Performing together for over fifteen years, all the band members have worldwide touring experience and are seasoned professionals who lived and loved the '60s.

**GERARD ESPOSITO  
"VEGAS TO BROADWAY"  
SATURDAY, JULY 15 AT 8 PM**

Considered a 'singer's singer' among his peers, Gerard Esposito is an Atlantic City headliner and one of New Jersey's most requested entertainers. His performance style is Vegas To Broadway, as he performs the songs of such great artists as Frank Sinatra, Dean Martin, Sammy Davis, Jr., Englebert Humperdinck, Bobby Darin, Barry Manilow, Paul Anka and Tony Bennett.

**MICHAEL MCGEEHAN  
SATURDAY, JULY 22 AT 8 PM**

Noted for his powerful vocals and wonderful way of interacting with audiences, Michael McGeehan has been performing for over ten years. A regular headliner at Resorts Casino in Atlantic City every year, his show highlights songs from the '50s, '60s & '70s. Opening is comic impersonator and singer, Manny Silver.

**THE DAZZLING DYNAMIC DUO  
DAVID ORSON & GARY CLARK  
SATURDAY, JULY 29 AT 8 PM**

Spend an exciting evening as the dynamic duo of David Orson and Gary Clark celebrate the best of Broadway, the Great American Songbook and much more! Together, their show is a musical adventure that will take you from ballads to Broadway and from opera and classics to even country.





**THE RAT PACK NOW**  
**SATURDAY, AUGUST 5 AT 8 PM**

*The Rat Pack Now* captures the music, style, comedy and camaraderie of Frank Sinatra, Dean Martin and Sammy Davis, Jr. in an enjoyable show that is full of enthusiasm and fun. Three very talented performers have all the moves, gestures and vocals down to perfection as they take you down memory lane.

**BROADWAY AND BEYOND**  
**FEATURING TONY & DONNA**  
**SATURDAY, AUGUST 12 AT 8 PM**

The best of Broadway comes to life with the talent of outstanding singers, Tony and Donna. They bring their experiences of having performed on Broadway, in Carnegie Hall and at the New York Grand Opera to the stage to present the magic of Broadway showstoppers, pop crossover hits and a sprinkling of opera.

**THE MAGIC OF MUSIC FEATURING**  
**JULIA LANGLEY & TERRY COOPER**  
**SATURDAY, AUGUST 19 AT 8 PM**

**Julia Langley**, an accomplished singer, has performed in Branson, Missouri, done Broadway national tours and has a touring cabaret show. **Terry Cooper**, with his masterful piano styling, his superb saxophone and vocal purity has performed in Las Vegas, around the country and on his own television show.

**GARY WILLNER**  
**SATURDAY, AUGUST 26 AT 8 PM**

Along with a phenomenal talent for ventriloquism, Gary Willner has a wonderful singing voice. He has performed his very funny and entertaining act on national television, in Las Vegas and on cruise ships numerous times. Opening is Ralph D'Ovidio, an accomplished pianist and vocalist.

**MEDLEY OF MUSICAL HITS**  
**THROUGH THE DECADES STARRING**  
**WES ANTHONY**  
**SATURDAY, SEPTEMBER 2 AT 8 PM**

Wes Anthony is a multi-talented, unique performer. He is an exceptional saxophonist and flutist who has entertained throughout North America. Some of the hits through the decades he will perform are *Sing, Sing, Sing*, *Pretty Woman* and *Unchained Melody*. Opening is comedian Carl Guerra.



**KEN BLOCK - I'M JUST NOT MYSELF TODAY**  
**SATURDAY, SEPTEMBER 9 AT 8 PM**

Ken Block is one of the most versatile comic impressionists on the scene today, performing in venues across the globe from theaters to cruise ships. With a large list of impressions, he spans fifty years of personalities that include famous singers, comedians, politicians and television and movie stars.

**TRIBUTE TO THE LEGENDS**  
**OF THE '50s & '60s FEATURING DON WHO?**  
**SATURDAY, SEPTEMBER 16 AT 8 PM**

You will be thoroughly entertained when Don Who? otherwise known as 'the man who can do it all', pays tribute to such legends of the '50s and '60s as Frank Sinatra, Bobby Darin, Dean Martin, Johnny Cash, Ray Charles, Elvis, Roy Orbison, Neil Diamond and Buddy Holly.

**DUETS IN CONCERT**  
**SATURDAY, SEPTEMBER 23 AT 8 PM**

Two veteran entertainers, Chuck Perry and Diane DeNoble, bring you an evening of music and comedy in a show that is a tribute to the duos and their duets of the past decades. Their chemistry is energizing and memorable as they pay tribute to such outstanding duos as Sonny & Cher and many more.

**FABIAN MICHIQUE PRESENTS**  
**INTERNATIONAL MUSIC & DANCE**  
**SATURDAY, SEPTEMBER 30 AT 8 PM**

With a wonderful voice and tremendous talent on the guitar, Fabian Michique sings in English, Spanish and Italian in a show that also features two dancers. He is a gifted musician who has performed in South Florida theaters and at all kinds of social events since 2002.

**JOEY AND THE PARADONS**  
**SATURDAY, OCTOBER 7 AT 8 PM**

With their unique sound and years of experience, Joey And The Paradons have been entertaining audiences up and down the east coast for over fifty years. In a fabulous evening of entertainment, they will transport you back to the street corners of Brooklyn and The Bronx where the wonderful sounds of harmony and doo-wop first started. Come and take a trip down memory lane with Joey And The Paradons as they perform hits from the '50s and '60s.





## THE VOICES JUST KEEP COMING STARRING SHARON DANIELS SATURDAY, OCTOBER 14 AT 8 PM

With her wide range of hilarious impersonations of comedians, actors, vocalists and well-known personalities, both female and male, Sharon Daniels is an unusually talented and versatile impressionist. Sharon performs a wide range of celebrity voices as well as duplicating regional and foreign accents to perfection. She also was featured on the *Oprah Winfrey Show*. Opening is musical comedy actress, Rachel Kline.

## BACKWARDS BROADWAY STARRING SHARYN PEOPLES & MIKE WESTRICH SATURDAY, OCTOBER 21 AT 8 PM

Join Sharyn and Mike as they take you on a topsy-turvy ride through Broadway's greatest hits. For a twist, they change things up by singing their dream roles, even if they are a little unconventional. For example, Mike explores what it's like when you say, *I Can't Say No* from the musical *Oklahoma!* and Sharyn sings *Music of the Night* from *Phantom of the Opera*. As they belt their way through a wealth of Broadway tunes, they are accompanied by a pianist.

## SUSAN WINTER SINGS THE SIXTIES SATURDAY, OCTOBER 28 AT 8 PM

Award-winning vocalist Susan Winter, along with her pianist, revisit a decade that saw many changes from mini skirts to student unrest and from the birth of the women's movement to a youthful president and a war. This decade also produced numerous musical styles and performers as well as many unforgettable innovations from girl groups to Bacharach and Sergio Mendes, from Joni Mitchell to Bob Dylan and from Roger Miller to Tom Lehrer which Susan will highlight. She even gets to tangle with *Hair* and *Blame It on the Bossa Nova!* The show is an evening of irresistible rhythms and musical richness.

## FOR YOUR INFORMATION

The monthly movies and dances will be available to view every month. Dances will be held on Friday evenings at 7:00 pm in the Party Room.

No one under the age of 16 is permitted to attend shows or movies. No one under the age of 21 is permitted to attend dances.

No admittance 10 minutes after show or movie begins.

Resident ID or Guest Pass is required for admittance to shows, dances and movies.

Doors open for shows, dances and movies 30 minutes prior to show time. Performance length varies between 75 and 90 minutes. Please display the courtesy of not leaving the theater until the end of the performance.

All programs are subject to change and/or modification.

Food and drinks are prohibited in the theater.

To take advantage of the assisted hearing system, pick up an FM headset receiver (first come first served) in the staff office for all shows and movies.

Century Village recreational facilities, including the theater, are handicapped accessible. Persons with disabilities needing special accommodations should contact the Ticket Office to request such accommodation.

Tickets can be purchased online at <https://gateaccess.net>. You can email the ID Office to obtain your login information at [idooffice.wpb@cenrec.com](mailto:idooffice.wpb@cenrec.com).

Tickets can also be purchased seven days a week at the Ticket Office from 9:00 am - 10:30 pm. Please contact the Ticket Office for any questions at 561-640-3120 x 1.

Credit cards accepted: Visa®, MasterCard® and Discover®. Your credit card statement will indicate the charge as WPB Century Village. All checks are made payable to W.P.R.F. Inc. All payments must be in U.S. funds. A \$25 service charge applies to all returned checks.

All ticket sales are final. In the event a show headliner cancels, no refunds will be given when a comparable show is scheduled. When a purchased ticket is eligible for a refund, a refund will only be given upon the presentation of the whole, unaltered ticket. You will have 60 days from the announcement to receive your refund from the Ticket Office. If tickets are purchased online, the \$1.00 convenience charge will not be refunded. All ticket prices include sales tax.

Photography, audio or videotaping is strictly prohibited.

W.P.R.F. payments must be current in order to purchase tickets.

Walkers are not permitted in the balcony.

For all live entertainment (shows and dances) the dress code is "Dressy Casual". No shorts or skirts are allowed. Men must wear collared shirts. Due to respiratory illnesses, perfume and colognes are not permitted when attending shows, movies and/or dances.

Century Village Owners and Renters may only purchase tickets for themselves and their guests. All Owners and Renters must present a valid West Palm Beach Century Village ID to purchase and pick up tickets at the Ticket Office.

Resident Summer tickets are available to purchase for \$5.00 and \$8.00 for guests starting on March 21, 2023. Purchase tickets for 3 shows and receive 1 free show in the same month.

**THEATER & DANCE  
DRESS CODE**

**Dress Code Enforced**

for all live entertainment events by:  
**Security and Ushers**

**Dressy casual is acceptable**

- **MEN MUST WEAR COLLARED SHIRTS**
- **NO SHORTS, TORN JEANS, T-SHIRTS, HATS**
- **PERFUME/COLOGNES ARE NOT PERMITTED**

**Remember to inform  
your guests  
of this dress code policy**

**Clothing rental available:  
pants & collared shirts  
\$5.00 per item  
to help with dry cleaning cost**

W.P.R.F. Inc

APRIL 2023

# WEST PALM BEACH *dance schedule*



Friday, April 07

Friday, April 14

Friday, April 21

Friday, April 28

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Dances will be held in the Party Room from 7:00 - 10:00 pm.

Resident ID or Guest Pass is required for admittance to shows, dances and movies. No one under the age of 16 is permitted to attend shows or movies. No one under the age of 21 is permitted to attend dances.

Due to the rapidly changing nature of the virus that causes COVID-19, the policies for your protection may change at any time and without advanced notice. Updated information is available via the Century Village Theater's website at [www.centuryvillagetheater.com/west-palm-beach](http://www.centuryvillagetheater.com/west-palm-beach). Accordingly, for current information regarding the Theater's COVID-19 policies, please visit the Theater's website prior to attending all performances.

All programs are subject to change and/or modification without notice. Photography, audio or videotaping is strictly prohibited. No shorts are permitted for all live performances.

The Summer Brochure is available online at:  
[www.centuryvillagetheater.com/west-palm-beach](http://www.centuryvillagetheater.com/west-palm-beach)






[www.facebook.com/cvtheaters](https://www.facebook.com/cvtheaters)  
[www.twitter.com/cvtheaters](https://www.twitter.com/cvtheaters)  
[www.instagram.com/cvtheaters](https://www.instagram.com/cvtheaters)  
<https://gateaccess.net>

# FLEXIBILITY & STABILITY

## PHOENIX CAPITAL GROUP HAS IT ALL...

From what we have seen, it has been difficult for investors seeking reliable income streams. Banks have been paying extremely low rates which are only now rising to 1.28% annual interest. Corporate bonds are typically yielding only 4.5%, and the stock market has been unpredictable.

**Phoenix Capital Group aims to offer investors (both accredited and non-accredited) more stability and options through our suite of high-yield, private bond offerings.** We provide investors with a variety of yield products ranging from 8% to 12% annual interest. To date, over 1,000 investors across the United States have worked with Phoenix Capital Group to grow their personal wealth while we grow our business.

Our business is mineral rights acquisition. This is a lucrative type of energy investment that has historically been reserved for large institutions. However, through our SEC filed and audited Regulation A+ and Regulation D bond offerings, Phoenix Capital Group aims to make high-yield energy investments available to everyone.

Phoenix Capital Group acquires the rights to accretive mineral assets, such as oil and natural gas, that provide near-term revenues to our business when leased to operators. A typical asset purchased by Phoenix Capital Group starts producing an ROI in just months allowing our company to meet our monthly interest obligations to our investors and to re-invest the remaining revenues into continued growth.

We have learned that building wealth for investors does not take a one-size-fits-all approach. Some investors seek short-term gains in anticipation of an important life moment, like building a new home or taking a dream vacation. Other investors work to generate income to enjoy their retirement with friends and family for years to come. We have designed our investment products to meet these diverse needs.

NEW 2023 OFFERINGS FROM

# 8-12% ANNUAL INTEREST

## YOUR TERMS. YOUR RETURNS.

Terms from 9 Months to 7 Years  
Monthly Payments or Monthly Compounding Interest

Phoenix Capital Group investors can choose from products offering between 8% and 12% annual interest, with investment periods as short as 9 months or as long as 7 years. We can compound monthly interest, make monthly payments, and more. It's our job to blend investment needs with our growth strategy and deliver products that make most sense for your current life situation.

We invite you to reach out directly to learn more about how we may enhance your overall portfolio. You can join one of our webinars to learn more about the business, our growth, and investment products designed to offer stability in today's tumultuous landscape. Scan the QR code for more information.



Matt Willer

**MATT WILLER**  
Managing Director,  
Capital Markets



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This Reg A+ offering is currently made available through Phoenix Capital Group Holdings, LLC. This investment is speculative, illiquid, and involves a high degree of risks, including the possible loss of your entire investment.